

**CITY OF VESTAVIA HILLS**  
**PLANNING AND ZONING COMMISSION**

**AGENDA**

**MAY 12, 2016**

**6:00 P.M.**

Roll Call.

Pledge of Allegiance

Approval of Minutes: April 14, 2016

**Final Plats**

(1) **Consent Agenda:**

- A. **P-0516-25** Baptist Health System, Inc. Is Requesting **Final Plat Approval** For **Healthsouth Headquarters Addition To Liberty Park**. The Purpose For This Request Is To Create A Three Lot Subdivision. The Property Is Owned By Baptist Health System, Inc. and Is Zoned Vestavia Hills PB.

Time of Adjournment.

**CITY OF VESTAVIA HILLS**  
**PLANNING AND ZONING COMMISSION**  
**MINUTES**  
**APRIL 14, 2016**  
**6:00 P.M.**

The Planning and Zoning Commission of the City of Vestavia Hills met in regular session on this date at 6:00 P.M. following posting/publication as required by Alabama law. The roll was called with the following:

**MEMBERS PRESENT:**

Lyle Larson, Chairman  
Bill Visintainer  
Brian Wolfe  
Fred Goodwin  
Deloye Burrell  
Blaine House  
Greg Gilchrist  
Jim Sharp

**MEMBERS ABSENT:**

Jim Brooks

**OTHER OFFICIALS PRESENT:**

Conrad Garrison, City Planner  
Christopher Brady, City Engineer

**APPROVAL OF MINUTES**

Mr. Larson stated that the minutes of the meeting of March 10, 2016 are presented for approval.

**MOTION** Motion to approve minutes with changes was by Mr. House and second was by Mr. Gilchrist. Voice vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Gilchrist – yes	Mr. House – yes
Mr. Wolfe – yes	Mr. Sharp – yes
Mr. Visintainer – yes	Mr. Larson – yes

Motion carried

**Consent Agenda/Final Plats:**

- A. **P-0416-19** HCI Jacobs Road LLC & Rena A. Hensen Are Requesting **Final Plat Approval For Steelemont Estates Subdivision Phase I**. The Purpose For This Request Is To Resurvey One Existing Lot And An Acreage Parcel Into A 4 Lot Subdivision. The Property Is Owned By HCI Jacobs Road LLC & Rena A. Hensen and Is Zoned Vestavia Hills R-9.
- B. **P-0416-21** Gail M. Acton Is Requesting **Final Plat Approval For Acton Place Subdivision**. The Purpose For This Request Is To Amend Lot Lines. The Property Is Owned By Gail M. Acton and Is Zoned Vestavia Hills A.
- C. **P-0416-22** Josh Jenkins Is Requesting **Final Plat Approval For Jenkins' Resurvey of Biltmore Estates Vestavia Hills**. The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Josh Jenkins and Is Zoned Vestavia Hills R-2.

Mr. Larson opened the floor for a public hearing. There being no one to address the Commission concerning this requests, Mr. Larson closed the public hearing and opened the floor for motions.

**MOTION** Mr. Gilchrist made a motion to recommend approval of items A-C. Second was by Mr. Visintainer. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Gilchrist – yes	Mr. House – yes
Mr. Wolfe – yes	Mr. Sharp – yes
Mr. Visintainer – yes	Mr. Larson – yes

Motion carried

**Rezoning/Conditional Use Recommendations:**

**Annexations:**

- (2) **P-0416-16** Brandon & Anna Rooks Are Requesting Rezoning for 2425 Kenvil Cir. from Jefferson County E-2 to Vestavia Hills R-1 For The Purpose Of Annexation.
- (3) **P-0416-17** Ralph & Alison McCall Are Requesting Rezoning for 3425 Jones Dr. from Jefferson County E-2 to Vestavia Hills R-1 For The Purpose Of Annexation.

- (4) **P-0416-18** Todd & Leeba Strong & Don & Kristie Garrett Are Requesting Rezoning for 2510 & 2512 Dolly Ridge Rd. from Jefferson County E-2 to Vestavia Hills R-1 For The Purpose Of Annexation.
- (5) **P-0416-20** Chad Speegle Is Requesting Rezoning for 2611 Alta Vista Cir. from Jefferson County E-1 to Vestavia Hills E-2 For The Purpose Of Annexation.
- (6) **P-0416-23** David Acton Building Corp. Is Requesting Rezoning for 4705 Caldwell Mill Rd. from Jefferson County E-2 to Vestavia Hills R-1 For The Purpose Of Annexation.

Mr. Garrison explained the background and location of the request.

Mr. Larson opened the floor for a public hearing. There being no one to address the Commission concerning this requests, Mr. Larson closed the public hearing and opened the floor for motions.

**MOTION** Mr. Burrell made a motion to recommend approval of Rezoning for 2425 Kenvil Cir. from Jefferson County E-2 to Vestavia Hills R-1 For The Purposes Of Annexation. Second was by Mr. Gilchrist. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Sharp – yes	Mr. Wolfe – yes
Mr. Visintainer – yes	Mr. Gilchrist – yes
Mr. House – yes	Mr. Larson – yes

Motion carried.

**MOTION** Mr. Gilchrist made a motion to recommend approval of Rezoning for 3425 Jones Dr. from Jefferson County E-2 to Vestavia Hills R-1 For The Purpose Of Annexation. Second was by Mr. Burrell. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Sharp – yes	Mr. Wolfe – yes
Mr. Visintainer – yes	Mr. Gilchrist – yes
Mr. House – yes	Mr. Larson – yes

Motion carried.

**MOTION** Mr. Gilchrist made a motion to recommend approval of Rezoning for 2510 & 2512 Dolly Ridge Rd. from Jefferson County E-2 to Vestavia Hills R-1 For The

Purposes Of Annexation. Second was by Mr. House. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Sharp – yes	Mr. Wolfe – yes
Mr. Visintainer – yes	Mr. Gilchrist – yes
Mr. House – yes	Mr. Larson – yes

Motion carried.

**MOTION** Mr. Wolfe made a motion to recommend approval of Rezoning for 2611 Alta Vista Cir. from Jefferson County E-1 to Vestavia Hills E-2 For The Purpose Of Annexation. Second was by Mr. Gilchrist. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Sharp – yes	Mr. Wolfe – yes
Mr. Visintainer – yes	Mr. Gilchrist – yes
Mr. House – yes	Mr. Larson – yes

Motion carried.

**MOTION** Mr. Gilchrist made a motion to recommend approval of Rezoning for 4705 Caldwell Mill Rd. from Jefferson County E-2 to Vestavia Hills R-1 For The Purpose Of Annexation. Second was by Mr. Wolfe. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Sharp – yes	Mr. Wolfe – yes
Mr. Visintainer – yes	Mr. Gilchrist – yes
Mr. House – yes	Mr. Larson – yes

Motion carried.

**CITY OF VESTAVIA HILLS**  
**SYNOPSIS AND STAFF RECOMMENDATION CONCERNING**  
**APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION**

Date: MAY 12, 2016

- **CASE: P-0516-25**
- **REQUESTED ACTION:** Final Plat Approval for Healthsouth Headquarters Addition To Liberty Park
- **ADDRESS/LOCATION:** Liberty Parkway.
- **APPLICANT/OWNER:** Baptist Health System, Inc.
- **REPRESENTING AGENT:**
- **GENERAL DISCUSSION:** Applicant is seeking to create a 3 lot subdivision in Liberty Park for the new Healthsouth HQ. Only the NE corner of Lot 1 is in Vestavia Hills. Lots are zoned PB.

Applicant will also receive approval and signatures for Birmingham P&Z.

- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.  
  
**City Planner Recommendation:** No recommendation
  2. **City Engineer Review:** I have reviewed the application and have no issues with this request.
  3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
  4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

P0516-25//28-12-3-1-6  
9001 Liberty Pkwy.  
Final Map to subdivide into 3 lots  
Baptist Health System, Inc.  
PB

P&Z Application  
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**CITY OF VESTAVIA HILLS  
PLANNING AND ZONING COMMISSION  
FINAL MAP APPLICATION**

2016 MAR 30 P 9:05

**II. APPLICANT INFORMATION: (owner of property)**

NAME: Baptist Health System, Inc

ADDRESS: 1130 22nd ST S, Suite 1000

MAILING ADDRESS (if different from above) \_\_\_\_\_

PHONE NUMBER: Home \_\_\_\_\_ Office 205-715-5444

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: \_\_\_\_\_

Walter Schoel Engineering Company Inc.

**III. ACTION REQUESTED**

**Final Plat Approval**

Explain reason for the request: Subdividing acreage into 3 lots located in Birmingham

with a portion of the 1st lot lying within Vestavia City limits

**\*\*if additional information is needed, please attached full description of request\*\***

**IV. PROPERTY DESCRIPTION: (address, legal description, etc.)**

A parcel of land situated in the S 1/2 of the SW 1/4 and the NE 1/4 of the SW 1/4 of Section 12, Township 18 S, Range 2 W

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: \_\_\_\_\_

**VI. ZONING/REZONING:**

The above described property is presently zoned: PB

P0516-25//28-12-3-1-6  
9001 Liberty Pkwy.  
Final Map to subdivide into 3 lots  
Baptist Health System, Inc.  
PB

P&Z Application  
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**VI. OWNER AFFIDAVIT:**

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

Amy S. Allen CEO Baptist Health System 3/30/16 Joseph F. Bilal WSE  
Owner Signature/Date Representing Agent (if any)/date

Given under my hand and seal  
this 30 day of March, 20 16.

Melba Malone  
Notary Public

My commission expires 14  
day of November, 20 18.

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P0516-25//28-12-3-1-6  
9001 Liberty Pkwy.  
Final Map to subdivide into 3 lots  
Baptist Health System, Inc.



## VICINITY MAP FOR HEALTHSOUTH HEADQUARTERS ADDITION TO LIBERTY PARK

PREPARED BY:

WALTER SCHOEL ENGINEERING COMPANY, INC.

1001 22ND STREET SOUTH  
BIRMINGHAM, ALABAMA 35205  
(205) 323-6166



# HEALTHSOUTH HEADQUARTERS ADDITION TO LIBERTY PARK

BEING A SUBDIVISION OF ACREAGE SITUATED IN THE  
S.W. 1/4 SECTION 12, TOWNSHIP 18 SOUTH, RANGE 2 WEST  
JEFFERSON COUNTY, ALABAMA

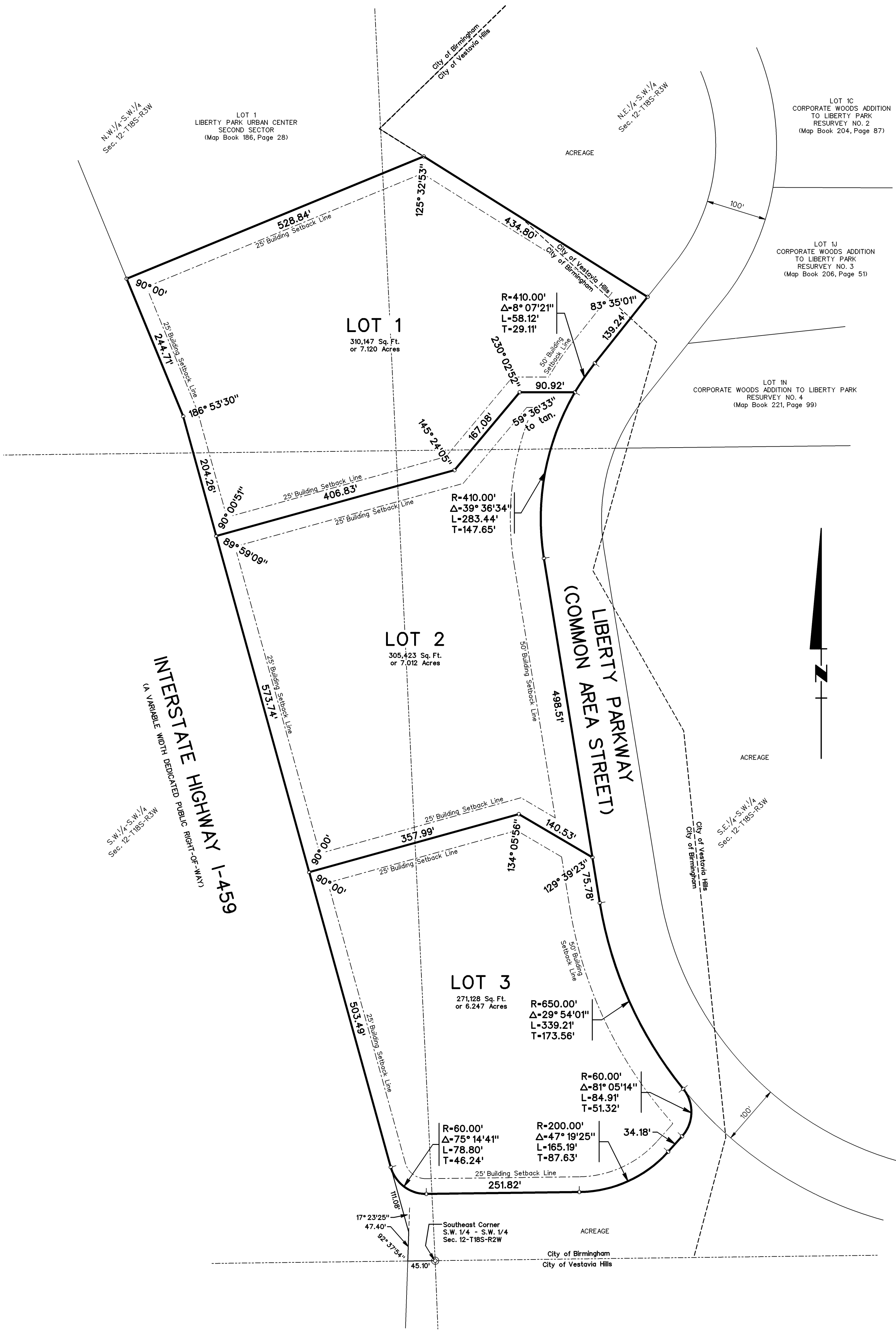
SCALE: 1" = 100' APRIL, 2016

**BAPTIST HEALTH SYSTEM, INC.**  
1130 22ND STREET SOUTH, SUITE 1000  
BIRMINGHAM, ALABAMA 35205  
(205) 715-5444

**WALTER SCHOEL ENGINEERING COMPANY, INC.**

1001 22ND STREET SOUTH  
BIRMINGHAM, ALABAMA 35205  
(205) 323-6166

GRAPHIC SCALE



- NOTES:
- This property is not located within the 100 year flood area and is in Unshaded Zone "X" (areas determined to be out of 0.2% annual chance floodplain) as shown on the National Flood Insurance Programs "FIRM" Flood Insurance Rate Map of Jefferson County, Alabama, according to Panel 577 of 755, Map Number 01073C0577G dated September 29, 2006, as published by the Federal Emergency Management Agency.
  - Access to all utilities for installation, maintenance and repair shall be governed by private agreement between the owner and the utility company.
  - All roads shown on this plat are private and are not dedicated by this plat.
  - The total acreage to be subdivided is 20.379 acres.

- UTILITY SERVICE PROVIDERS:
- Water - Public Mains System provided by Birmingham Water Works.
  - Sanitary - Provided by Enviro Services, LLC, a private utility.
  - Gas - Alabama Gas Corporation.
  - Power - Alabama Power Company.
  - Telephone - BellSouth Telecommunications.

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Joseph F. Breighner, Jr., a Registered Professional Land Surveyor in the State of Alabama, and Baptist Health System, Inc., Owner, hereby certify that this plat or map was made pursuant to a survey made by said Surveyor and that said survey and this plat or map were made at the instance of said Owner that this plat or map is a true and correct plat or map of the lands shown therein and known or to be known as HEALTHSOUTH HEADQUARTERS ADDITION TO LIBERTY PARK, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearing, width, length, and name of each street, as well as the number of each lot and block, and showing the relation of the lands to Liberty Park Urban Center Second Sector, as recorded in Map Book 186, Page 28 in the office of the Judge of Probate of Jefferson County, Alabama and showing the relation to the government survey of Section 12, Township 18 South, Range 2 West, Jefferson County, Alabama; and that iron pins or other appropriate monumentation have been installed at all lot corners (or reference points to lot corners) and curve points as shown and designated by small open circles on said plat or map. Said Owner also certifies that they are the Sole Owner of said lands and that the same are not subject to any mortgage. Said Owner hereby irrevocably dedicates all new streets, alleys and public grounds, as well as easements for all utilities, as shown by said plat or map, the undersigned appoints the City of Birmingham as agent for the purpose of filing said plat or map, together with this instrument, for record, and certifies that we have full authority to execute this instrument and map. The undersigned Surveyor further certifies that this survey and drawing of the parcel described hereon, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

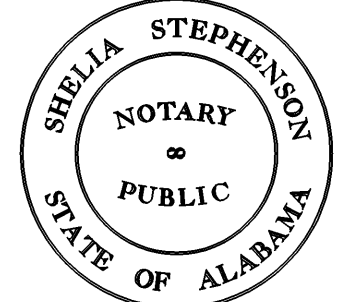
WALTER SCHOEL ENGINEERING COMPANY, INC.  
Joseph F. Breighner, Jr., Alabama License No. 17518

BAPTIST HEALTH SYSTEM, INC.  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Shelia Stephenson, as Notary Public in and for said County and State, do hereby certify that Joseph F. Breighner, Jr., whose name is signed to the foregoing certificate as Surveyor, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.



Notary Public  
My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of Baptist Health System, Inc., is signed to the foregoing certificate, and who is known to me, acknowledged before me on this date that, being informed of the contents of said certificate, he/she executed the same voluntarily as such officer with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public  
My Commission Expires: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
BIRMINGHAM PLANNING COMMISSION

APPROVED: \_\_\_\_\_  
PLANNING, ENGINEERING & PERMITS

BY: \_\_\_\_\_  
Planning Director

BY: \_\_\_\_\_  
City Engineer

APPROVED: \_\_\_\_\_  
Vestavia Hills Planning & Zoning Commission

DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
Vestavia Hills City Engineer

DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
Vestavia Hills City Clerk

DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
Jefferson County Department of Health

DATE: \_\_\_\_\_

APPROVED IN FORMAT ONLY: \_\_\_\_\_  
Director of Environmental Services

Date \_\_\_\_\_

Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers however this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right-of-Way or Easement boundaries after this date may void this approval. Environmental Services acknowledges that the mains serving this property are owned by others.

File: G:\LIB\15\255\SURVEY\Doos\15255\_Final Plat.dwg