

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

APRIL 12, 2018

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: March 8, 2018

Final Plats

- (1) **P-0418-13** Liberty Park, LLC Is Requesting **Final Plat Approval For Corporate Woods Addition To Liberty Park Resurvey No. 6.** The Purpose For This Request Is To Clarify Easements. The Property Is Owned By Liberty Park, LLC and Is Zoned Vestavia Hills PUD-PB.

- (2) **P-0418-16** Murphy Builders Is Requesting **Final Plat Approval For Thompson's Addition To Dolly Ridge Resurvey No. 1.** The Purpose For This Request Is To Resurvey Lot. The Property Is Owned By Murphy Builders and Is Zoned Vestavia Hills R-1.

Rezoning/Conditional Use Recommendations:

- (3) **P-0418-14** Benjamin L. & Susanne G. Webb Are Requesting **Rezoning** for **3293 Overton Trail** from **Vestavia Hills R-5 to Vestavia Hills R-2** For The Purpose Of Single Family Development.

- (4) **P-0418-15** Estate of Ivorene Norris Is Requesting **Rezoning** for **3107 Timberlake Rd.** from **Vestavia Hills R-1 to Vestavia Hills O-1** For The Purpose Of Office Development.

Time of Adjournment.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

MINUTES

MARCH 8, 2018

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
Cheryl Cobb
Erica Williamson Barnes
Fred Goodwin
Jim Brooks
Deloye Burrell
Greg Gilchrist
Blaine House
Rusty Weaver

MEMBERS ABSENT:

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer

APPROVAL OF MINUTES

Mr. Larson stated that the minutes of the meeting of February 8, 2018 are presented for approval.

MOTION Motion to approve minutes was by Mr. Goodwin and second was by Mr. Brooks.
Voice vote as follows:

Mr. Goodwin – yes
Mr. Brooks – yes
Mr. House – yes
Mr. Burrell – yes
Mr. Larson – yes

Mrs. Barnes – yes
Mr. Weaver – abstained
Mrs. Cobb – yes
Mr. Gilchrist – yes
Motion carried.

Preliminary Plats

P-0318-11 Liberty Park Joint Venture, LLP Is Requesting **Preliminary Plat Approval** For **Liberty Park 18 Lot Townhomes**. The Purpose For This Request Is To Begin Construction On A Townhome Development. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

Mr. Garrison and James Parsons from Shoel Engineering 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 request, Mr. Larson closed the public hearing and opened the floor for a motion.

MOTION Mr. Gilchrist made a motion to approve Preliminary Plat Approval For Liberty Park 18 Lot Townhomes. Second was by Mr. Burrell. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mrs. Barnes – yes
Mr. Brooks – yes	Mr. Weaver – yes
Mr. House – yes	Mrs. Cobb – yes
Mr. Burrell – yes	Mr. Gilchrist – yes
Mr. Larson – yes	Motion carried.

Final Plats

P-0318-12 Sloss Real Estate Is Requesting **Final Plat Approval** For **Vestavia Village**. The Purpose For This Request Is To Resurvey Lots & Vacated Right Of Way Into A Single Lot. The Property Is Owned By Sloss Real Estate and Is Zoned Vestavia Hills B-2.

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 request, Mr. Larson closed the public hearing and opened the floor for a motion.

MOTION Mr. Gilchrist made a motion to approve Final Plat Approval For Vestavia Village. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mrs. Barnes – yes
Mr. Brooks – yes	Mr. Weaver – yes
Mr. House – yes	Mrs. Cobb – yes
Mr. Burrell – yes	Mr. Gilchrist – yes
Mr. Larson – yes	Motion carried.

Rezoning/Conditional Use Recommendations:

Annexations:

P-0318-05 Linda F. Craft Is Requesting **Rezoning** for **2300 St. Joseph Rd.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.

P-0318-06 Kevin & Georgia Holdefer Are Requesting **Rezoning** for **3640 Altadena Dr.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.

P-0318-07 Shades Mountain Baptist Church Is Requesting **Rezoning** for **1722 Vestaview Ln.** from **Jefferson County R-1 to Vestavia Hills R-2** For The Purpose Of Annexation.

P-0318-08 Niraj & Binta Parekh Are Requesting **Rezoning** for **2672 Dolly Ridge Rd.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.

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

A discussion was held on the annexation processes of the City and compatible rezoning.

Mr. Larson opened the floor for a public hearing.

Thomas Donald had a question about case P-0318-05.

Mr. Larson closed the public hearing and opened the floor for a motions.

MOTION Mrs. Cobb made a motion to recommend rezoning approval for 2300 St. Joseph Rd. from Jefferson County E-1 to Vestavia Hills E-2. Second was by Mr. Gilchrist. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mrs. Barnes – yes
Mr. Brooks – yes	Mr. Weaver – yes
Mr. House – yes	Mrs. Cobb – yes
Mr. Burrell – yes	Mr. Gilchrist – yes
Mr. Larson – yes	Motion carried.

MOTION Mrs. Barnes made a motion to recommend rezoning approval for 3640 Altadena Dr. from Jefferson County E-1 to Vestavia Hills E-2. Second was by Mrs. Cobb. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mrs. Barnes – yes
Mr. Brooks – yes	Mr. Weaver – yes
Mr. House – yes	Mrs. Cobb – yes
Mr. Burrell – yes	Mr. Gilchrist – yes

Mr. Larson – yes

Motion carried.

MOTION Mrs. Barnes made a motion to recommend rezoning approval for 1722 Vestaview Ln. from Jefferson County R-1 to Vestavia Hills R-2. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes

Mrs. Barnes – yes

Mr. Brooks – yes

Mr. Weaver – yes

Mr. House – yes

Mrs. Cobb – yes

Mr. Burrell – yes

Mr. Gilchrist – yes

Mr. Larson – yes

Motion carried.

MOTION Mrs. Barnes made a motion to recommend rezoning approval for 2672 Dolly Ridge Rd. from Jefferson County E-1 to Vestavia Hills E-2. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes

Mrs. Barnes – yes

Mr. Brooks – yes

Mr. Weaver – yes

Mr. House – yes

Mrs. Cobb – yes

Mr. Burrell – yes

Mr. Gilchrist – yes

Mr. Larson – yes

Motion carried.

P-0318-09 McCorquodale Properties, LLC Is Requesting **Conditional Use Approval** for Dog & Cat Training, Boarding, And Daycare Located At **381 Summit Blvd., and 3191 Cahaba Heights Rd.** The Property Is Owned By McCorquodale Properties, LLC And Is Zoned Vestavia Hills B-3.

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

Jesse Evans was present to answer any questions the Commission had. He stated the business was relocating from its current location across the street.

Mr. Burrell asked how many animals would be held at the facility. Mr. Evans was unsure but stated there was space for 130 animals.

Mrs. Cobb asked about parking at the facility. Mr. Evans stated that there was enough parking according to the zoning code.

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

MOTION Mr. Wolfe made a motion to recommend conditional use approval as presented for 381 Summit Blvd., and 3191 Cahaba Heights Rd. Second was by Mrs. Barnes. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes

Mrs. Barnes – yes

Mr. Brooks – yes
Mr. House – yes
Mr. Burrell – yes
Mr. Larson – yes

Mr. Weaver – yes
Mrs. Cobb – yes
Mr. Gilchrist – yes
Motion carried.

P-0318-10 Pine Tree Partners & Seed Corn, LLC Are Requesting **Rezoning** for **3127 Blue Lake Dr. & 4565 Pine Tree Cir.** from **Vestavia Hills B-1.2** to **Vestavia Hills B-1.2** To Amend Previously Approved Site Plan.

Mr. Garrison explained the background and location of the request. He stated that this is not a land use change but the amend the site plan as required by the B-1.2 zoning.

Derek Waltchack and Todd Thompson were present to answer any questions the Commission had. They stated they are requesting changes to take advantage of certain opportunities ripe in the Blue Lake area.

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

MOTION Mrs. Burrell made a motion to recommend approving the amended site plan for 3127 Blue Lake Dr., 4565 Pine Tree Cir., consistent with the materials presented. Second was by Mr. Gilchrist. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes
Mr. Brooks – yes
Mr. House – yes
Mr. Burrell – yes
Mr. Larson – yes

Mrs. Barnes – yes
Mr. Weaver – yes
Mrs. Cobb – abstained
Mr. Gilchrist – yes
Motion carried.

Conrad Garrison, City Planner

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

Date: APRIL 12, 2018

- **CASE:** P-0418-13
- **REQUESTED ACTION:** Final Plat Approval For Corporate Woods Addition To Liberty Park Resurvey No. 6.
- **ADDRESS/LOCATION:** Corporate Woods Dr.
- **APPLICANT/OWNER:** Liberty Park Joint Venture
- **REPRESENTING AGENT:** Schoel Engineering
- **GENERAL DISCUSSION:** Plat is clarifying vacation of an easement. Property lines will not change.
- **LIBERTY PARK PUD:** This request is consistent with the PUD for business/commercial/office.
- **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:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted
 4. **Building Safety Review:** No problems noted

**CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
FINAL MAP APPLICATION**

II. APPLICANT INFORMATION: (owner of property)

NAME: Liberty Park Investments, LLC

ADDRESS: P.O Box 530441

Birmingham, AL 35253

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205-313-4802 Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Walter Schoel Engineering

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Resurvey to clarify the vacation of the easement

for ingress and egress. Property lines will not change

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

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

Lot 1K, Corporate Woods Addition to Liberty Park Resurvey No. 3

Property size: _____ feet X _____ feet. Acres: _____

VI. ZONING/REZONING:

The above described property is presently zoned: _____

P0418-13//28-12-3-1.023
3745 Corporate Woods Drive
Final Map
Liberty Park Investments, LLC

P&Z Application
Page 4


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.

 2/22/18
Owner Signature/Date


Representing Agent (if any)/date

Given under my hand and seal
this 22 day of February, 2018.


Notary Public

My commission expires May 13, 2021
day of _____, 20____.



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

Date: APRIL 12, 2018

- **CASE:** P-0418-16
- **REQUESTED ACTION:** Final Plat Approval For Thompson's Addition To Dolly Ridge Resurvey No. 1
- **ADDRESS/LOCATION:** 2563 Dolly Ridge Rd.
- **APPLICANT/OWNER:** Murphy Builders
- **REPRESENTING AGENT:** David Arrington
- **GENERAL DISCUSSION:** Plat is separating lot from parent subdivision in order to obtain septic system permit as required by Jefferson County Dept. of Health.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the Plan for single family residential.
- **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:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted
 4. **Building Safety Review:** No problems noted

P0418-16//2800332001048000
2563 Dolly Ridge Rd.
Final Map to create a single lot
subdivision
Murphy Builders

P&Z Application
Final Plat Approval
Page 3

2018 MAR 28 F 2:46

**CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
FINAL MAP APPLICATION**

II. APPLICANT INFORMATION: (owner of property)

NAME: Murphy Builders
ADDRESS: 2500 Dolly Ridge Rd 135 Belcher Dr. Pelham AL
35244

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: David
Arrington / Arrington Engineering

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Resurvey - obtain Health Dept Approval
to create a single lot subdivision
if additional information is needed, please attached full description of request

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

2563 Dolly Ridge Road - Lot 3, Thomson's Ad to
2563 Dolly Ridge, MB200 PG 3A, Jefferson County, AL
Property size: _____ feet X 4800.9 feet. Acres: 1.10 Acres

VI. ZONING/REZONING:

The above described property is presently zoned: _____

P0418-16//2800332001048000
2563 Dolly Ridge Rd.
Final Map to create a single lot
subdivision
Murphy Builders

P&Z Application
Final Plat Approval
Page 4

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.

Owner Signature/Date

David Arington *3/28/17*
Representing Agent (if any)/date

Given under my hand and seal
this _____ day of _____, 20____.

Notary Public

My commission expires _____
day of _____, 20____.



THOMSON'S AD TO DOLLY RIDGE RESURVEY NO. 1

BEING A RESURVEY OF LOT 3, ACCORDING TO THE SURVEY OF THOMSON'S AD TO DOLLY RIDGE, AS RECORDED IN MAP BOOK 200, PAGE 34, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, SITUATED IN THE NORTHEAST QUARTER OF SECTION 32, AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, JEFF D. ARRINGTON, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND MURPHY HOME BUILDERS OWNER, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE SURVEYORS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, SHOWING THE LENGTHS AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE LOCATION OF EACH STREET AS WELL AS SHOWING THE RELATION OF THE LANDS TO THE SURVEY OF THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, COUNTY AND BOOK PAGE AS ABOVE, AND THAT SAID PLAT OR MAP HAS BEEN INSPECTED AT AN OPEN LOT CORNER AND CURVE POINTS AS SHOWN, AND DESIGNATED BY SMALL OPEN CIRCLES, AND THAT THE SAME IS NOT SUBJECT TO AMORTGAGE. IT IS THE OWNER OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO AMORTGAGE. IT IS THE OWNER OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO AMORTGAGE. IT IS THE OWNER OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO AMORTGAGE.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS AND REQUIREMENTS OF THE SURVEYORS STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR: _____ OWNER: LOT 3

JEFF D. ARRINGTON DATE _____ BY _____
ALABAMA LIC. NO. 18664 ITS _____
DATE _____

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SHELBY COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JEFF D. ARRINGTON, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON _____ DAY OF _____, 20____, THAT HE HAS EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

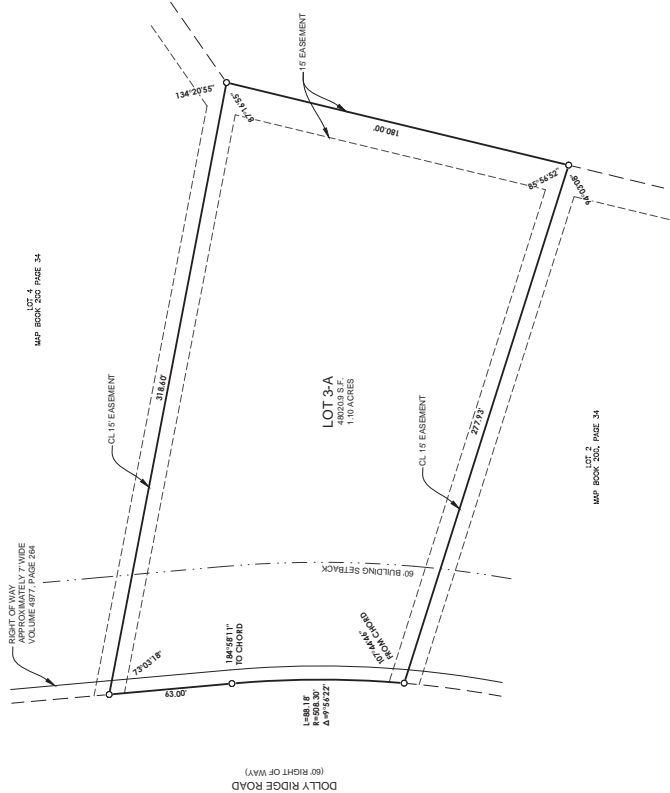
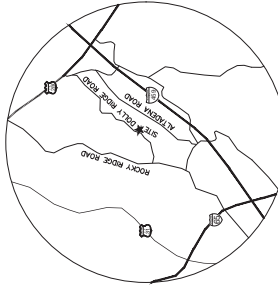
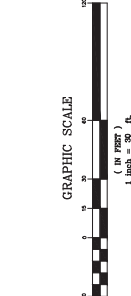
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATE OF ALABAMA
COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SHELBY COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS _____ BEFORE ME ON _____ DAY OF _____, 20____, HAS INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



- NOTES
- EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION.
 - ELEVATIONS OF ALL SANITARY LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF BUILDING TO BE SERVICES.
 - "CONTRACTOR" AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEM."
 - "NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF VESTAVIA HILLS PLANNING COMMISSION."
 - THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X" UNSHADED, AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAP PANEL NUMBER 01072066H, UNINCORPORATED AREAS, JEFFERSON COUNTY, ALABAMA, DATED 09-02-2010.
 - ALL BEARINGS AND/OR ANGLES, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED. DEED=(D), MEASURED=(M), PLAT=(P).

APPROVED BY: _____ DATE: _____
CITY CLERK, CITY OF VESTAVIA HILLS

APPROVED BY: _____ DATE: _____
CITY ENGINEER

APPROVED BY: _____ DATE: _____
CHAIRMAN PLANNING AND ZONING

APPROVED BY: _____ DATE: _____
HEALTH DEPARTMENT

THE PURPOSE OF THIS SURVEY IS TO OBTAIN HEALTH DEPARTMENT APPROVAL

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

Office: (205) 985-3395
2032 Valleydale Road
Birmingham, AL 35244

	DRAWN BY: _____ CHECKED BY: _____ DATE: _____ SCALE: _____ PLANT CHECK: _____ SHEET: _____ OF _____
	LOCATION & DESCRIPTION: SITUATED IN THE NORTHEAST QUARTER OF SECTION 32, AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA.

G:\BUILDERS\MURPHY_BUILDERS\advby_resurv_resurv1\WVC16193580A.dwg

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

Date: APRIL 12, 2018

- **CASE: P-0418-14**
- **REQUESTED ACTION:** Rezoning Vestavia Hills R-5 to Vestavia Hills R-2
- **ADDRESS/LOCATION:** 3293 Overton Trail
- **APPLICANT/OWNER:** Benjamin L. & Susanne G. Webb
- **GENERAL DISCUSSION:** Property was zoned multi-family pre-annexation and maintained that compatible zoning (R-5) after the Cahaba Heights annexation. It's our understanding that a single family home has always been on this lot, regardless of zoning. Applicant is requesting the single family rezoning to tear down the current structure and rebuild a single family home.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is not necessarily consistent with the Cahaba Heights Community Plan for high density residential. However, the surrounding properties are medium density single family.
- **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 I 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.

P0418-14//28-15-1-9-5
3293 Overton Trail
Rezone to VH R-2
Ben & Susanne Webb

R5

P&Z Application
Page 4

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
- (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days prior to the scheduled meeting at which it shall be considered**. All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which is shall be considered. All information relating to Final Map approvals must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which it is to be considered.
- (3) This application must be filled out in its entirety complete with zip codes.
- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. ***No permits will be issued until all fees have been paid.*
- (5) Appropriate plats and maps with proper legal description shall accompany this application. **Please refer to attached checklist.**

II. APPLICANT INFORMATION: (owner of property)

NAME:

BENJAMIN L. WEBB, JR & SUSANNE G. WEBB

ADDRESS:

3293 OVERTON TRAIL, BIRMINGHAM, AL, 35243

MAILING ADDRESS (if different from above)

132 HIGH CREST RD., PELHAM, AL 35124

PHONE NUMBER:

Home CELL 205 222-6661 Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

R5

//

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: R-5

To: R-2

For the intended purpose of: Single family development

(Example: From "VH R-1" to "VH O-1" for office building)

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

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

Property size: 145/105 feet X 348 feet. Acres: 1

V. INFORMATION ATTACHED:

Attached Checklist complete with all required information.

Application fees submitted.

VI. 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.

Bernard Webb, Jr.
Owner Signature/Date

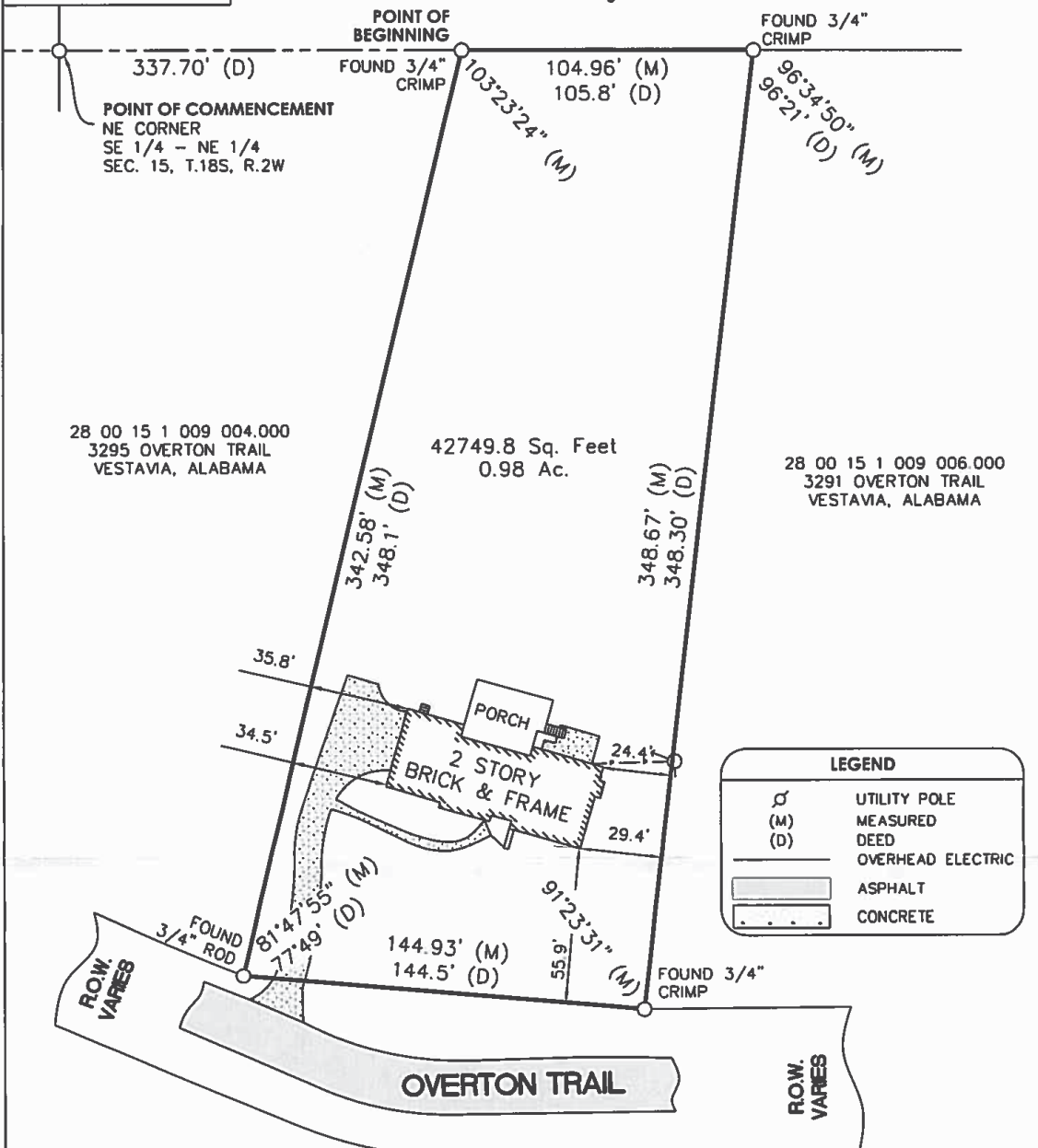
Representing Agent (if any)/date

Given under my hand and seal
this 6th day of March, 2018.

Kay Russon
Notary Public

My commission expires _____ My Commission Expires
day of _____, 20____. November 8, 2020





LEGEND	
⊕	UTILITY POLE
(M)	MEASURED
(D)	DEED
—	OVERHEAD ELECTRIC
▨	ASPHALT
▩	CONCRETE

RESURVEY OF LOTS 8 AND 9 BLOCK 2 OF
A RESURVEY OF WELLINGTON
FIRST SECTOR
MB. 162, PG. 39

SCALE: 1" = 50'



DESCRIPTION: DB. 200602, PG. 3640

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 15, Township 18 South, Range 2 West, more particularly described as follows: Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 15, Township 18 South, Range 2 West; thence in a southerly direction along the east boundary of said 1/4 - 1/4 section, 337.7 feet to the POINT OF BEGINNING; thence in a southerly direction along the east boundary of said 1/4 - 1/4 section, 105.8 feet; thence an angle to the right of 96 degrees 21 minutes, in a northwesterly direction, 348.3 feet to the intersection of the east boundary of Old Overton Road; thence in a northeasterly direction along the east boundary of Old Overton Road, a distance of 144.5 feet to the intersection of a straight line through the Point of Beginning and making an acute angle of intersection with the eastern boundary of said 1/4 - 1/4 section of 77 degrees 49 minutes; thence in a southeasterly direction, 348.1 feet to the POINT OF BEGINNING.

I hereby certify that 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.

Surveyor's Signature: *[Signature]*
Alabama License Number 26013 Date: February 5, 2018



120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175



- NOTE:
1. North arrow based on Deed.
 2. Date of field work: January 11, 2018.
 3. Type of survey Mortgage Survey.
 4. Survey for: Ben Webb
 5. Address: 3293 Overton Trail, Vestavia, Alabama.
 6. Survey not valid without original signature.

Legend

Address_Points

Zoning

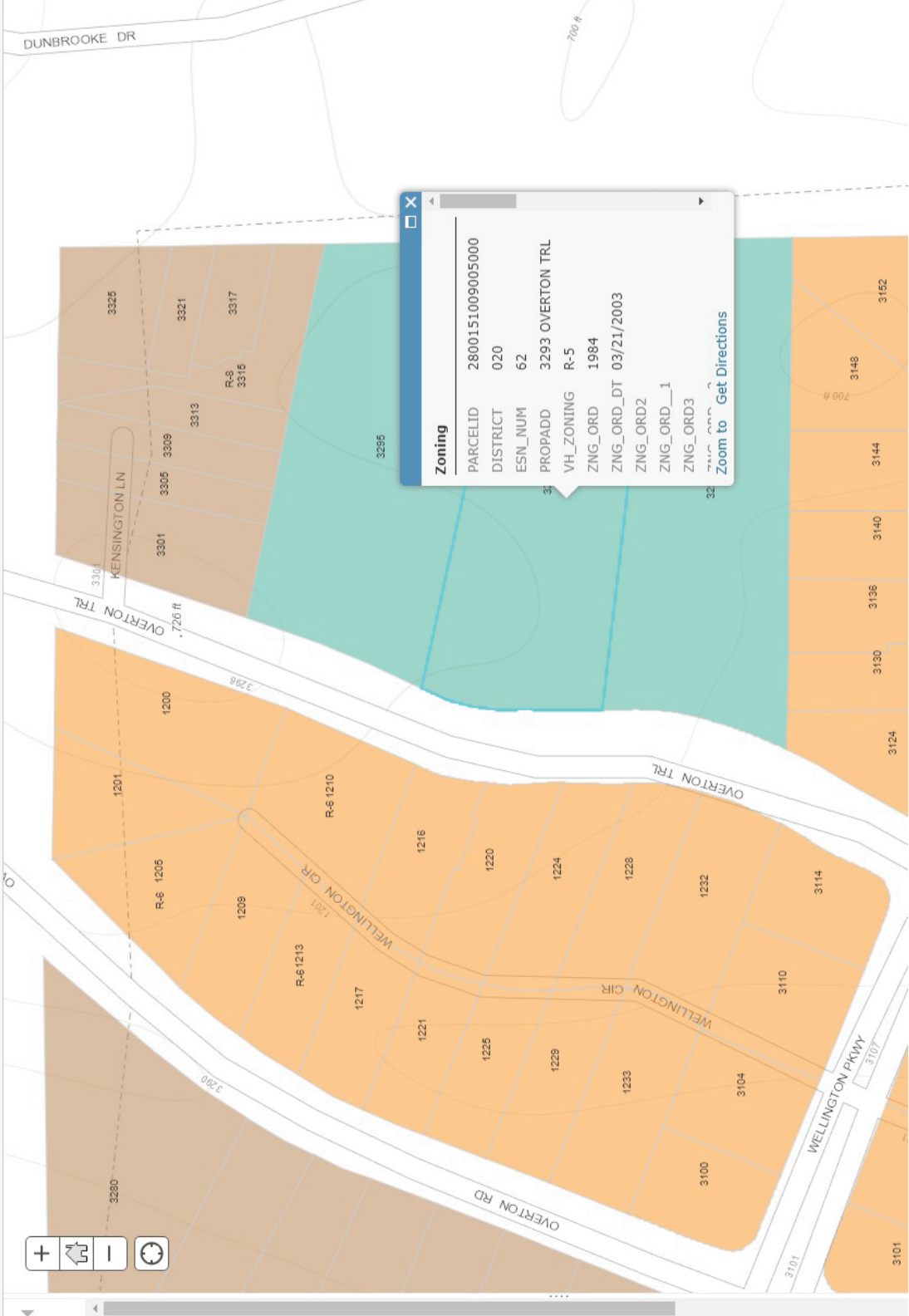
- R-2
- PUD-PR-1
- R-1
- R-4
- R-6
- R-9
- R-3
- R-8
- R-5
- R-9*
- B-3
- RC-1
- A
- E-2
- B-2
- Inst-1
- R-1*
- O-1
- PUD-PB
- R-8*
- R-6*
- B-1



Zoning

PARCELID	2800151009005000
DISTRICT	020
ESIN_NUM	62
PROPADD	3293 OVERTON TRL
VH_ZONING	R-5
ZNG_ORD	1984
ZNG_ORD_DT	03/21/2003
ZNG_ORD2	
ZNG_ORD__1	
ZNG_ORD3	

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Subject Parcel

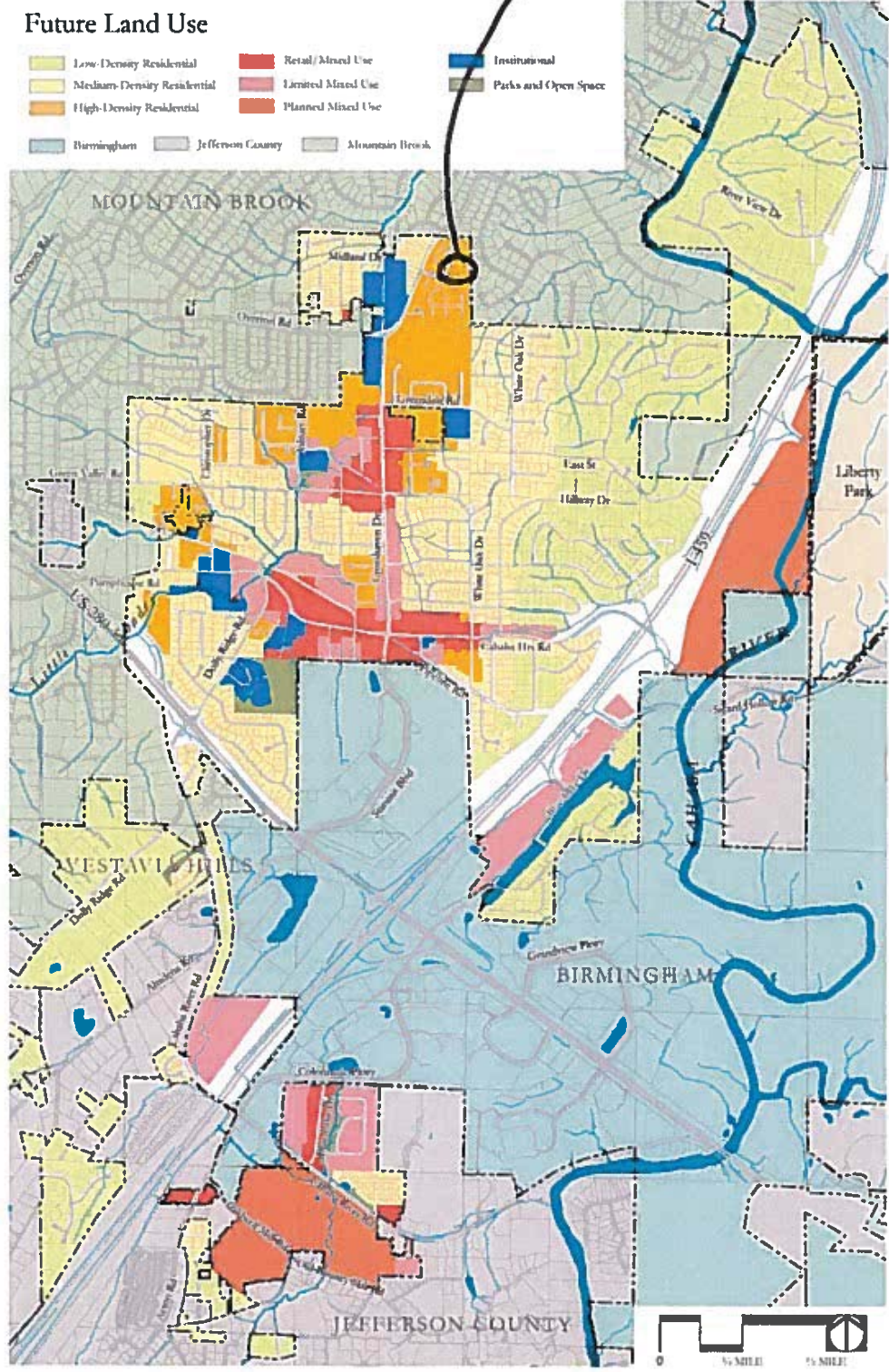


Figure 4: Future Land Use Map

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

Date: APRIL 12, 2018

- **CASE: P-0418-15**
- **REQUESTED ACTION:** Rezoning Vestavia Hills R-1 Vestavia Hills O-1
- **ADDRESS/LOCATION:** 3107 Timberlake Rd.
- **APPLICANT/OWNER:** Estate of Ivorene Norris
- **REPRESENTING AGENT:** Chad Bryant, Russ Doyle
- **GENERAL DISCUSSION:** Property is on Timberlake Dr., and immediately adjacent to the rear of the Harris Doyle office building. Applicant is seeking rezoning to build an additional office building. The building would be two stories and 8,000 square feet. A preliminary site is attached.

The lot and building will be under the same ownership as the Harris Doyle building and will share parking and access from Blue Lake Dr. An additional access to Timberlake Dr. is proposed. All lots will be resurveyed into 1 lot at the completion of zoning.

- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Cahaba Heights Community Plan for limited mixed use.
- **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: Zoning contingent on resurvey being approved and recorded and buildings be residentially styled, consistent with the neighborhood.
 2. **City Engineer Review:** No problems noted.
 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.

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
 - (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than 25 working days prior to the scheduled meeting at which it shall be considered. All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which it shall be considered. All information relating to Final Map approvals must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which it is to be considered.
 - (3) This application must be filled out in its entirety complete with zip codes.
 - (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. ***No permits will be issued until all fees have been paid.*
 - (5) Appropriate plats and maps with proper legal description shall accompany this application. Please refer to attached checklist.
-

II. APPLICANT INFORMATION: (owner of property)

NAME: ESTATE OF IVORENE NORRIS

ADDRESS: 3107 TIMBERLAKE DRIVE ROAD ^{SKN AND}
VESTAVIA, AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office 205-982-2720

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: CHAD BRYANT

OR RUSS DOYLE

P0418-15//28-27-4-1-8
3107 Timberlake Road
Rezone to O-1
Estate of Ivorene Norris
VH R1

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: VH R-1

To: VH O-1

For the intended purpose of: OFFICE BUILDING

(Example: From "VH R-1" to "VH O-1" for office building)

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

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

3107 TIMBERLAKE ^{Road SW} ~~DRIVE~~ ^{DWO}

VESTAVIA, AL 35243

Property size: 105 feet X 200 feet. Acres: 0.48

V. INFORMATION ATTACHED:

Attached Checklist complete with all required information.

Application fees submitted.

VI. 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.

Ivorene Norris 3/3/2018

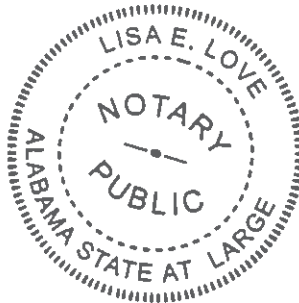
Ginette N. O'Hara 3-2-2018
Owner Signature/Date

[Signature] 3/2/18
Representing Agent (if any)/date

Given under my hand and seal
this 7th day of March, 2018.

Lisa E. Love
Notary Public

My commission expires _____ MY COMMISSION EXPIRES:
day of _____, 20_____, October 13, 2019





HARRIS DOYLE HOMES NEW OFFICE BUILDINGS FOR:

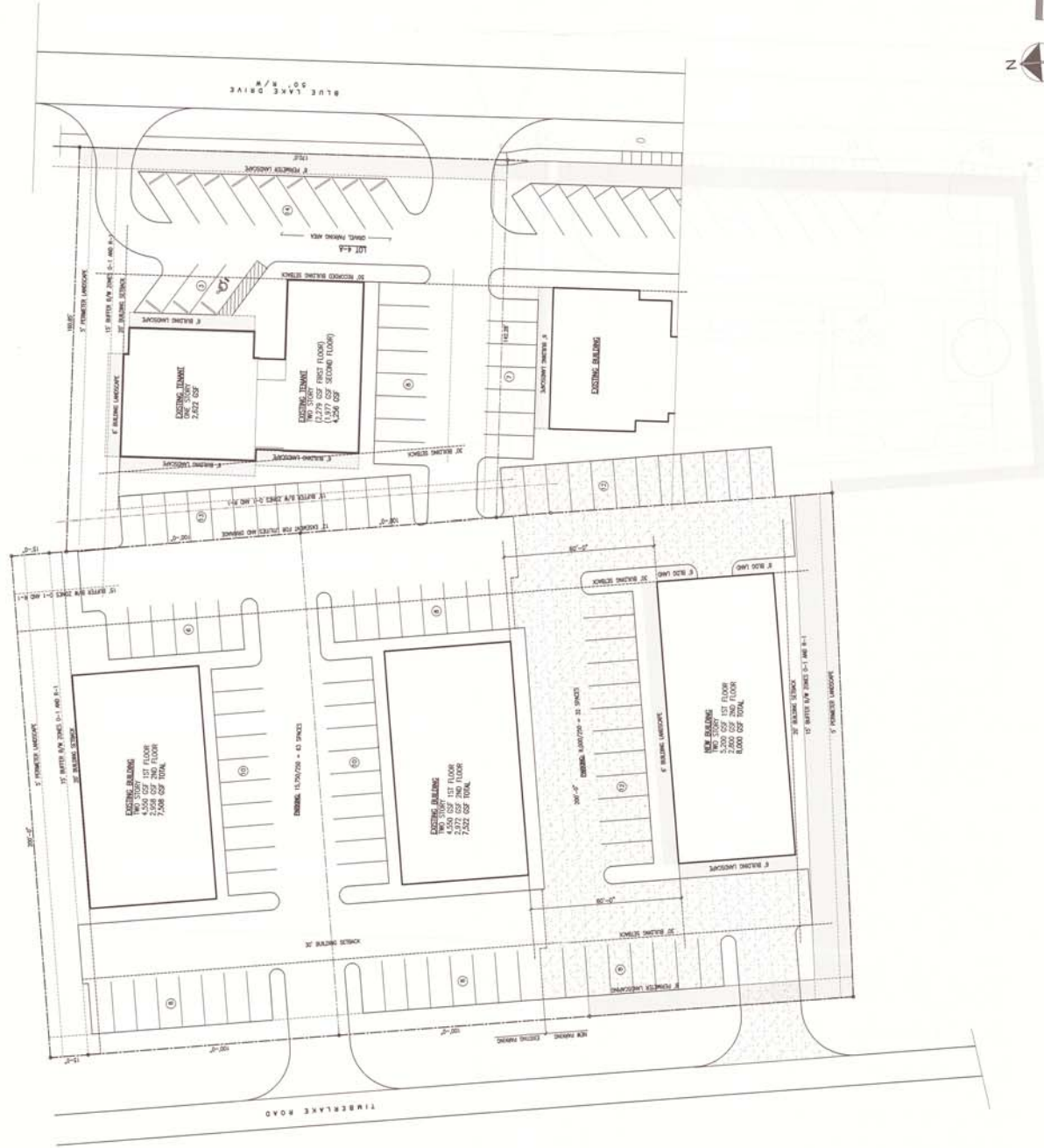
3107 TIMBERLAKE DRIVE, VESTAVA HILLS, ALABAMA 35243
PH: 119-1573-1148
V11.11



C.M. BRYANT, INC.
REGISTERED PROFESSIONAL ENGINEER
ALABAMA LICENSE NO. 1604

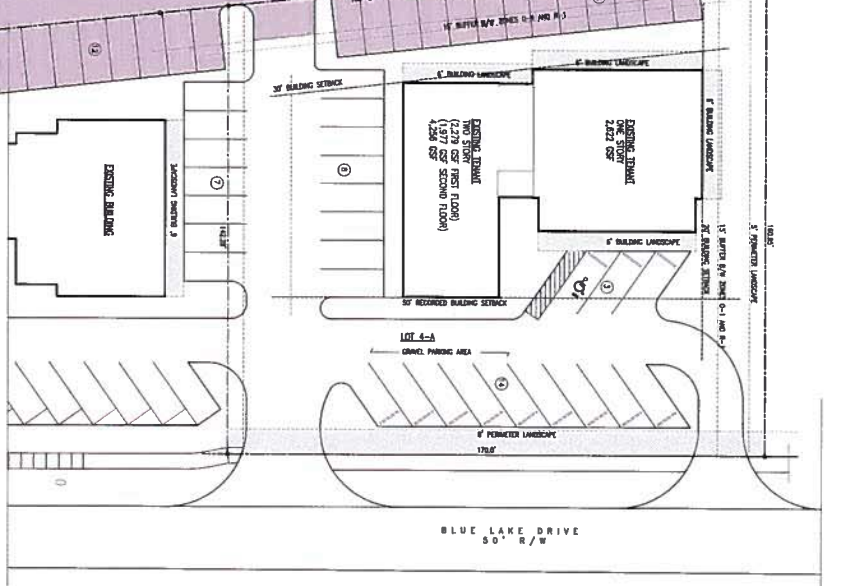
A001

02 VICINITY MAP
SCALE NTS



STATE OF ALABAMA
REGISTERED PROFESSIONAL ENGINEER
CHAD M. BRYANT
NO. 1604

C.M. BRYANT, INC.
REGISTERED PROFESSIONAL ENGINEER
ALABAMA LICENSE NO. 1604



Details

Add

Basemap

Save

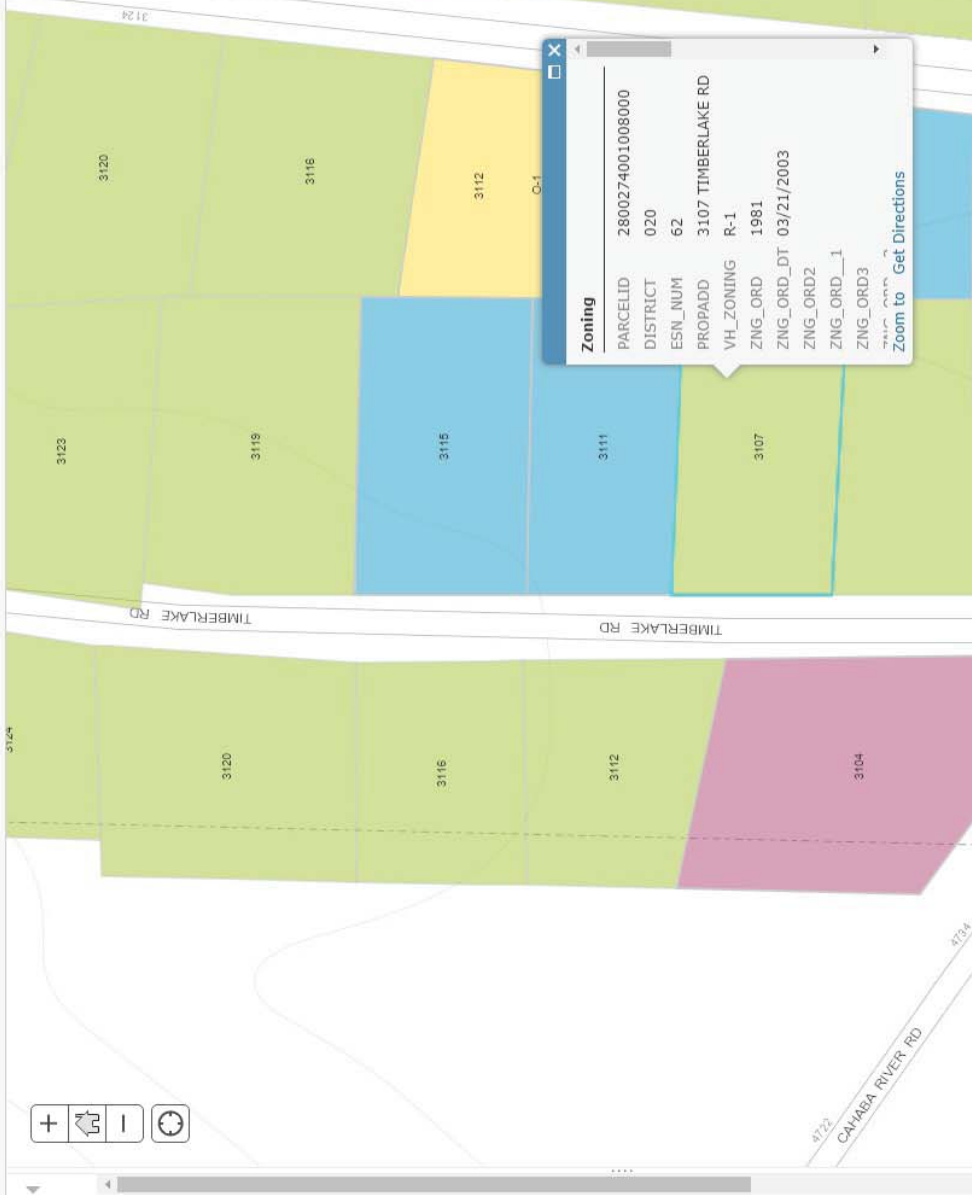
Share

Print

Directions

Measure

Bookmarks



- Zoning**
- R-2
 - PUD-PR-1
 - R-1
 - R-4
 - R-6
 - R-9
 - R-3
 - R-8
 - R-5
 - R-9*
 - B-3
 - RC-1
 - A
 - E-2
 - B-2
 - Inst-1
 - R-1*
 - O-1
 - PUD-PB
 - R-8*
 - R-6*

- Legend**
- Address_Points

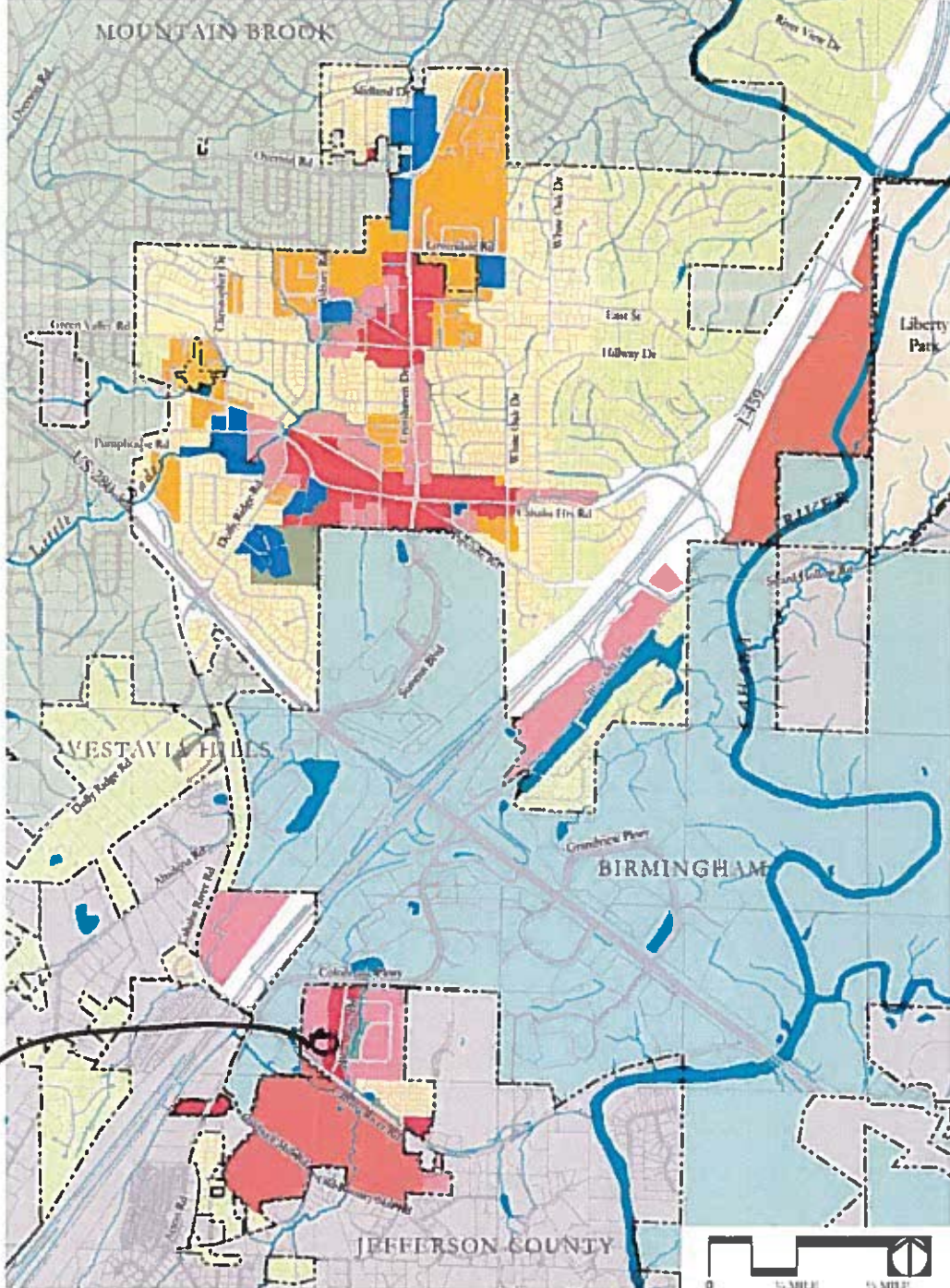
Zoning

PARCELID	2800274001008000
DISTRICT	020
ESN_NUM	62
PROPADD	3107 TIMBERLAKE RD
VH_ZONING	R-1
ZNG_ORD	1981
ZNG_ORD_DT	03/21/2003
ZNG_ORD2	
ZNG_ORD_1	
ZNG_ORD3	

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Future Land Use

- | | | |
|--|---|--|
|  Low Density Residential |  Retail/ Mixed Use |  Institutional |
|  Medium-Density Residential |  Limited Mixed Use |  Parks and Open Space |
|  High-Density Residential |  Planned Mixed Use | |
|  Birmingham |  Jefferson County |  Mountain Brook |



Subject
Parcels

Figure 4: Future Land Use Map