

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

**AGENDA**

**JULY 12, 2018**

**6:00 P.M.**

Roll Call.

Pledge of Allegiance

Selection of Chair and Vice Chair

Approval of Minutes: June 14, 2018

**Final Plats**

- (1) **P-0718-28** Liberty Park Joint Venture, LLP & High Noon, LLC Are Requesting **Final Plat Approval For Liberty Park Town Village Commercial Subdivision No. 2-Resurvey No. 1**. The Purpose For This Request Is Dedicate Easements & Private Drive. The Property Is Owned By Liberty Park Joint Venture, LLP & High Noon, LLC and Is Zoned Vestavia Hills PB.

**Rezoning/Conditional Use Recommendations:**

**Annexations:**

- (2) **P-0718-23** Richard & Samantha Wheeler Are Requesting **Rezoning for 2401 Jannebo Rd.** from **Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.
- (3) **P-0718-24** Jacob & Marjorie Pollard Are Requesting **Rezoning for 3332 Misty Ln.** from **Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.
- (4) **P-0718-25** Vestavia Hills Board Of Education Is Requesting **Rezoning for 2650 Gresham Dr.** from **Jefferson County Inst-1 to Vestavia Hills Inst-1** For The Purpose Of Annexation.
- (5) **P-0718-26** Murray & Kelly Statham Are Requesting **Rezoning for 2764 Altadena Lake Dr.** from **Jefferson County R-1 to Vestavia Hills R-2** For The Purpose Of Annexation.

- (6) **P-0718-27** Thorton Construction Company, Inc. Is Requesting **Rezoning** for **2424 & 2432 Dolly Ridge Rd.** from **Jefferson County E-2 to Vestavia Hills R-2** For The Purpose Of Annexation And A Four Lot Subdivision.

Time of Adjournment.

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

**MINUTES**

**JUNE 14, 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  
Hasting Sykes  
Johnathan Romeo  
Rusty Weaver  
Erica Williamson Barnes  
Greg Gilchrist

**MEMBERS ABSENT:** Fred Goodwin  
Blaine House

**OTHER OFFICIALS PRESENT:** Conrad Garrison, City Planner  
Christopher Brady, City Engineer

Chairman Larson introduced and welcomed the newest member of the Commission, Hasting Sykes.

**APPROVAL OF MINUTES**

Mr. Larson stated that the minutes of the meeting of May 10, 2018 are presented for approval.

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

Mr. Sykes – yes	Mr. Romeo – yes
Mr. Weaver – yes	Ms. Cobb – yes
Mrs. Barnes – yes	Mr. Gilchrist – yes
Mr. Larson – yes	
Motion carried.	

**Final Plats**

**A. P-0618-21** Seed Corn, LLC & Pine Tree Partners, LLC Are Requesting **Final Plat Approval For Topfield Subdivision Plat No. 2.** The Purpose For This Request Is To Combine Three Lots Into One. The Property Is Owned By Seed Corn, LLC & Pine Tree Partners, LLC and Is Zoned Vestavia Hills B-1.2.

**B. P-0618-22** HD Holdings, LLC Is Requesting **Final Plat Approval For Topfield Resurvey No. 3.** The Purpose For This Request Is To Combine Acreage With Adjacent Lot. The Property Is Owned By HD Holdings, LLC and Is Zoned Vestavia Hills O-1.

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** Ms. Barnes made a motion to approve items A-B. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Sykes – yes	Mr. Romeo – yes
Mr. Weaver – yes	Ms. Cobb – yes
Mrs. Barnes – yes	Mr. Gilchrist – yes
Mr. Larson – yes	
Motion carried.	

**Rezoning/Conditional Use Recommendations:**

**P-0618-18** City Of Vestavia Hills Is Requesting **Rezoning** for A Portion of **1280 Montgomery Hwy.** from **Unzoned to Vestavia Hills B-2** For The Purpose Of Retail Development.

Mr. Garrison explained the background and location of the request. He stated that only a small portion was being rezoned since the majority of the site was rezoned in 2016. The rezoning would accommodate two restaurants.

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 recommend rezoning approval for a portion of 1280 Montgomery Hwy. from Unzoned to Vestavia Hills B-2. Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

Mr. Sykes – yes	Mr. Romeo – yes
Mr. Weaver – yes	Ms. Cobb – yes
Mrs. Barnes – yes	Mr. Gilchrist – yes
Mr. Larson – yes	
Motion carried.	

**P-0618-20**

Chris Salter Is Requesting **Rezoning** for **1557 Holly Rd.** from **Vestavia Hills R-2 to Vestavia Hills R-4** For The Purpose Of Residential Development.

Mr. Garrison explained the background and location of the request to rezone so that the lot may be subdivided into two lots. He stated that the lot had enough area but not enough width to subdivide without rezoning.

Mr. Larson opened the floor for a public hearing.

Robert Blackburn, 517 Lansdowne Pl. and Tricia Thomas, 513 Lansdowne Pl. asked to see copies of the site plan.

Fay Mills, 1800 Arbor Ln., was concerned about run-off. Mr. Brady explained the City procedures regarding the issue.

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

**MOTION** Mr. Romeo made a motion to recommend rezoning approval 1557 Holly Rd. from Vestavia Hills R-2 to Vestavia Hills R-4 conditioned on the two lot site plan presented. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Sykes – yes

Mr. Romeo – yes

Mr. Weaver – yes

Ms. Cobb – yes

Mrs. Barnes – yes

Mr. Gilchrist – abstained

Mr. Larson – yes

Motion carried with Mr. Gilchrist abstaining due to having a family member owning adjacent property.

Conrad Garrison, City Planner

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

Date: **JULY 12, 2018**

- **CASE:** P-0718-28
- **REQUESTED ACTION:** Final Plat Approval For Liberty Park Town Village Commercial Subdivision No. 2-Resurvey No. 1
- **ADDRESS/LOCATION:** Liberty Parkway, Iron Drive, & S. Liberty Rd.
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP & High Noon, LLC
- **REPRESENTING AGENT:** Schoel Engineering
- **GENERAL DISCUSSION:** Plat will create shared easements between Lots 2 & 3 and create a private drive to serve as rear access to Lot 4 (townhomes).
- **LIBERTY PARK PUD:** This request is consistent with the PUD for commercial.
- **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**

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

NAME: Liberty Park Joint Venture, LLP (Lots 2 & 4) High Noon, LLC (Lot 3)

ADDRESS: See Attached

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

PHONE NUMBER: Home \_\_\_\_\_ Office \_\_\_\_\_

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

Walter Schoel Engineering

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**III. ACTION REQUESTED**

**Final Plat Approval**

Explain reason for the request: Resurvey to dedicate certain easements across Lots 2 & 3, create a private drive from a portion of Lot 4, and remove a previously indicated parcel from Iron Drive  
**\*\*if additional information is needed, please attached full description of request\*\***

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

Lots 2, 3 & 4, Liberty Park Town Village Commercial Subdivision No. 2 - MB 246/PG 76

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: 3.873

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**VI. ZONING/REZONING:**

The above described property is presently zoned: \_\_\_\_\_

P0718-28//2800131000001.002  
Lots 2-4 LP Town Village Com.  
Sub No 2  
Final Map  
LPJV & High Noon, LLC

P&Z Application  
Final Plat Approval  
Page 4

**VI. OWNER AFFIDAVIT:**

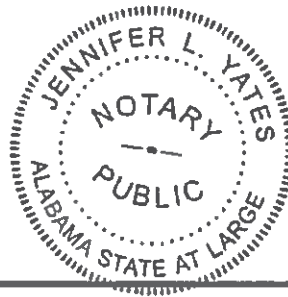
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

[Signature] 6-26-18 [Signature]  
Owner Signature/Date Representing Agent (if any) date

Given under my hand and seal  
this 26th day of June, 2018.

[Signature]  
Notary Public

My commission expires 9th  
day of May, 2020.





P0718-28//2800131000001.002  
Lots 2-4 LP Town Village Com.  
Sub No 2  
Final Map  
LPJV & High Noon, LLC

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.

Craig H. [Signature]  
Owner Signature/Date

Joseph Z. [Signature]  
Representing Agent (if any)/date

Given under my hand and seal  
this 26 day of June, 2019.

Adam W. Holmes  
Notary Public

My commission expires 22  
day of May, 2022.





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

Date: **JULY 12, 2018**

- **CASE:** P-0718-23
- **REQUESTED ACTION:** Rezoning Jefferson County E-2 to Vestavia Hills R-1
- **ADDRESS/LOCATION:** 2401 Jannebo Rd.
- **APPLICANT/OWNER:** Richard & Samantha Wheeler
- **GENERAL DISCUSSION:** Property was annexed overnight by City Council on 5/30/18 with the passage of Ordinance 2760. Applicant is requesting the compatible rezoning.
- **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.

# CITY OF VESTAVIA HILLS

## APPLICATION

### PLANNING AND ZONING COMMISSION

2018 JUN - 1

#### 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: Richard & Samantha Wheeler

ADDRESS: 2441 Jannebo Road

Birmingham, AL 35210

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

PHONE NUMBER: Home 404-210-7921 Office \_\_\_\_\_

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

2018 JUN - 1 P 4:57

P0718-23//2800323002034.000  
2441 Jannebo Rd.  
Rezone to VH R1  
Richard & Samantha Wheeler  
JC E2

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: Unincorporated Jefferson County E2

To: City of Vestavia Hills R-1

For the intended purpose of: \_\_\_\_\_

(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.)**

2441 Jannebo Road

Birmingham AL, 35216

Property size: 150 feet X 250 feet. Acres: .86

**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.

Richard & Samantha Wheeler  
Samantha Wheeler  
Owner Signature/Date

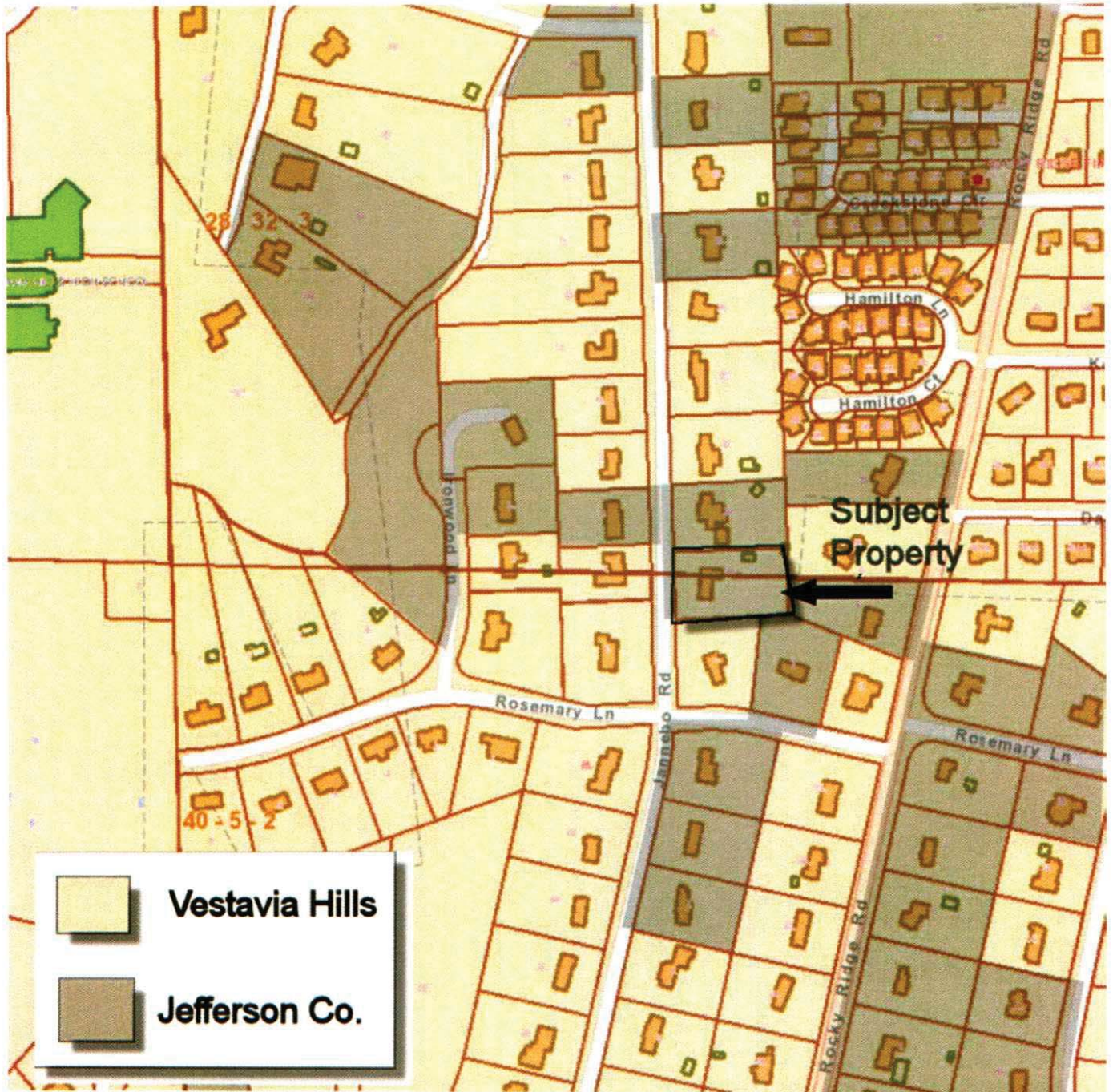
\_\_\_\_\_  
Representing Agent (if any)/date


Given under my hand and seal  
this 1<sup>st</sup> day of June, 2018.

Zared Danielle Kliner  
Notary Public

My commission expires 4/7/2020  
day of \_\_\_\_\_, 20\_\_\_\_.

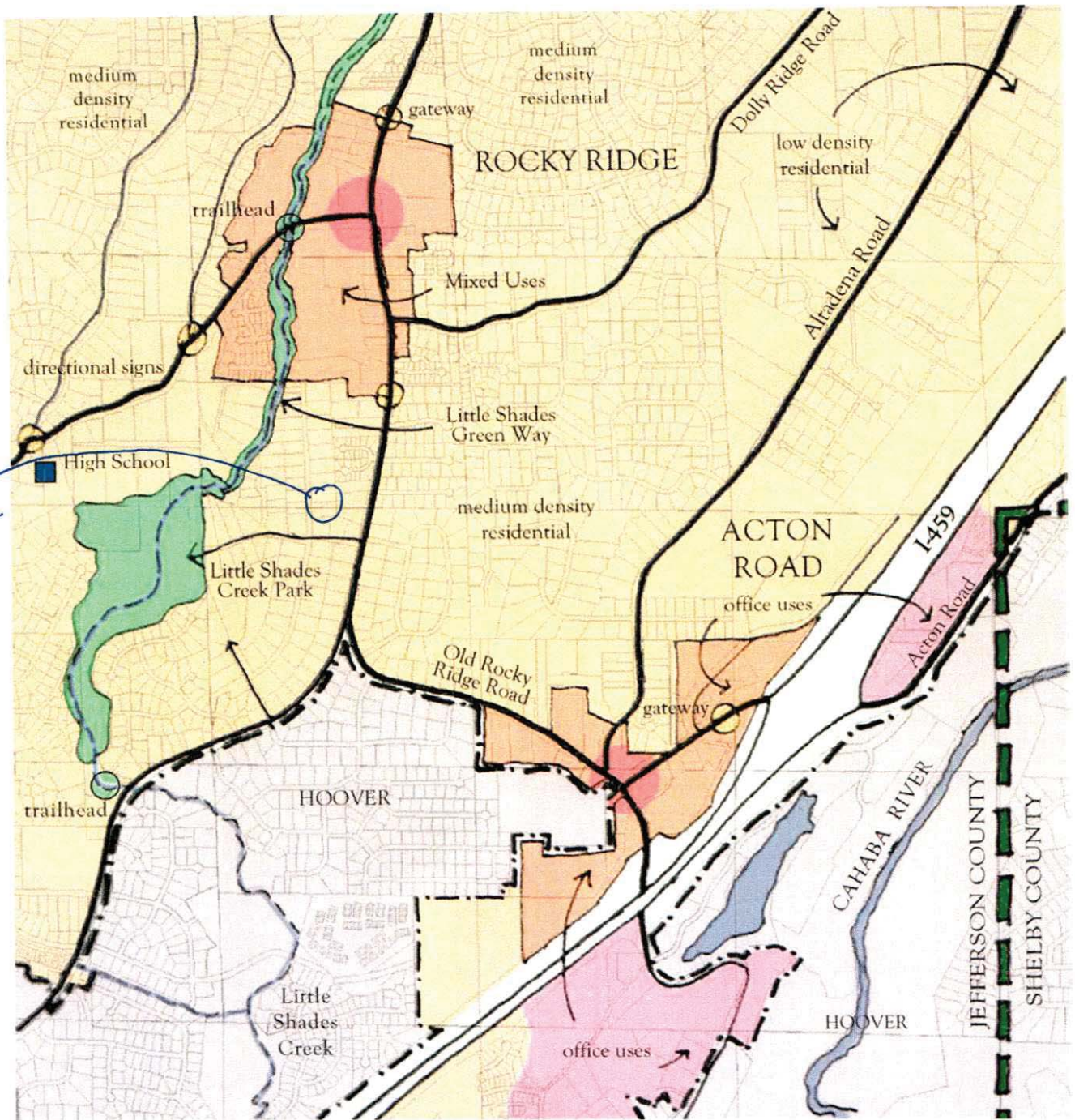




	<b>Vestavia Hills</b>
	<b>Jefferson Co.</b>



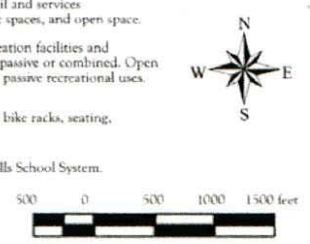
- [Address\\_Points](#)
- Zoning**
- R-2
  - PUD-PR-1
  - R-1
  - R-4
  - R-6
  - R-9
  - R-3
  - R-8
  - R-5
  - R-9\*
  - B-3
  - RC-1
  - A
  - E-2
  - B-2
  - Inst-1
  - R-1\*
  - O-1
  - PUD-PB
  - R-8\*
  - R-6\*



Subject Parcel

Figure 21: Rocky Ridge Road / Acton Road West  
Land Use Analysis

- Neighborhood - primarily low / medium density single-family residential areas with higher densities near village center(s). Other uses may include schools, places of worship, recreational areas, and open space.
- Village Center - mixed use centers with highest densities in core areas. Mix of uses should include retail and service businesses, professional offices, high density residential areas, institutions, recreation areas, and public spaces.
- Commercial Core - primarily high density, retail and service business areas with professional offices and multi-family residences on upper floors or on periphery. Other uses may include institutions and public space.
- Gateways and Nodes - Gateways are entryways into the community or village enhanced with consistent signage, landscaping, and other elements. Nodes are sites, such as transit stops, where public spaces, signage, and other public design elements should be considered.
- Professional Offices - primarily professional office uses. Density should vary according to surroundings. Other uses may include retail and services (supporting offices and employees), places of worship, public spaces, and open space.
- Recreation and Open Space - public and private recreation facilities and preserved natural spaces. Recreation facilities may be active, passive or combined. Open spaces are areas preserved in a natural state and may include passive recreational uses.
- Trailheads - Trailheads are public sites along a trail, where bike racks, seating, parking, and public amenities are provided for trail users.
- Schools - School facilities administered by the Vestavia Hills School System.





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

Date: **JULY 12, 2018**

- **CASE: P-0718-24**
- **REQUESTED ACTION:** Rezoning Jefferson County E-2 to Vestavia Hills R-1
- **ADDRESS/LOCATION:** 3332 Misty Ln.
- **APPLICANT/OWNER:** Jacob & Marjorie Pollard
- **GENERAL DISCUSSION:** Property was annexed overnight by City Council on 5/30/18 with the passage of Ordinance 2759. Applicant is requesting the compatible rezoning.
- **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.

# 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.
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- (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: Jacob and Marjorie Pollard

ADDRESS: 3332 Misty Lane, Vestavia, AL 35243

MAILING ADDRESS (if different from above) 2627 Fargo Circle, Vestavia, AL 35226

PHONE NUMBER: Home 205-965-7291 Office \_\_\_\_\_

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

2018 JUN -4 P 3:19

P0718-24//2800204002008.001  
3332 Misty Lane  
Rezone to VH R1  
Jacob & Marjorie Pollard  
JC E2

P&Z Application  
Page 5

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: E-2 County

To: R-1

For the intended purpose of: Home build

*(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.)**

3332 Misty Lane, Vestavia AL 35243

Property size: 210 feet X 210 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.

*Jacob Pollard* 6/4/2018  
Owner Signature/Date

\_\_\_\_\_  
Representing Agent (if any)/date

Given under my hand and seal  
this 4<sup>th</sup> day of June, 20 18.

*Joyce B. Jones*  
Notary Public

My commission expires  
day of \_\_\_\_\_, 20 June 22, 2021



# TOPOGRAPHIC & BOUNDARY SURVEY

## 3332 MISTY LANE

SITUATED IN THE SOUTHEAST QUARTER, SECTION 20,  
TOWNSHIP 18 SOUTH, RANGE 7 WEST,  
JEFFERSON COUNTY, ALABAMA

PREPARED FOR:  
**JACOB FOLKARD**  
Birmingham, AL 35204  
205-228-3180

**SURVEY CONTROL**  
THE BASIS OF BEARING AND OR  
COMPARISON OF BEARING AND OR  
BASED ON ALABAMA STATE PLANE WEST ZONE  
COORDINATE SYSTEM (NAD 83) ELEVATION  
AND DISTANCE WAS OBTAINED FROM GCS X  
OBSERVATION NETWORK AD CONTROL.



LEGEND	
▲	CONTROL POINT
○	UTILITY POLE
■	WATER METER
□	CORNER MONUMENT
—	OBSCURED ELECTRIC
- - -	WALL
- · - · -	MINOR CONTIGNS
▬	ASPHALT

- NOTES:**
- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR DISCOVERING UNRECORDED EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
  - ALL BEARINGS AND ANGLES, AND DISTANCES ARE FIELD AND ACTUAL. UNLESS OTHERWISE INDICATED, ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
  - UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
  - THIS SURVEY IS VALID ONLY WITH AN ORIGINAL, SIGNATURE AND A LEGIBLE SEAL.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN CONDUCTED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE SURVEYING PROFESSION AND BEFIT THE TITLE OF THIS SURVEY AND DRAWING TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

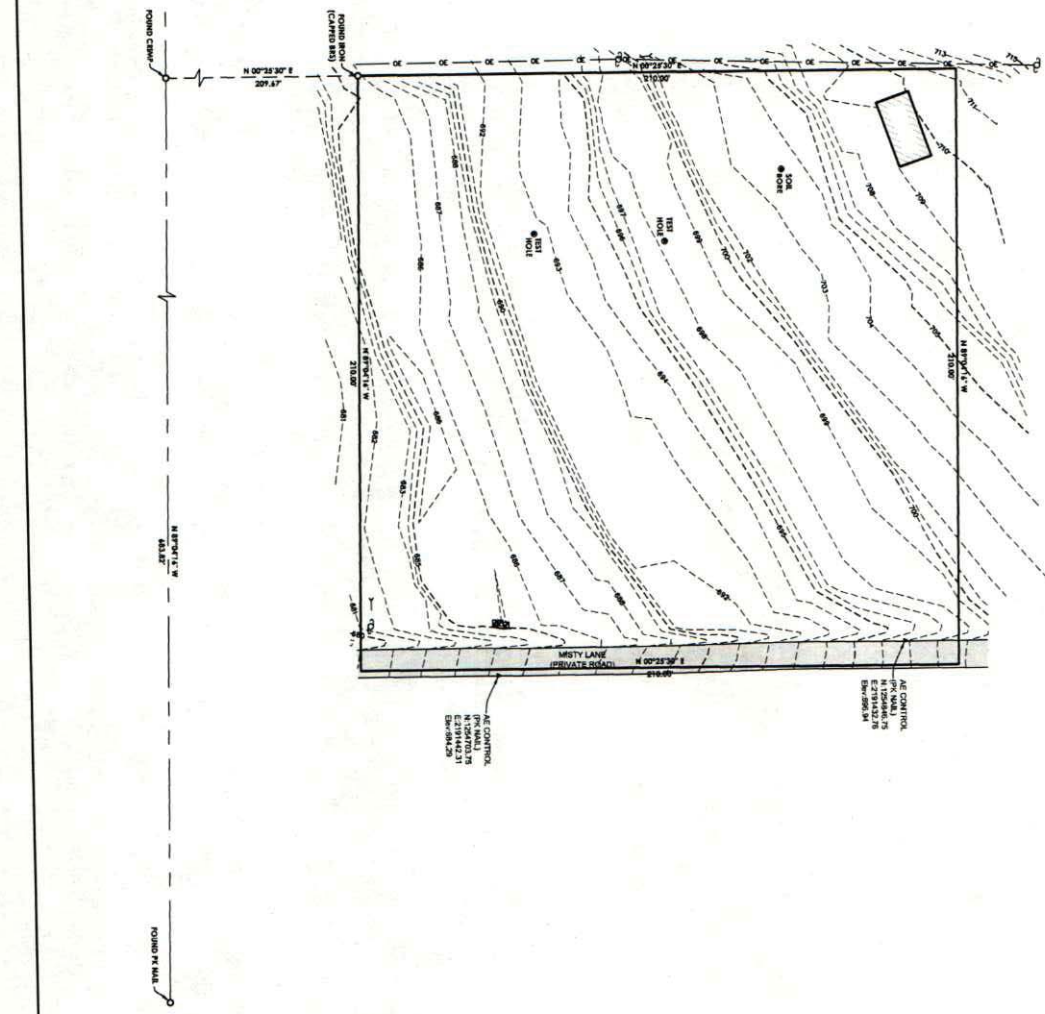
**SURVEYOR:**  
JEFF S. HARRINGTON  
ALABAMA NO. 9904  
DATE: \_\_\_\_\_

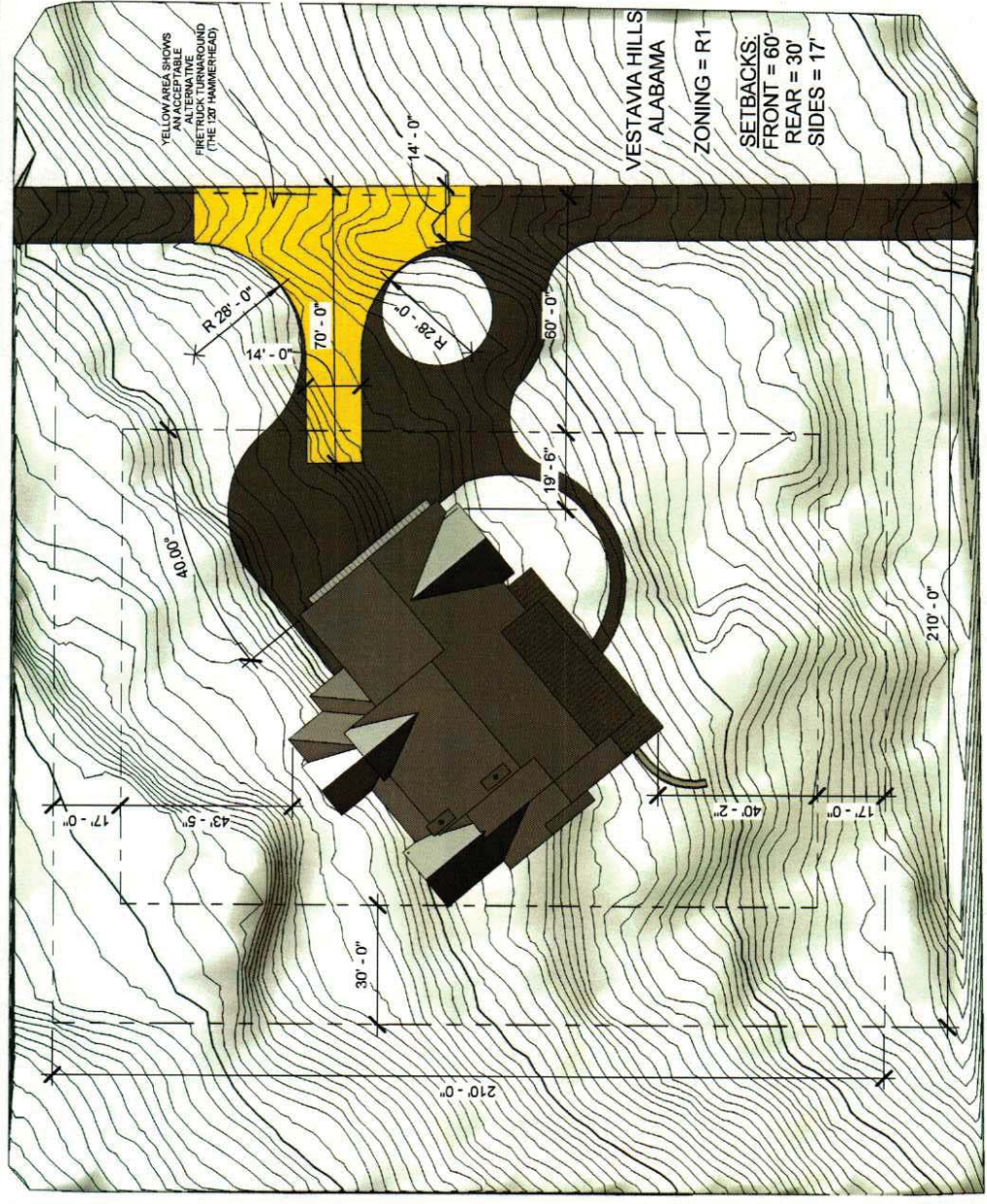
**ARRINGTON ENGINEERING**  
CIVIL ENGINEERS - SURVEYORS - LAND PLANNERS

<p><b>PROJECT TEST</b> 3332 MISTY LANE JEFFERSON COUNTY, ALABAMA</p> <p><b>DESIGN &amp; EXECUTION</b> PROJECT NO. 118564 2012 JEFF S. HARRINGTON, SURVEYOR</p>	<p>Drawn by: JKH Checked by: JKH Scale: 1" = 40' Date: 11-1-12 Project No.: 118564 Lot: 1</p>
--	---

© 2017 PROJECTS 0709 - 3332 MISTY LN (18) (04) (1) 0709.dwg

**811**  
Know what's below.  
Call before you dig.  
Call 2 working days before digging.  
811 the best!





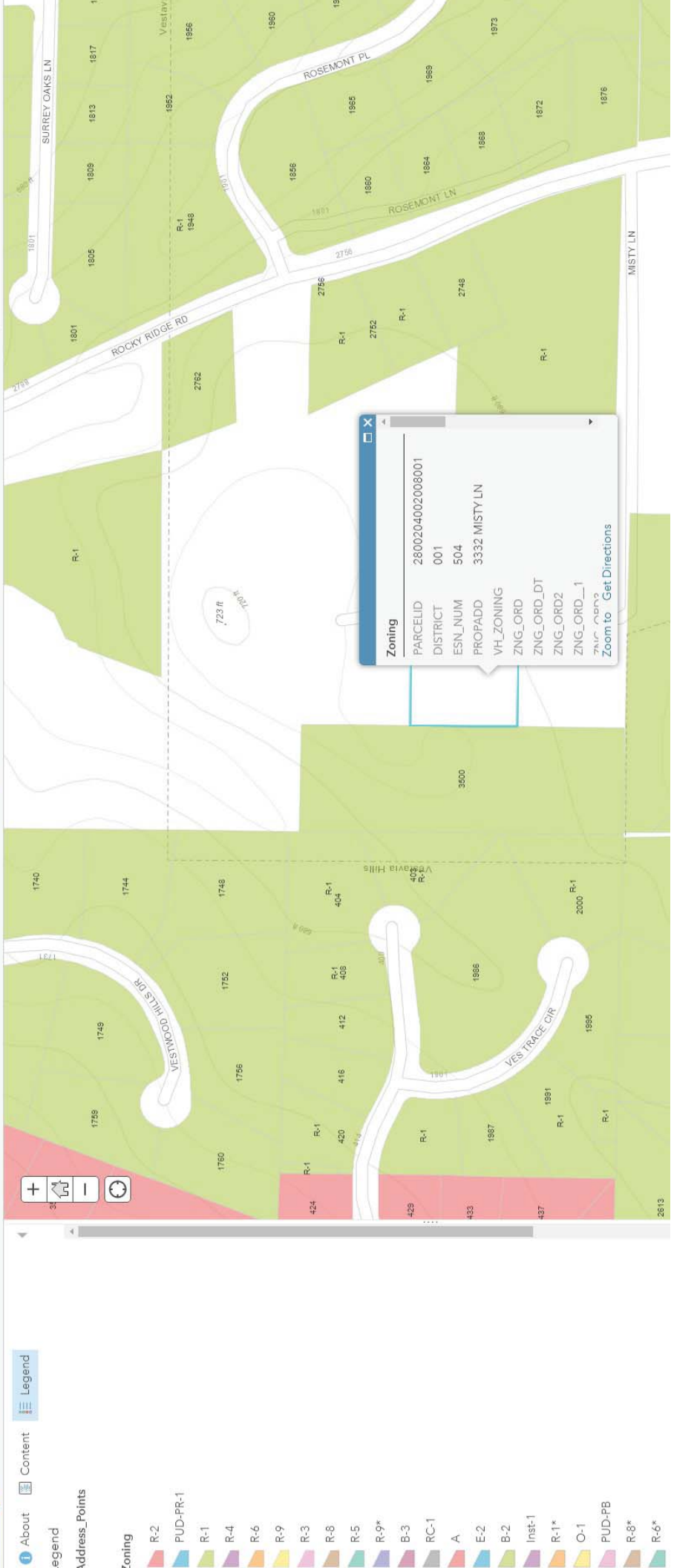
① SITE  
1" = 30'-0"

No.	Description	Date

SITE PLAN	
Project number	2018-1006
Date	AS NOTED
Drawn by	MICAH KAUFHOLD
Checked by	THE POLLARDS
Scale As indicated	

**The Pollard Residence**  
**Jacob & Marjorie Pollard**

**Kaufhold Design**  
Kaufholddesign@gmail.com



Zoning	
PARCELID	2800204002008001
DISTRICT	001
ESN_NUM	504
PROPADD	3332 MISTY LN
VH_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	
ZNG_ORD_1	
ZNG_ORD_2	
Zoom to Get Directions	

- 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\*

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

Date: **JULY 12, 2018**

- **CASE:** P-0718-25
- **REQUESTED ACTION:** Rezoning Jefferson County Inst-1 to Vestavia Hills Inst-1
- **ADDRESS/LOCATION:** 2650 Gresham Dr.
- **APPLICANT/OWNER:** Vestavia Hills Board Of Education
- **GENERAL DISCUSSION:** Property was annexed overnight by City Council on 5/14/18 with the passage of Ordinance 2765. Applicant is requesting the compatible rezoning.
- **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.

1  
6  
4  
56

# 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: Vestavia Hills Board of Education ATTN Dr. Todd Freeman, Superintendent

ADDRESS: 1204 Montgomery Hwy, Vestavia Hills AL 35216

MAILING ADDRESS (if different from above)

PHONE NUMBER: Home \_\_\_\_\_ Office 205-402-5100

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

2018 JUN 5 11:51 AM



P0718-25//28002830000185.000  
2650 Gresham Drive  
Rezone to VH Inst.  
VH Board of Education  
Inst.-1

JC

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: Jefferson County Inst-1

To: Vestavia Hills Inst

For the intended purpose of: annexation of school property and buildings

*(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.)**

Gresham School Campus, Gresham Drive; see attached legal description

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: n/a

**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.

Michael J. Jeter  
Owner Signature/Date

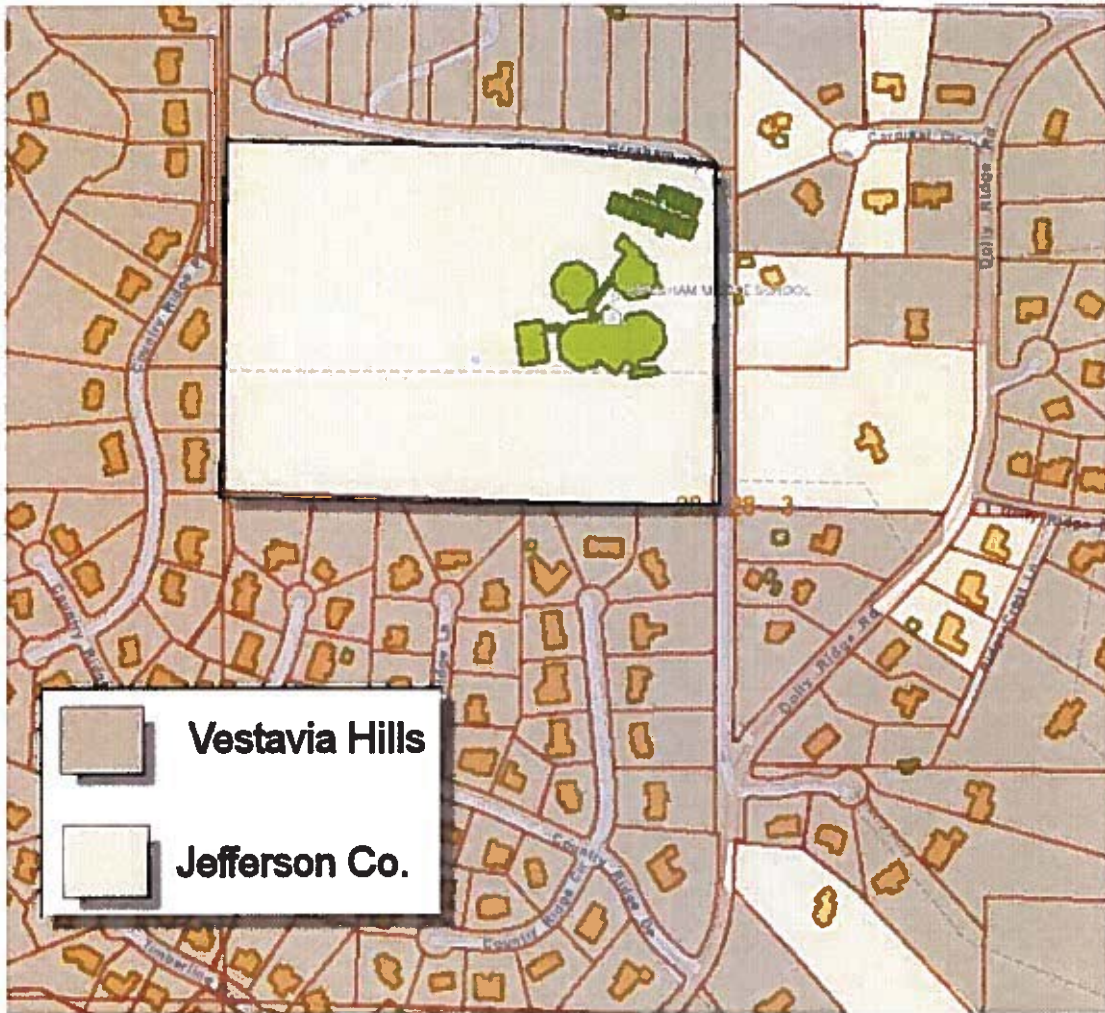
\_\_\_\_\_  
Representing Agent (if any)/date

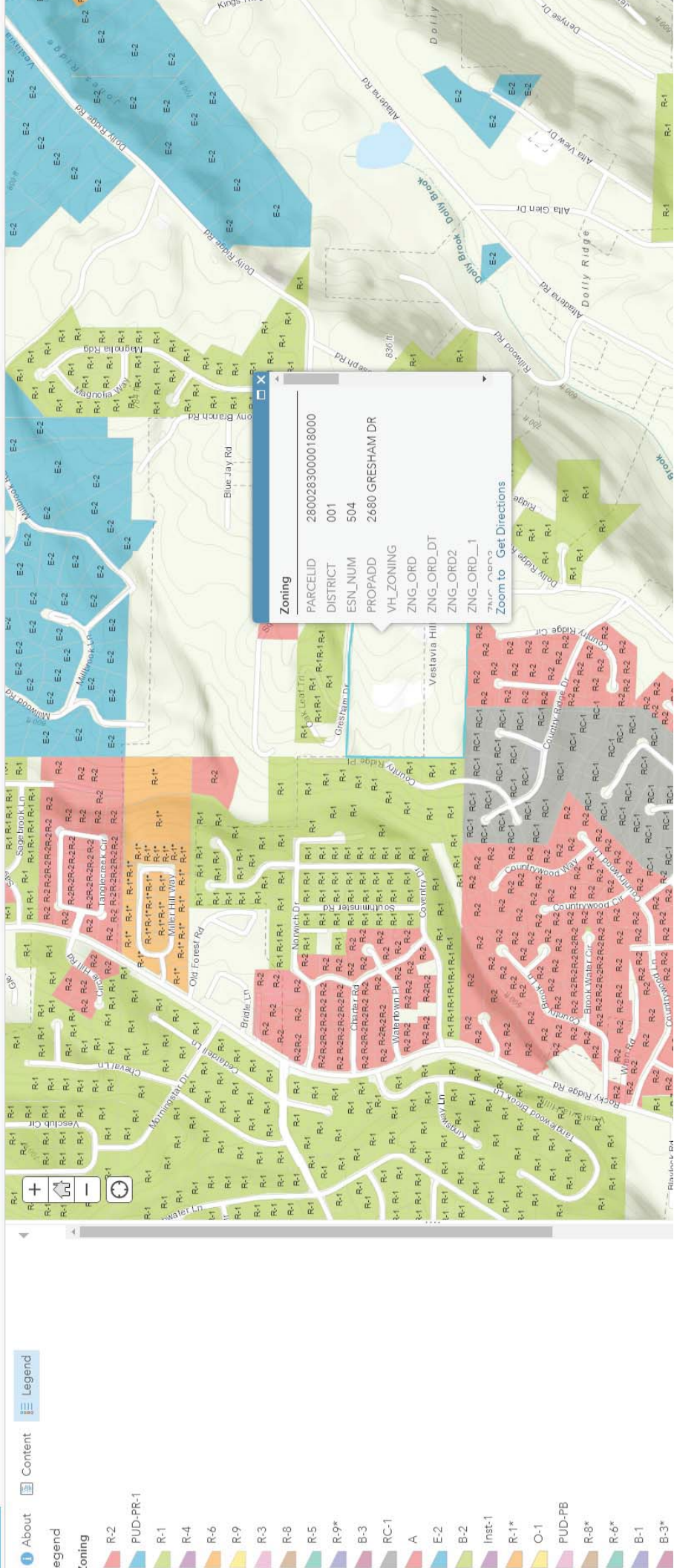
Given under my hand and seal  
this 6<sup>th</sup> day of June, 2018.

Doni Stuchler  
Notary Public

My commission expires 7-25-2020  
day of July, 2020.







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

Date: **JULY 12, 2018**

- **CASE: P-0718-26**
- **REQUESTED ACTION:** Rezoning Jefferson County R-1 to Vestavia Hills R-2
- **ADDRESS/LOCATION:** 2764 Altadena Lake Dr.
- **APPLICANT/OWNER:** Murray & Kelly Statham
- **GENERAL DISCUSSION:** Property was annexed overnight by City Council on 5/30/18 with the passage of Ordinance 2761. Applicant is requesting the compatible rezoning.
- **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.

## 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: Murray and Kelly Statham

ADDRESS: 2764 Altadena Lake Drive

Birmingham, Alabama 35243

MAILING ADDRESS (if different from above) Same as above

PHONE NUMBER: Home 205-902-5566 Office 205-264-6248

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: N/A

P0718-26//2800343007010.000  
2764 Altadena Lake Drive  
Rezone to VH R2  
Murray & Kelly Statham  
JC R1

P&Z Application  
Page 5

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: JC R-1

To: VH R-2

For the intended purpose of: Annexation

*(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.)**

2764 Altadena Lake Drive, Birmingham, AL 35243

Lot 4 Blk 5 1st Add Altadena Valley 5th Sector

Property size: 147 feet X 110 feet. Acres: 0.37 Acres

**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.

Kelly C. Statham 6/6/2018  
Owner Signature/Date

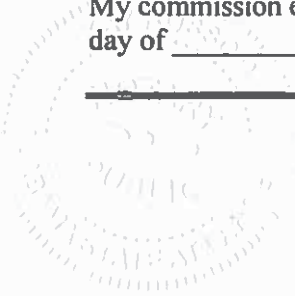
\_\_\_\_\_  
Representing Agent (if any)/date

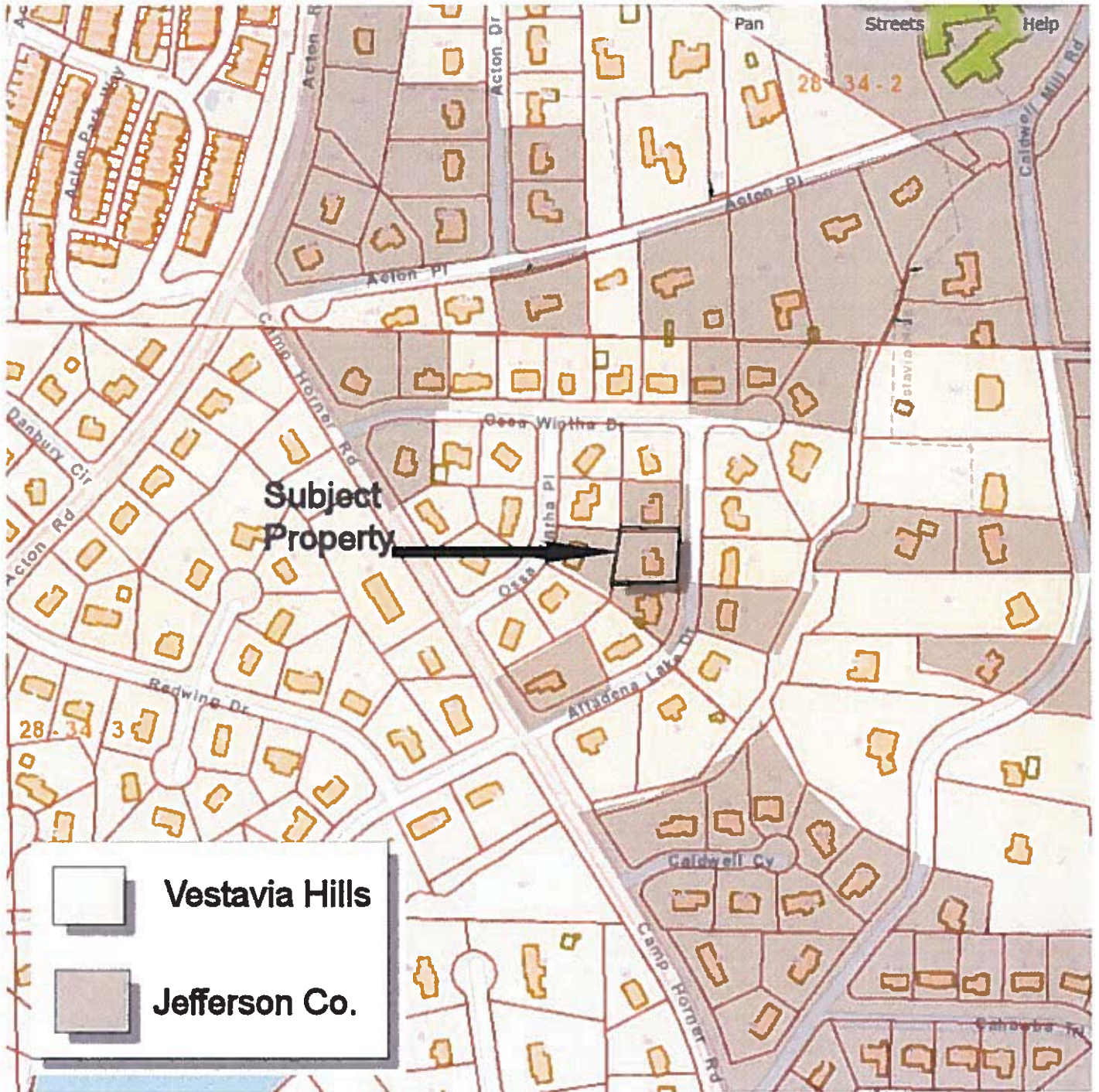
Given under my hand and seal  
this 6<sup>th</sup> day of June, 2018.

Kay Russom  
Notary Public

My Commission Expires  
November 8, 2020

My commission expires \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_.





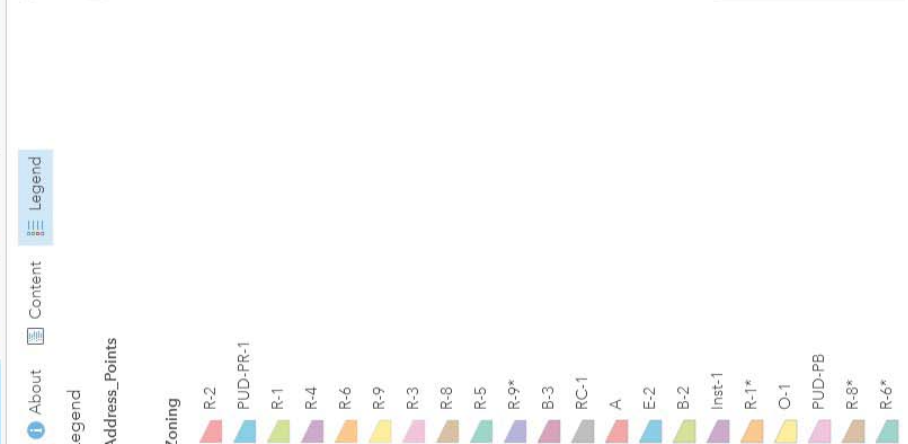
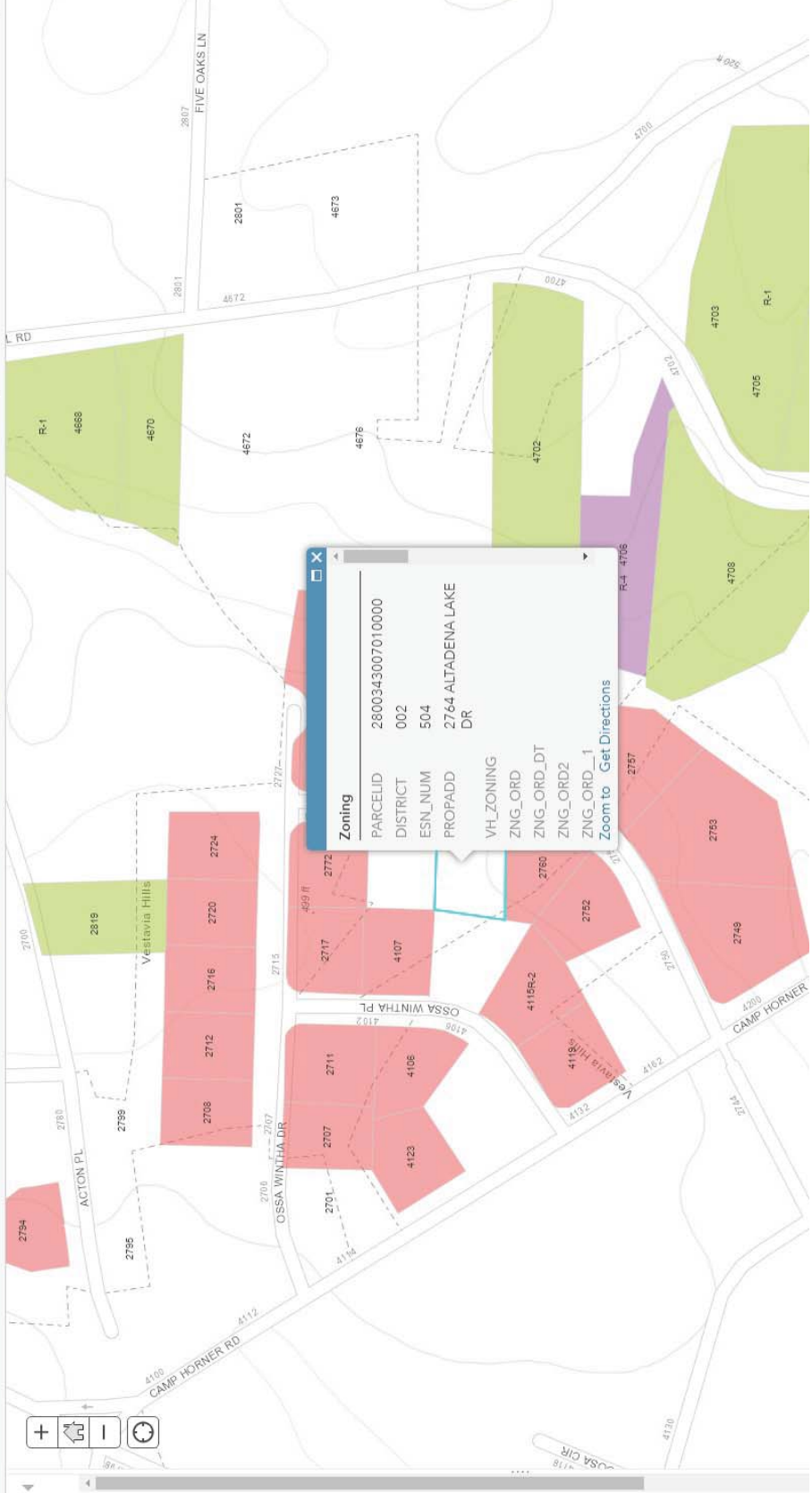
**Subject  
Property**



**Vestavia Hills**



**Jefferson Co.**



Legend  
Address\_Points



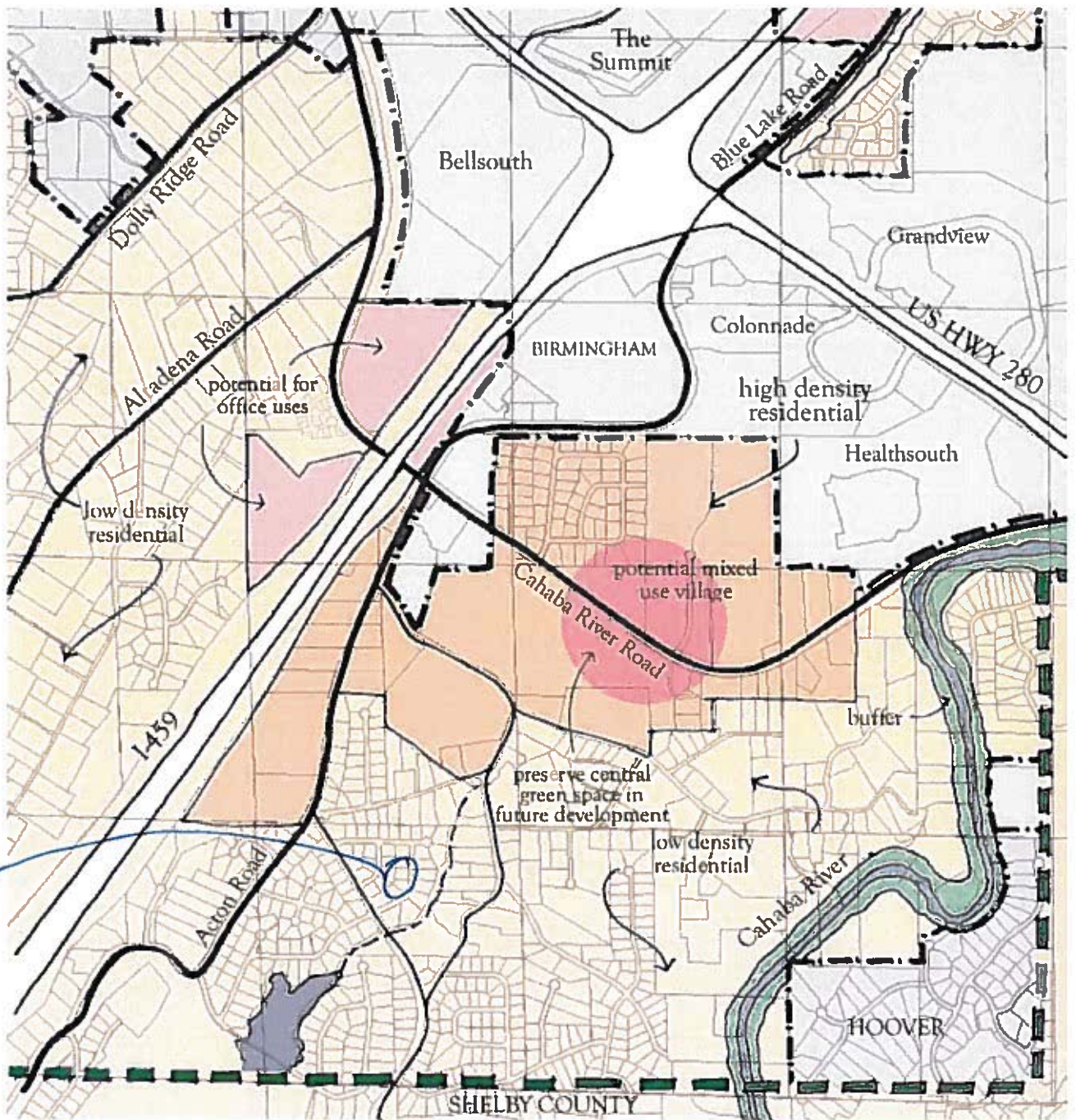


Figure 22: Cahaba River Road / Acton Road East  
Land Use Analysis

- Neighborhood - primarily low / medium density single-family residential areas with higher densities near village centers. Other uses may include schools, places of worship, recreational areas, and open space.
- Village Center - mixed use centers with highest densities in core areas. Mix of uses should include retail and service businesses, professional offices, high density residential areas, institutions, recreation areas, and public spaces.
- Commercial Core - primarily high density, retail and service business areas with professional offices and multi-family residences on upper floors or on periphery. Other uses may include institutions and public space.
- Gateways and Nodes - Gateways are entryways into the community or village enhanced with consistent signage, landscaping, and other elements. Nodes are sites, such as transit stops, where public spaces, signage, and other public design elements should be considered.

- Professional Offices - primarily professional office uses. Density should vary according to surroundings. Other uses may include retail and services (supporting offices and employees), places of worship, public spaces, and open space.
- Recreation and Open Space - public and private recreation facilities and preserved natural spaces. Recreation facilities may be active, passive or combined. Open spaces are areas preserved in a natural state and may include passive recreational uses.
- Trailheads - Trailheads are public sites along a trail, where bike racks, seating, parking, and public amenities are provided for trail users.
- Schools - School facilities administered by the Vestavia Hills School System.



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

Date: **JULY 12, 2018**

- **CASE: P-0718-27**
- **REQUESTED ACTION:** Rezoning Jefferson County E-2 to Vestavia Hills R-2
- **ADDRESS/LOCATION:** 2424 & 2432 Dolly Ridge Rd.
- **APPLICANT/OWNER:** Thorton Construction Company, Inc.
- **GENERAL DISCUSSION:** Property began 90 day annexation process by City Council on 5/30/18 with the passage of Resolutions 5046 & 5047. Applicant is requesting the rezoning to R-2 for a 4 lot subdivision on Dolly Ridge Rd. The proposed lots meet the minimum requirements for an R-2 zoning. Lots 1-3 you have access from Dolly Ridge Rd. while Lot 4 would access Ridgedale Dr. This is not a compatible rezoning.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The request is consistent with the Cahaba Heights Community Plan for retail/mixed use. Additionally, the property directly to the south at 3125 Blue Lake Dr. is already zoned O-1
- **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.

## F VESTAVIA HILLS

### APPLICATION

## PLANNING AND ZONING COMMISSION

### I. INSTRUCTIONS AND INFORMATION:

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- (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: Thornton Construction Company, Inc.

ADDRESS: 2432 Dolly Ridge Road

Birmingham, AL 35243

MAILING ADDRESS (if different from above)

5300 Cahaba River Road, Suite 200

Birmingham, AL 35243

PHONE NUMBER: Home 205-305-2561

Office 205-870-5498

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: Gonzalez-Strength & Associates, Inc.

Larry W. Ingram, PE, 205-942-2486

2018 JAN - 7 A 9:57

P0718-27//2800324003003 & 4  
2424 & 2432 Dolly Ridge Rd.  
Rezone to VH R-2  
Thornton Construction Company  
JC E-2

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: Jefferson County E-2

To: VH R-2

For the intended purpose of: Redeveloping this parcel and the adjacent parcel into 4 total lots

*(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.)**

Lot 18 & South 25 ft of Lot 17, Rocky Ridge Estates

Property size: 260 feet X 175 feet. Acres: 1.04 AC +/-

**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.

*[Signature]*  
Owner Signature/Date

*[Signature]* 6/6/18  
Representing Agent (if any)/date

Given under my hand and seal  
this 17<sup>th</sup> day of June, 2018.

*Kay Russon*  
Notary Public

My commission expires \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires  
November 8, 2020



# CITY OF VESTAVIA HILLS

## APPLICATION

### PLANNING AND ZONING COMMISSION

#### I. INSTRUCTIONS AND INFORMATION:

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- (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: Thornton Construction Company, Inc.

ADDRESS: 2424 Dolly Ridge Road

Birmingham, AL 35243

MAILING ADDRESS (if different from above) 5300 Cahaba River Road, Suite 200

Birmingham, AL 35243

PHONE NUMBER: Home 205-305-2561 Office 205-870-5498

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: Gonzalez-Strangth & Associates, Inc.

Larry W. Ingram, PE, 205-942-2486

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: Jefferson County E-2

To: VH R-2

For the intended purpose of: Redeveloping this parcel and the adjacent parcel into 4 total lots

*(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.)**

Lot 15, Rocky Ridge Estates

Property size: 200 feet X 235 feet. Acres: 1.08 AC +/-

**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.

[Signature]  
Owner Signature/Date

[Signature] 6/6/18  
Representing Agent (if any)/date

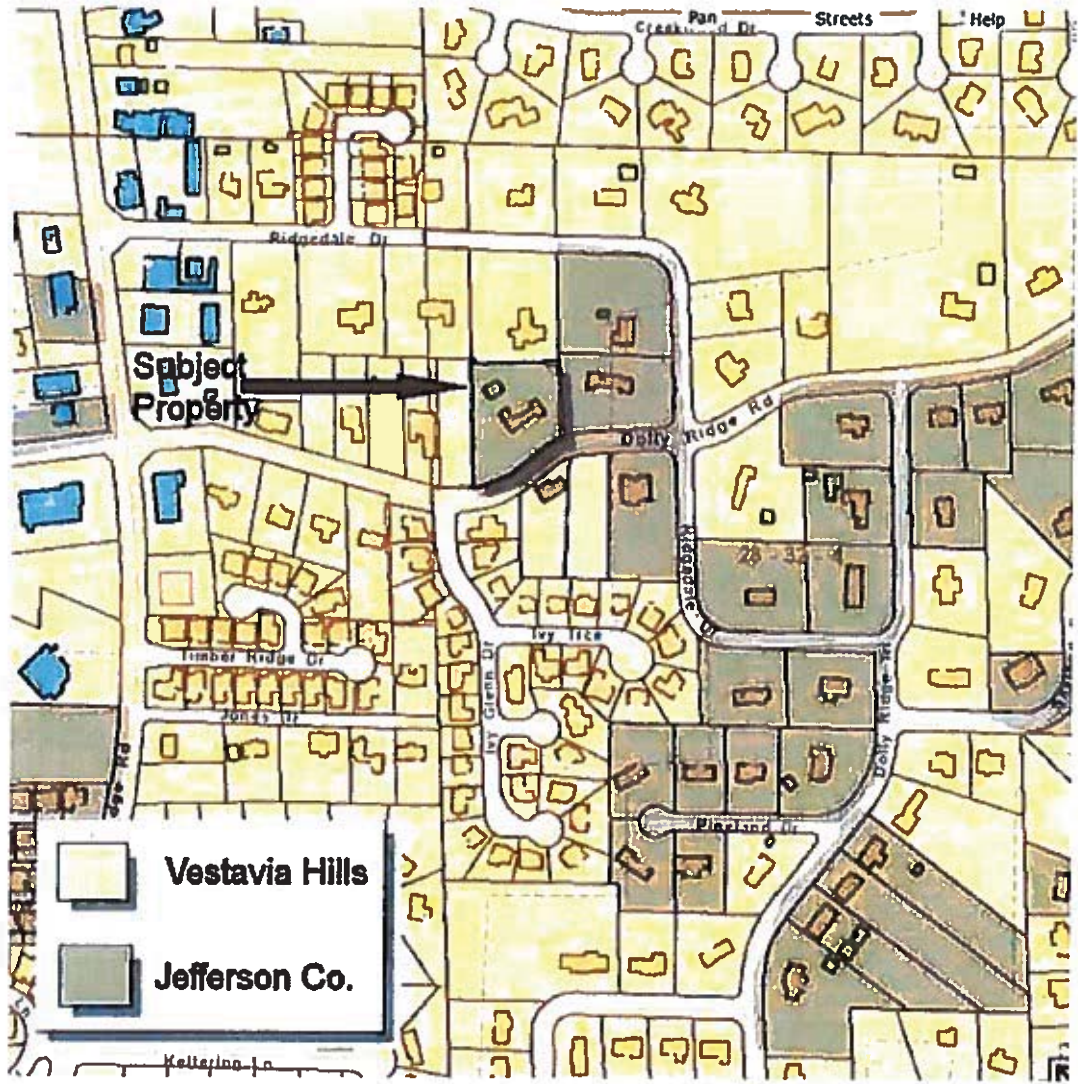
Given under my hand and seal  
this 7<sup>th</sup> day of June, 2018.

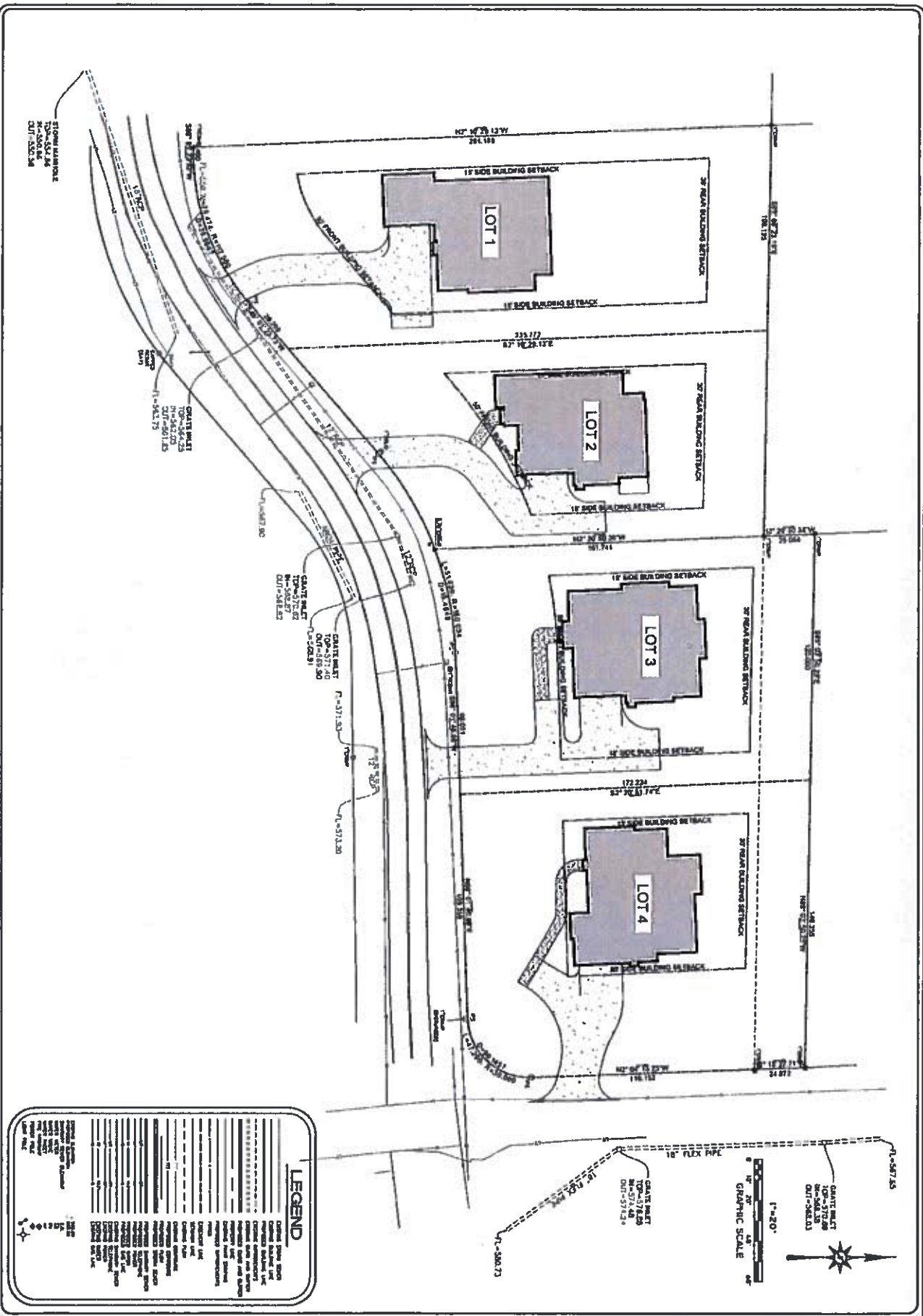
My Commission Expires  
November 8, 2020

Kay Russon  
Notary Public

My commission expires \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_.







LEGEND	
—	Center Point Mark
—	Property Boundary
—	Adjacent Property Boundary
—	Proposed Building Footprint
—	Proposed Driveway
—	Proposed Walkway
—	Proposed Utility Lines
—	Proposed Stormwater Management
—	Proposed Parking Area
—	Proposed Landscaping
—	Proposed Retention Wall
—	Proposed Erosion Control
—	Proposed Fencing
—	Proposed Signage
—	Proposed Security Features
—	Proposed Other Features

18" FLEX PIPE

GRANITE MOUNT  
TOP=3870.00  
N=500.00  
OUT=386.00

1" = 20'

GRAPHIC SCALE

**NOT FOR CONSTRUCTION PURPOSES OR MISREPRESENTATION**

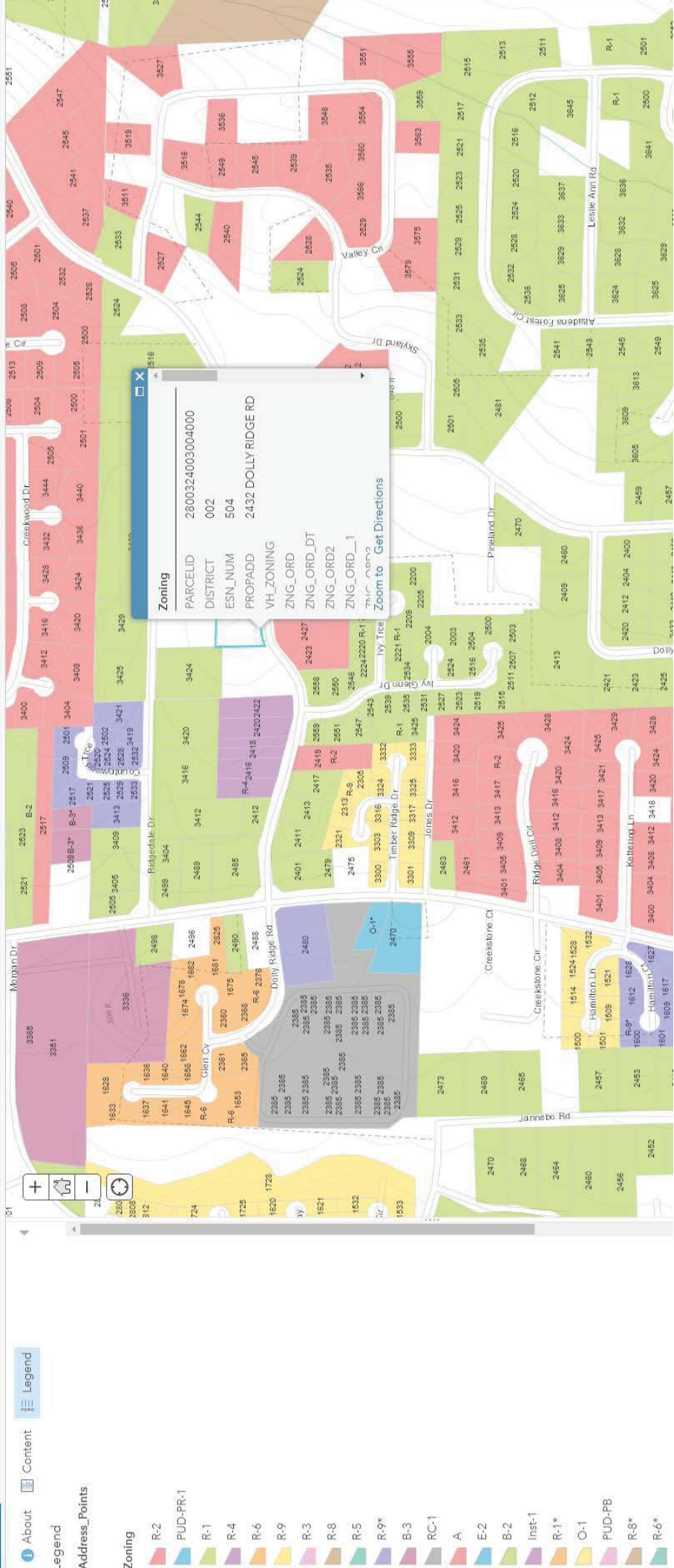
**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
 CIVIL, ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION  
 1975 PARKWAY LANE DRIVE  
 HOUSTON, ALABAMA 35894  
 PHONE: (205) 845-8400  
 FAX: (205) 845-8925  
[www.gonzalez-strength.com](http://www.gonzalez-strength.com)

**SITE LAYOUT PLAN**  
**DOLLY RIDGE ESTATES**  
 DOLLY RIDGE ROAD  
 WEST BRUNN HILLS, ALABAMA  
**THORNTON CONSTRUCTION**  
 Birmingham, Alabama

DATE: 11/15/11	SCALE: 1" = 20'
----------------	-----------------

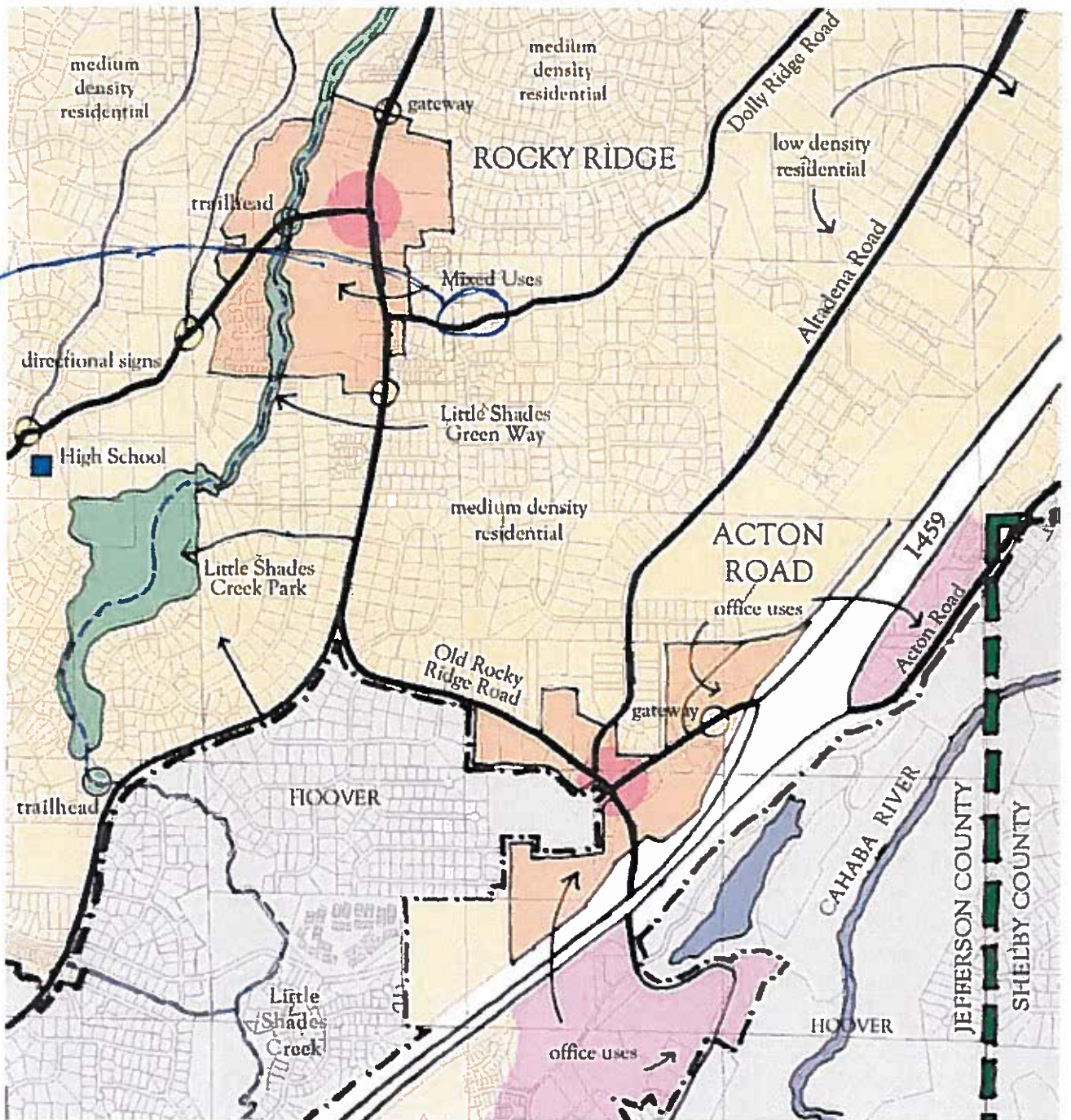
NO.	REVISION	DATE





- 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\*

**Address\_Points**



Subject  
Parcels

Figure 21: Rocky Ridge Road / Acton Road West  
Land Use Analysis

- Neighborhood - primarily low / medium density single-family residential areas with higher densities near village centers. Other uses may include schools, places of worship, recreational areas, and open space.
- Village Center - mixed use centers with highest densities in core areas. Mix of uses should include retail and service businesses, professional offices, high density residential areas, institutions, recreation areas, and public spaces.
- Commercial Core - primarily high density, retail and service business areas with professional offices and multi-family residences on upper floors or on periphery. Other uses may include institutions and public space.
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- Professional Offices - primarily professional office uses. Density should vary according to surroundings. Other uses may include retail and services (supporting offices and employees), places of worship, public spaces, and open space.
- Recreation and Open Space - public and private recreation facilities and preserved natural spaces. Recreation facilities may be active, passive or combined. Open spaces are areas preserved in a natural state and may include passive recreational uses.
- Trailheads - Trailheads are public sites along a trail, where bike racks, seating, parking, and public amenities are provided for trail users.
- Schools - School facilities administered by the Vestavia Hills School System.

