

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

**AGENDA**

**JUNE 14, 2018**

**6:00 P.M.**

Roll Call.

Pledge of Allegiance

Approval of Minutes: May 10, 2018

**Final Plats**

- (1) **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.
- (2) **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.

**Rezoning/Conditional Use Recommendations:**

- (3) **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.
- (4) **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.

Time of Adjournment.

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

**MINUTES**

**MAY 10, 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  
Fred Goodwin  
Jim Brooks  
Johnathan Romeo  
Blaine House  
Rusty Weaver

**MEMBERS ABSENT:** Erica Williamson Barnes  
Greg Gilchrist

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

Chairman Larson introduced and welcomed the newest member of the Commission, Jonathan Romeo.

**APPROVAL OF MINUTES**

Mr. Larson stated that the minutes of the meeting of April 12, 2018 are presented for approval.

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

Mr. Goodwin – yes	Mr. Brooks – yes
Mr. Weaver – yes	Mr. House – yes
Ms. Cobb – yes	Mr. Romeo – yes
Mr. Larson – yes	Motion carried.

**Final Plats**

**P-0518-17** Suzanne Pizzitola Is Requesting **Final Plat Approval For A Resurvey Of Lot 14 And The East ½ Of Lot 15, Block 12 Of Biltmore Estates.** The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Suzanne Pizzitola and Is Zoned Vestavia Hills R-3.

Mr. Garrison explained the background and location of the request and stated since the minimum lot size and width will not be met Chairman Larson, Mr. Brady, and himself will not sign the mylar until the Board of Zoning Adjustment approves a variance.

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. Cobb made a motion to approve Final Plat Approval For A Resurvey Of Lot 14 And The East ½ Of Lot 15, Block 12 Of Biltmore Estates with the condition that BZA grant must grant variances before signing. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Brooks – yes
Mr. Weaver – yes	Mr. House – yes
Ms. Cobb – yes	Mr. Romeo – yes
Mr. Larson – yes	Motion carried.

**P-0518-19** Samuel C. Ferguson Is Requesting **Final Plat Approval For Ferguson’s Resurvey.** The Purpose For This Request Is To Resurvey Two Lots Into One. The Property Is Owned By Samuel C. Ferguson and Is Zoned Vestavia Hills R-3.

Mr. Garrison explained the background and location of the request and stated the resurvey will meet the minimum requirements for lot size and lot width for the R-3 zone.

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. Cobb made a motion to approve Final Plat Approval For Ferguson’s Resurvey. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Brooks – yes
Mr. Weaver – yes	Mr. House – yes
Ms. Cobb – yes	Mr. Romeo – yes
Mr. Larson – yes	Motion carried.

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

Date: **JUNE 14, 2018**

- **CASE:** P-0618-21
- **REQUESTED ACTION:** Final Plat Approval For Topfield Subdivision Plat No. 2
- **ADDRESS/LOCATION:** 3127 Blue Lake Dr. & 4565 Pine Tree Cir.
- **APPLICANT/OWNER:** Seed Corn, LLC & Pine Tree Partners, LLC
- **REPRESENTING AGENT:** Derek Meadows/GSA
- **GENERAL DISCUSSION:** Plat is to resurvey 3 lots into one and serves as the final step in the rezoning process, begun in 2015. New lot will be 1.63 acres and conforms to all requirements of B-1.2 zoning. All easements shown are currently existing and none will be created by this plat.
- **BLUE LAKE AREA STUDY:** This request is consistent with the study for office/retail 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:** No recommendation
  2. **City Engineer Review:** No problems noted.
  3. **City Fire Marshal Review:** No problems noted
  4. **Building Safety Review:** No problems noted

P0618-21//2800274001017 & 19  
3127 Blue Lake Dr & 4565 Pine  
Tree Cir.  
Combine Lots (B-1.2)  
Seed Corn & Pine Tree Partners

P&Z Application  
Final Plat Approval  
Page 3

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

2018 MAY 22 P 1 59

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

NAME: Derek Waltham for SEED CORN LLC.  
PINE TREE PARTNERS LLC.

ADDRESS: 1616 2nd Ave South  
Birmingham, AL 35233

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

PHONE NUMBER: Home 205-223-2601 Office 205-977-9797

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

DEREK MEADOWS/GONZALEZ-STRENGTH & ASSOCIATES

**III. ACTION REQUESTED**

Final Plat Approval

Explain reason for the request: COMBINE 3 LOTS INTO 1 LOT.

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

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

LOTS 11 AND 12 MB 42 PG 72

LOT 10-A MB 56 PG 40

Property size: 388 feet X 180 feet. Acres: 1.63

**VI. ZONING/REZONING:**

The above described property is presently zoned: B-1.2

P0618-21//2800274001017 & 19  
3127 Blue Lake Dr & 4565 Pine  
Tree Cir.  
Combine Lots (B-1.2)  
Seed Corn & Pine Tree Partners

P&Z Application  
Final Plat Approval  
Page 4

**VI. OWNER AFFIDAVIT:**

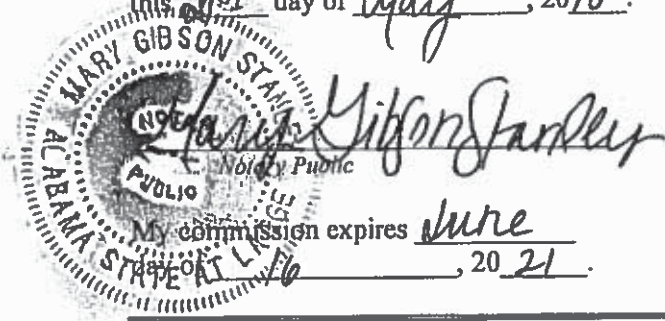
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

 5/21/18

Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal  
this 21<sup>st</sup> day of May, 2018.



STATE OF ALABAMA  
JEFFERSON COUNTY

The undersigned, David S. Meadows, a registered Professional Land Surveyor, and hereby certify that the plat hereon made is a true and correct copy of the original as recorded in the Public Records of Jefferson County, Alabama, in Book \_\_\_\_\_, Page \_\_\_\_\_, and that the same is a true and correct copy of the original as recorded in the Public Records of Jefferson County, Alabama, in Book \_\_\_\_\_, Page \_\_\_\_\_.

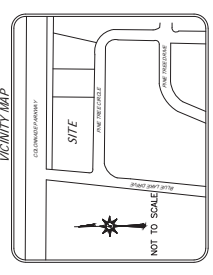
DATE: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_

DATE: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_

DATE: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_

DATE: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_

DATE: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_



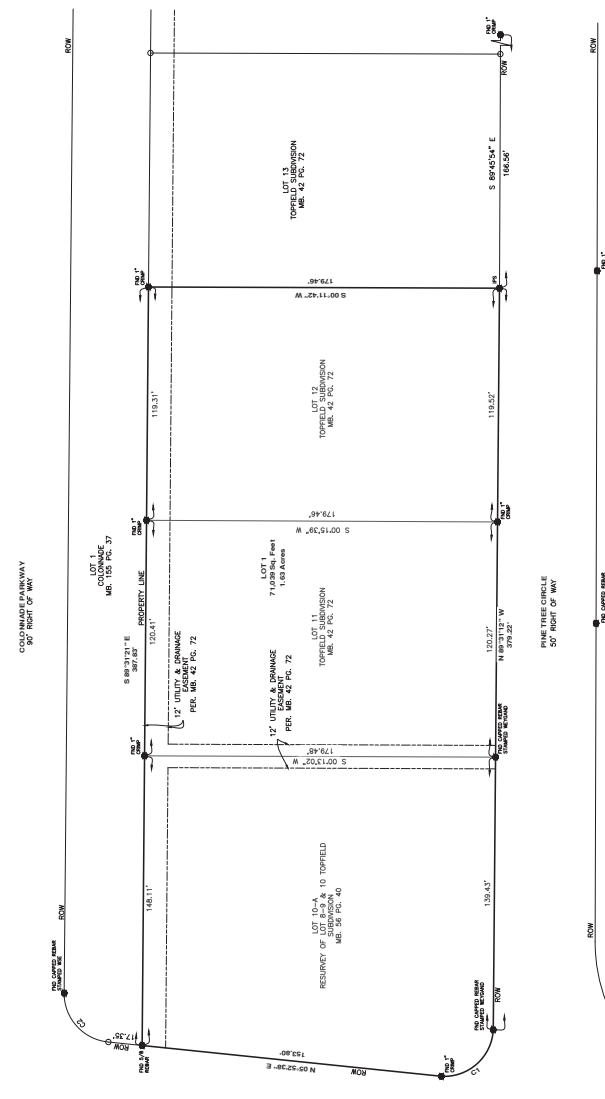
**LEGEND**

●	IRON PIN FOUND
○	IRON PIN SET (G/W REBAR w/CPW)
○	CALCULATED POINT

SCALE IN FEET  
 0' 30' 60' 90'

North arrow pointing up.

North arrow is based on  
 Transverse Mercator Projection - Alabama West Zone  
 datum: NAD 83  
 System: GRS and derived by semi-observational leveling  
 Base Station: Designation: AL 30 0085 JMS  
 Elevation: 100.00 feet  
 Convergence Factor: +0 21 25.9



STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that the foregoing plat, which is a true and correct copy of the original as recorded in the Public Records of Jefferson County, Alabama, in Book \_\_\_\_\_, Page \_\_\_\_\_, and that the same is a true and correct copy of the original as recorded in the Public Records of Jefferson County, Alabama, in Book \_\_\_\_\_, Page \_\_\_\_\_.

DATE: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_

APPROVED:  
 City Engineer / Date \_\_\_\_\_  
 Planning & Zoning Chairman / Date \_\_\_\_\_

APPROVED:  
 City Planner / Date \_\_\_\_\_

APPROVED:  
 Director Jefferson County Environmental Services  
 Environmental Services Department Approval indicates that documents have been dedicated for future Jefferson County planning sheets however this does not mean authority ceases to exist. The City Engineer and Planning & Zoning Chairman are responsible for any change in any right of way or easement boundaries after this date may void this approval.

**NOTES**

1. The purpose of this survey is to combine 3 recorded lots into 1 recorded lot.

2. According to the Flood Insurance Rate Map (FIRM) number 01073C 0086 G, dated September 29, 2009, the area shown on this plat is in a Special Flood Hazard Area as "areas determined to be outside the 0.2% annual chance floodplain."

**CURVE TABLE**

STATIONING	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA ANGLE
173.30	N 45° 00' 00" E	173.30	173.30	90° 00' 00"
173.30	N 45° 00' 00" E	173.30	173.30	90° 00' 00"
173.30	N 45° 00' 00" E	173.30	173.30	90° 00' 00"

NOTE: ALL EASEMENTS SHOWN HEREON ARE EXISTING EASEMENTS. ALL NEW EASEMENTS ARE CREATED BY THIS MAP.

STATE OF ALABAMA  
JEFFERSON COUNTY

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JEFFERSON COUNTY

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 My commission expires: \_\_\_\_\_

APPROVED:  
 City Engineer / Date \_\_\_\_\_

APPROVED:  
 City Planner / Date \_\_\_\_\_

APPROVED:  
 Director Jefferson County Environmental Services  
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STATE OF ALABAMA  
JEFFERSON COUNTY

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DATE: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_

APPROVED:  
 City Engineer / Date \_\_\_\_\_

APPROVED:  
 City Planner / Date \_\_\_\_\_

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STATE OF ALABAMA  
JEFFERSON COUNTY

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DATE: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_

APPROVED:  
 City Engineer / Date \_\_\_\_\_

APPROVED:  
 City Planner / Date \_\_\_\_\_

APPROVED:  
 Director Jefferson County Environmental Services  
 Environmental Services Department Approval indicates that documents have been dedicated for future Jefferson County planning sheets however this does not mean authority ceases to exist. The City Engineer and Planning & Zoning Chairman are responsible for any change in any right of way or easement boundaries after this date may void this approval.

**FINAL PLAT**

**TOPFIELD SUBDIVISION PLAT NO 2**

BEING A RESURVEY OF LOTS 11 AND 12 ACCORDING TO TOPFIELD SUBDIVISION AS RECORDED IN MAP BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, AND TO TOPFIELD SUBDIVISION AS RECORDED IN MAP BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, AND TO TOPFIELD SUBDIVISION AS RECORDED IN MAP BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA.

Prepared for:  
 SEED CORN, LLC.

Prepared by:  
 GONZALEZ - STRENGTH & ASSOCIATES, INC.



1507 PARK LAKE DRIVE  
 HUNTSVILLE, ALABAMA 35894  
 PHONE: (205) 942-2486  
 FAX: (205) 942-2487  
 GONZALEZ-STRENGTH.COM

MAY 2018

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 JOB #18-0059

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

Date: **JUNE 14, 2018**

- **CASE:** P-0618-22
- **REQUESTED ACTION:** Final Plat Approval For Topfield Resurvey No. 3
- **ADDRESS/LOCATION:** 3107 Timberlake Rd.
- **APPLICANT/OWNER:** HD Holdings, LLC
- **REPRESENTING AGENT:** Joey Miller
- **GENERAL DISCUSSION:** Plat is to resurvey acreage into the current Harris Doyle office development and serves as the final step in the rezoning process, begun in this spring. All easements shown currently exist and none will be created by this plat. Lot will meet all requirements of O-1 zoning.
- **BLUE LAKE AREA STUDY:** This request is consistent with the study for office/retail 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:** 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: HD Holdings, LLC

ADDRESS: 3112 Blue Lake Drive, Ste. 200

Birmingham, AL 35243

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

PHONE NUMBER: Home \_\_\_\_\_ Office 205-982-2896

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

Joseph A. Miller, III, PE/LS

2018 MAY 30 A 10:33

**III. ACTION REQUESTED**

**Final Plat Approval**

Explain reason for the request: Combine acreage with lots to make 1 large lot

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

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

3107 Timberlake Road and Lot 4a of Topfield Resurvey No. 2

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: 2.72

**VI. ZONING/REZONING:**

The above described property is presently zoned: ~~CB2~~ O-1

P0618-22//2800274001011.000  
3108 Blue Lake Dr. & etc.  
Combine Lots  
HD Holdings, LLC

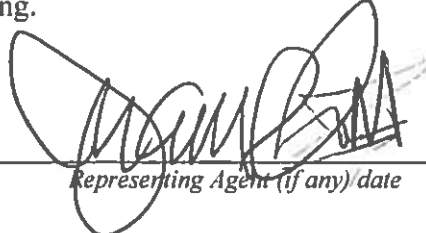
O-1

P&Z Application  
Final Plat Approval  
Page 4

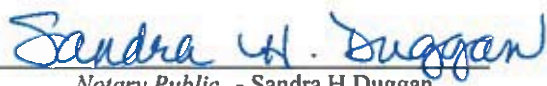
**VI. OWNER AFFIDAVIT:**

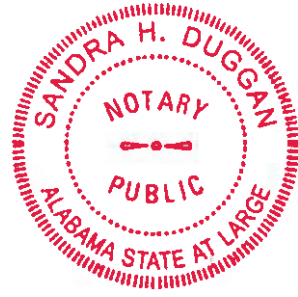
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

\_\_\_\_\_  
*Owner Signature/Date*

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

Given under my hand and seal  
this 30<sup>th</sup> day of May, 20 18.

  
*Notary Public - Sandra H Duggan*



My commission expires 11th  
day of March, 20 20.

---

DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT

The undersigned owner/owners of the property described in the application hereby designate Joseph A. Miller, III, as the authorized agent/attorney-in-fact with the following powers and authority to do all things that may be required in order to apply for subdivision approval on said property including but not limited to completion and execution of applications, receipt of notices, execution of acknowledgements, attendance and presentations of evidence at all hearings and execution of agreements.

OWNER: HP Holdings, LLC

[Signature]  
Owner's Signature

ADDRESS 3112 Blue Lake Dr  
Vestavia Hills, AL 35243

TELEPHONE (205) 406-8988

AUTHORIZED AGENT / ATTORNEY-IN-FACT

NAME: JOSEPH A. MILLER, III

ADDRESS: 2217 10<sup>th</sup> COURT SOUTH  
BIRMINGHAM, AL. 35205

TELEPHONE: 205-320-0114

State of Alabama

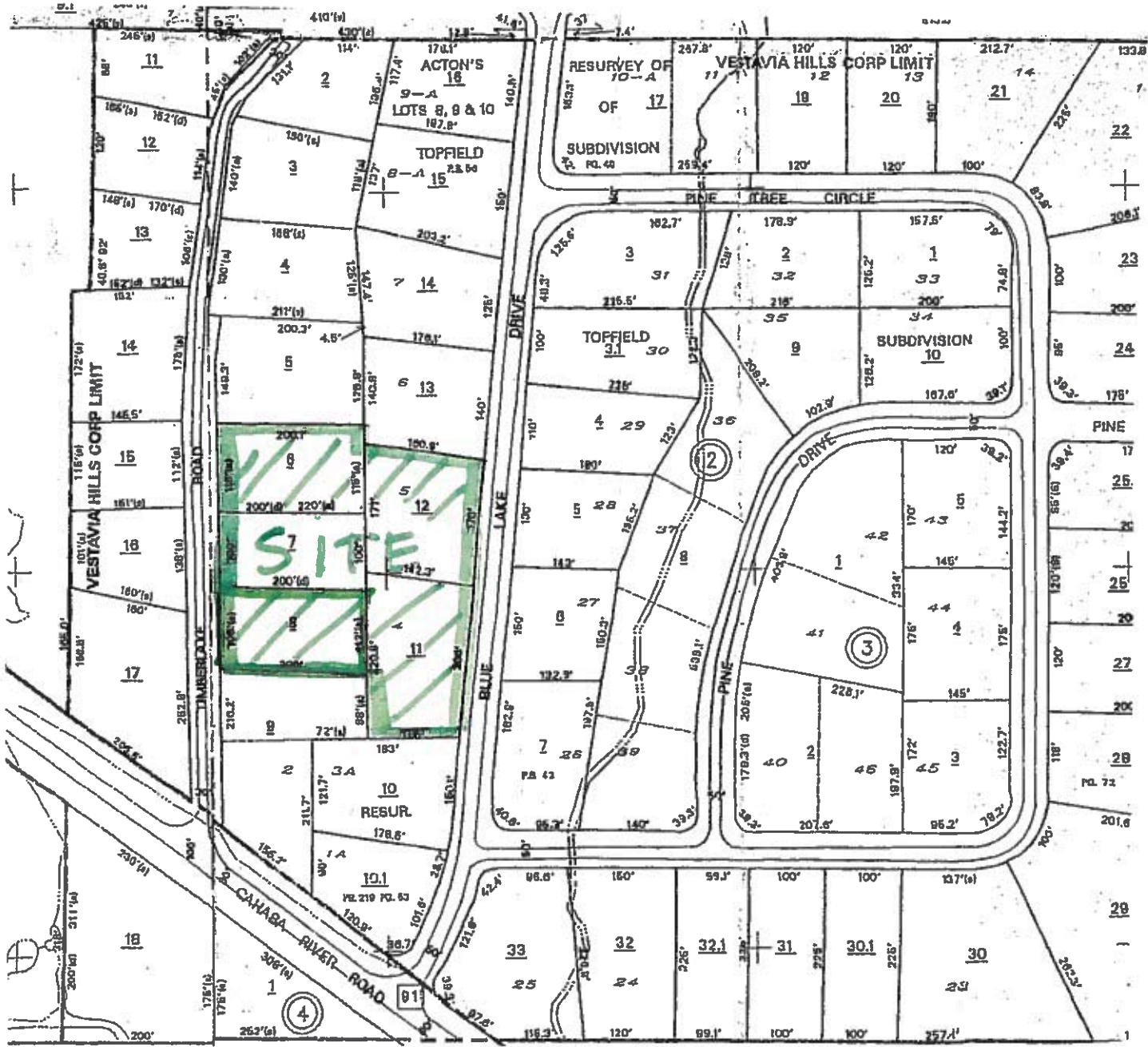
I, the undersigned Notary Public, hereby certify that Russ Doyle, whose name is signed to the foregoing DESIGNATION OF AUTHORIZED AGENT / ATTORNEY-IN-FACT has/have acknowledged to me under oath that they have read and understand the foregoing and executed same before me on this day.

Given under my hand and Official Seal this 29 day of May, 2018.

[Signature]

My Commission Expires  
January 26, 2022  
Commission Expires

ASHLEY ANN MILLER  
Notary Public  
Alabama State at Large



## TOPFIELD RESURVEY No. 3

Being a Resurvey of Lot 4B of Topfield Resurvey No. 2  
 as recorded in Map Book \_\_\_ Page \_\_\_  
 Jefferson County, AL and  
 Acreage located SW 1/4 of SE 1/4 of Section 17,  
 Township 18 South, Range 2 West,  
 Jefferson County, Al.

JOSEPH A. MILLER, III  
 PE/LS 17054  
 M T M  
 ENGINEERS, INC.  
 2217 10th Ct. So.  
 Bham, Al. 35205

1" = 200'  
 May 29th, 2018



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

Date: **JUNE 14, 2018**

- **CASE:** P-0618-18
- **REQUESTED ACTION:** Rezoning from Unzoned to Vestavia Hills B-2
- **ADDRESS/LOCATION:** 1280 Montgomery Hwy.
- **APPLICANT/OWNER:** City of Vestavia Hills
- **GENERAL DISCUSSION:** City is rezoning property as part of a purchase and sale agreement for a commercial center anchored by a Baumhower's Victory Grille. The development would also contain a drive-thru restaurant. The parcel the City is seeking to sell currently hosts the Public Works Facility, adjacent to Wald Park. The majority of the land in question was rezoned to B-2 in the summer of 2016. However, additional land is needed for the development of the site. In the attached map, the land being rezoned is outlined in red and this is the only portion under consideration. The proposed development meets all requirements of the B-2 zoning. Access would be granted from Waldrige Rd. A site plan is attached.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is on the border of Recreation/Open Space and Village Center. Adjacent zonings include B-2 to the south and Institutional across the street. Wald Park remains unzoned.
- **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.

**RESOLUTION NUMBER 5039**

**A RESOLUTION INITIATING THE REZONING OF A PORTION  
OF 1280 MONTGOMERY HIGHWAY FROM UNZONED TO  
VESTAVIA HILLS B-2 (BUSINESS DISTRICT)**

**WHEREAS**, on July 25, 2016, the Mayor and City Council approved and adopted Ordinance Number 2674 to rezone a portion of 1280 Montgomery Highway from Unzoned to Vestavia Hills B-2 (business district) for sale as surplus property; and

**WHEREAS**, a development request has come forward which requires a larger property and has requested that the City file a petition requesting the rezoning of said additional property from its current unknown zoning classification to VH B-2 for construction of a small business district; and

**WHEREAS**, the Mayor and City Council feel it is in the best public interest to initiate the request to rezone a portion of property located at 1280 Montgomery Highway from the current unknown zoning classification to Vestavia Hills B-2 (business district) substantially as depicted in the site drawing marked as "Exhibit A" attached to and incorporated into this Resolution Number 5039; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF  
THE CITY OF VESTAVIA HILLS, ALABAMA, AS FOLLOWS:**

1. The City Clerk is hereby authorized to file this Resolution Number 5039 to rezone the Property from Unknown to Vestavia Hills B-2 (business district) with restrictions; and
2. This Resolution Number 5039 shall become effective immediately upon adoption and approval.

**ADOPTED and APPROVED** this the 23<sup>rd</sup> day of April, 2018.



Ashley C. Curry  
Mayor

ATTESTED BY:

A handwritten signature in black ink, appearing to read 'Rebecca Leavings', written in a cursive style. The signature is positioned above the printed name and title.

Rebecca Leavings  
City Clerk



DESCRIPTION OF A TRACT OF LAND TO BE RE-ZONED:

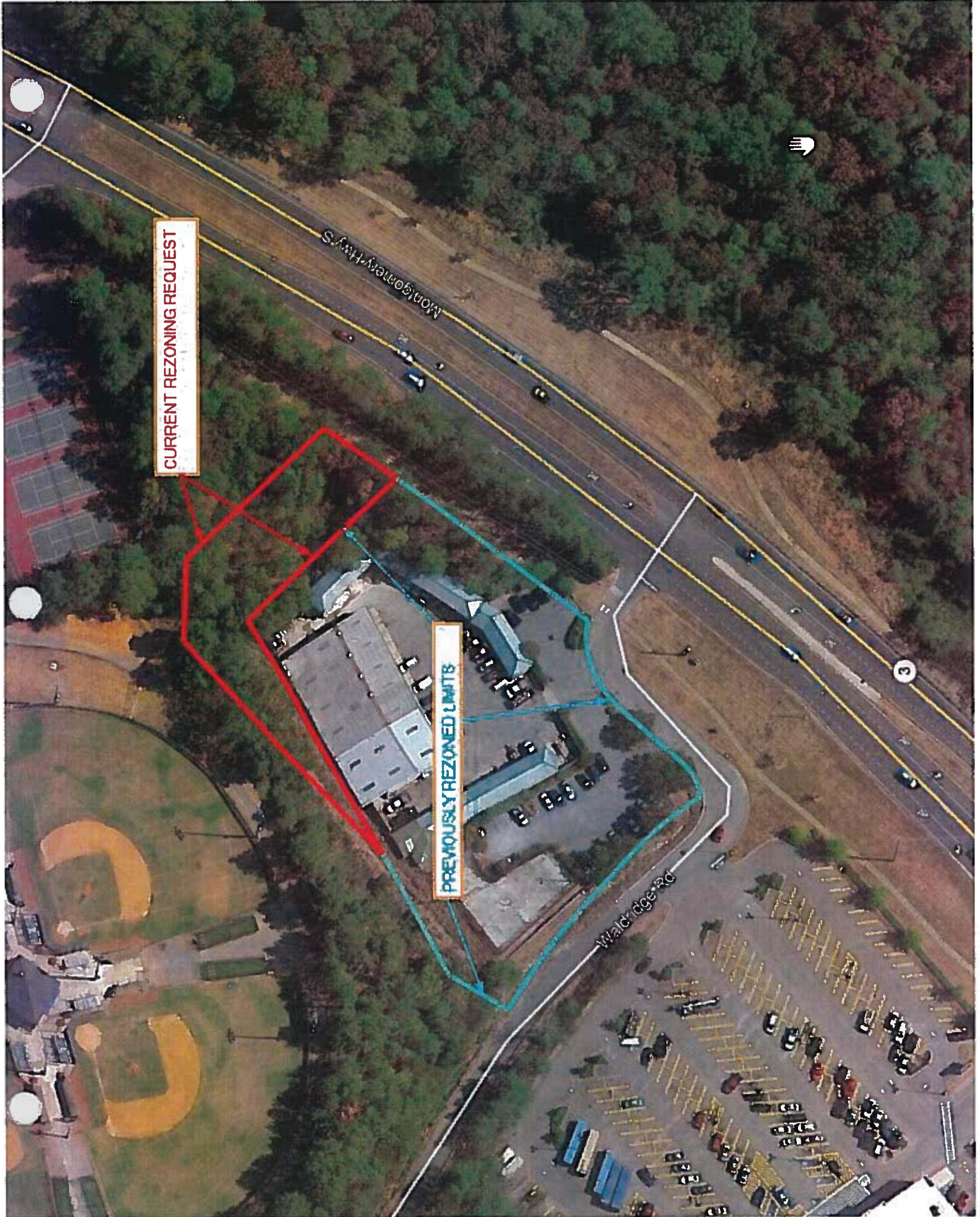
A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

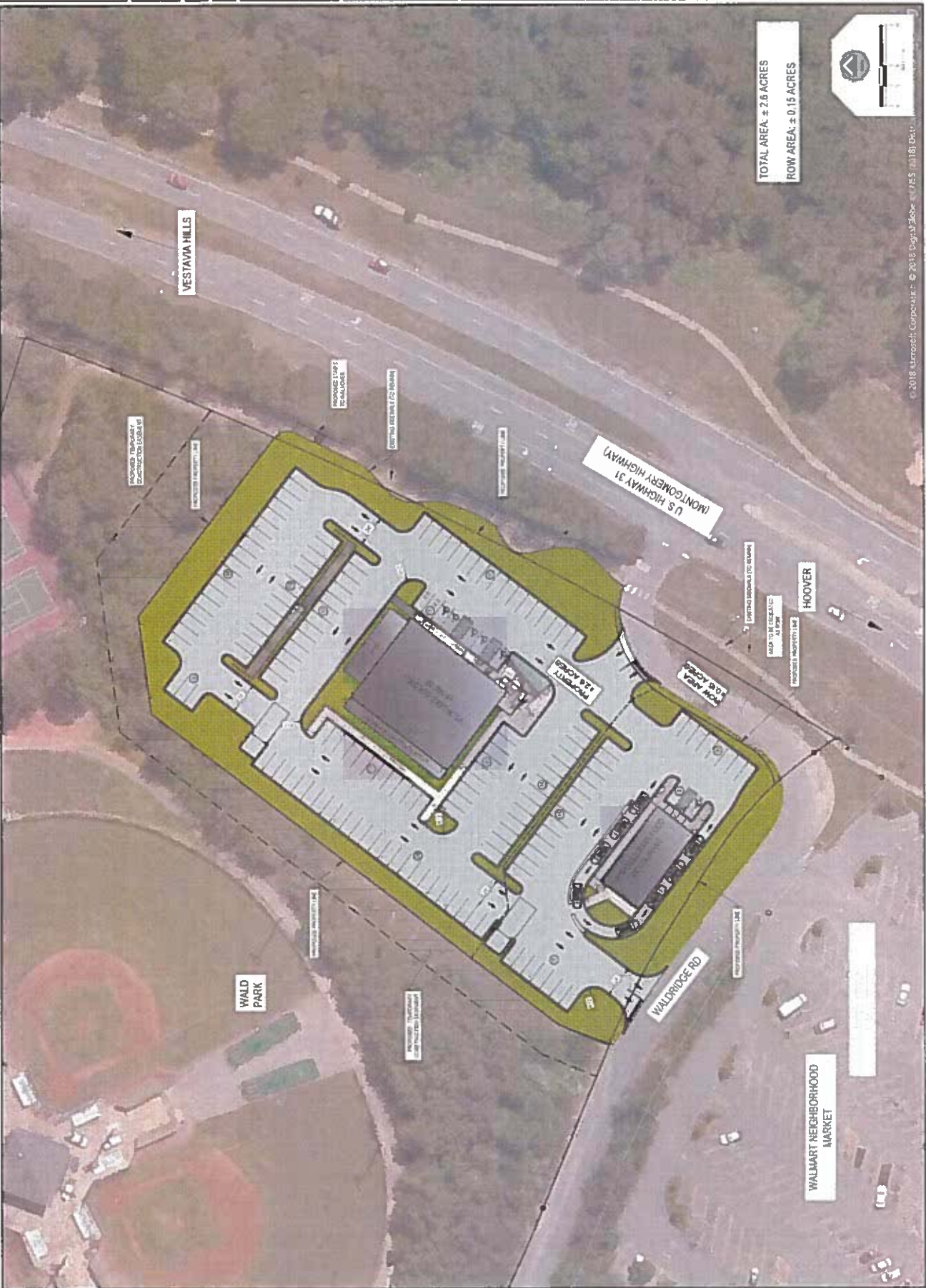
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN SOUTH 87 DEGREES 23 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER- QUARTER SECTION FOR A DISTANCE OF 16.20 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD MONTGOMERY HIGHWAY; THENCE RUN ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES; SOUTH 37 DEGREES 29 MINUTES 43 SECONDS WEST FOR 552.47 FEET; TO A CURVE TO THE LEFT, HAVING A RADIUS OF 137.70 FEET, A CHORD BEARING OF SOUTH 09 DEGREES 49 MINUTES 53 SECONDS WEST, AND A CHORD LENGTH OF 127.86 FEET; THENCE ALONG SAID ARC FOR 132.97 FEET; TO A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 1254.43 FEET, A CHORD BEARING OF SOUTH 24 DEGREES 03 MINUTES 41 SECONDS EAST, AND A CHORD LENGTH OF 272.22 FEET; THENCE RUN ALONG SAID ARC FOR 272.76 FEET; THENCE RUN SOUTH 30 DEGREES 17 MINUTES 26 SECONDS EAST FOR 22.18 FEET; TO A CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET, A CHORD BEARING OF SOUTH 46 DEGREES 21 MINUTES 12 SECONDS EAST, AND A CHORD LENGTH OF 207.52 FEET; THENCE RUN ALONG SAID ARC FOR 210.26 FEET; THENCE RUN SOUTH 62 DEGREES 24 MINUTES 57 SECONDS EAST FOR 23.13 FEET; TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1482.65 FEET, A CHORD BEARING OF SOUTH 65 DEGREES 04 MINUTES 27 SECONDS EAST, AND A CHORD LENGTH OF 137.53 FEET; THENCE RUN ALONG SAID ARC FOR 137.58 FEET; THENCE RUN SOUTH 67 DEGREES 43 MINUTES 57 SECONDS EAST FOR 130.88 ;THENCE RUN NORTH 22 DEGREES 16 MINUTES 03 SECONDS EAST FOR 40.74 FEET; THENCE RUN NORTH 37 DEGREES 28 MINUTES 32 SECONDS EAST FOR 126.49 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED THENCE CONTINUE NORTH 37 DEGREES 28 MINUTES 32 SECONDS EAST FOR 255.01 FEET;THENCE RUN NORTH 82 DEGREES 28 MINUTES 32 SECONDS EAST FOR 72.83 FEET;THENCE RUN SOUTH 52 DEGREES 31 MINUTES 28 SECONDS EAST FOR 167.23 FEET, TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF HIGHWAY 31, AND THE POINT OF BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3154.18 FEET, A CHORD BEARING OF SOUTH 24 DEGREES 35 MINUTES 50 SECONDS WEST, AND A CHORD LENGTH OF 77.68 FEET; THENCE RUN ALONG SAID ARC AND RIGHT OF WAY LINE FOR 77.68 FEET THENCE RUN NORTH 52 DEGREES 38 MINUTES 19 SECONDS WEST FOR 183.23 FEET;THENCE RUN SOUTH 50 DEGREES 23 MINUTES 11 SECONDS WEST FOR 236.40 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 22,042.85 SQUARE FEET OR 0.51 ACRES.

CURRENT REZONING REQUEST

PREVIOUSLY REZONED LIMITS

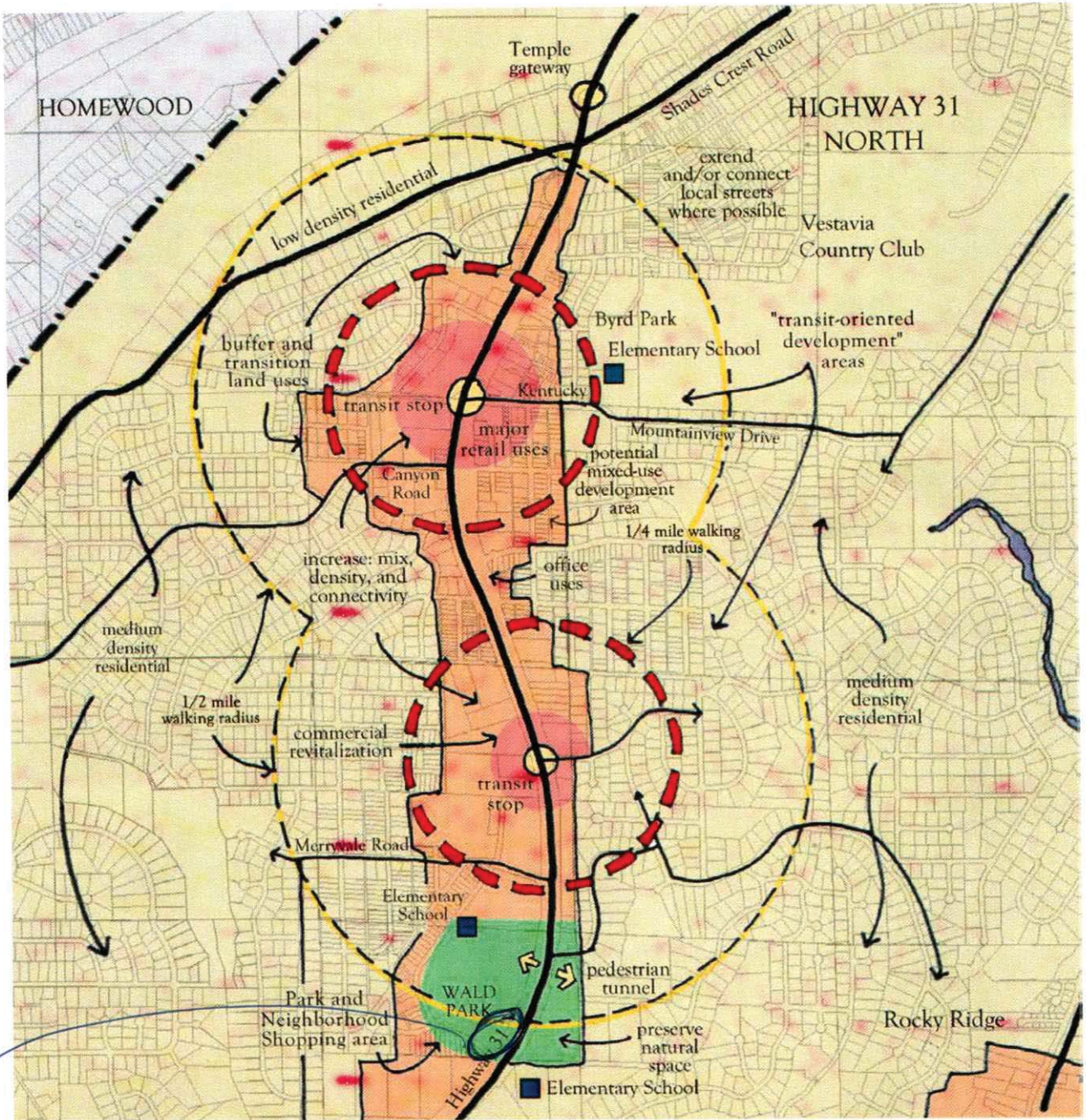




Legend  
Address\_Points

- 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\*

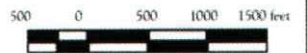




Subject Property

Figure 17: Highway 31 North  
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, recreational 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: **JUNE 14, 2018**

- **CASE: P-0618-20**
- **REQUESTED ACTION:** Rezoning From Vestavia Hills R-2 to Vestavia Hills R-4
- **ADDRESS/LOCATION:** 1557 Holly Rd.
- **APPLICANT/OWNER:** Chris Salter
- **GENERAL DISCUSSION:** Applicant is seeking to rezone 1557 Holly Rd. from R-2 to R-4 so that he may subdivide the lot into two. While there is enough land to meet the minimum square footage, the lot is not wide enough to support two lots in an R-2 zone. The two lots proposed exceed the minimum requirements for the R-4 zoning. All current easements will remain.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The request is consistent with the Comprehensive Plan for low/medium density 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:** Rezoning conditioned on final plat being approved and recorded.
  2. **City Engineer Review:** No problems noted.
  3. **City Fire Marshal Review:** No problems notes.
  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 APR 30 PM 3:16

#### 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: Chris Salter

ADDRESS: 1557 Holly Road

Birmingham, AL 35226

MAILING ADDRESS (if different from above) 109 Elyton Drive

Birmingham, AL 35242

PHONE NUMBER: Home 205-983-5626 Office 205-281-8464

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

\_\_\_\_\_

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: R-2

To: R-4

For the intended purpose of: Subdividing into two parcels  
and building single family homes on each parcel.  
(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.)**

1557 Holly Road

Birmingham, AL 35242

Property size: 353.41 feet X 234 feet. Acres: 1.15 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.

Chris Salter 4/27/18  
Owner Signature/Date

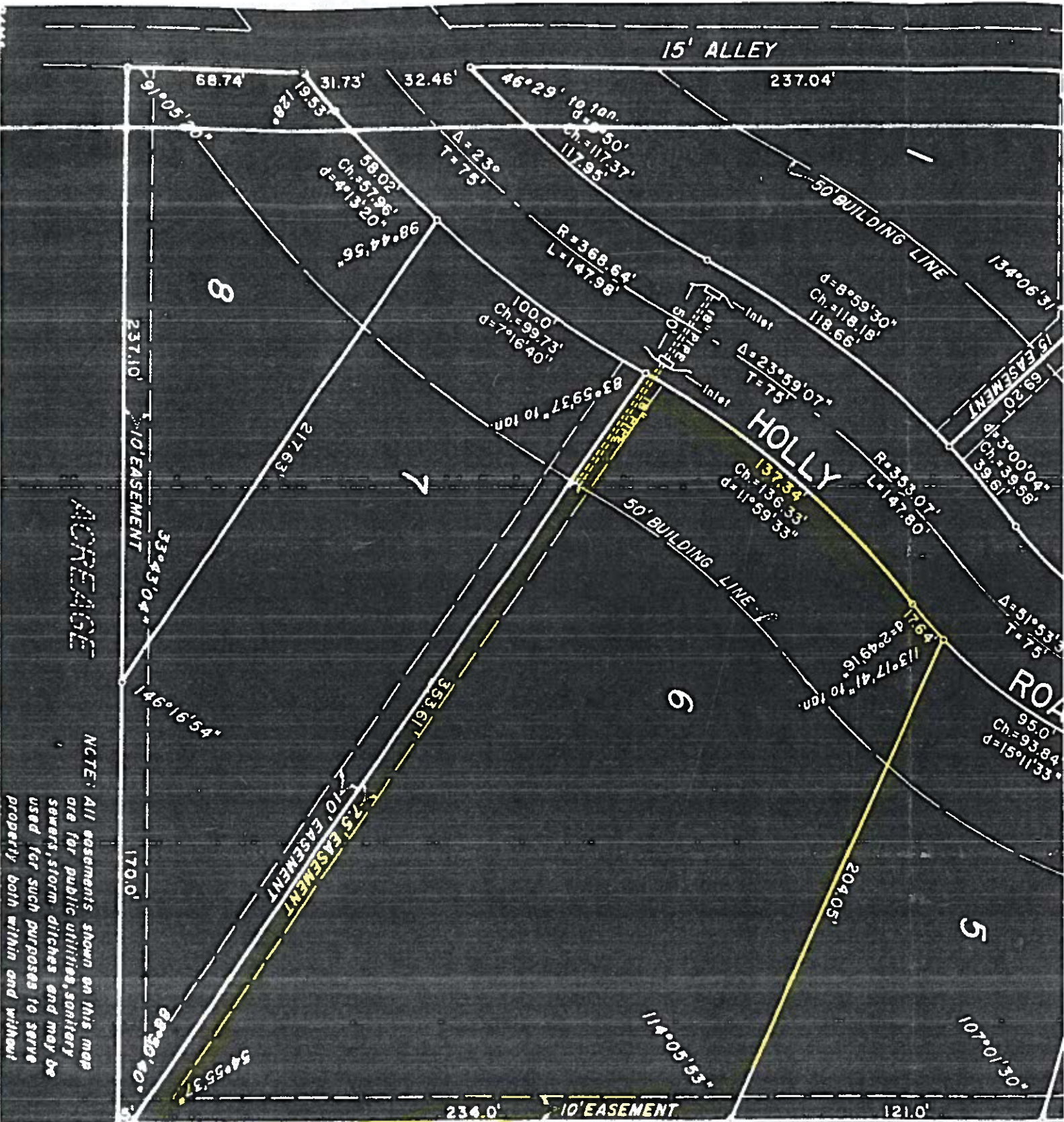
\_\_\_\_\_  
Representing Agent (if any)/date

Given under my hand and seal  
this 27<sup>th</sup> day of April, 2018.

Casey Proctor  
Notary Public  
My commission expires 9-21-19  
day of \_\_\_\_\_, 20\_\_\_\_.







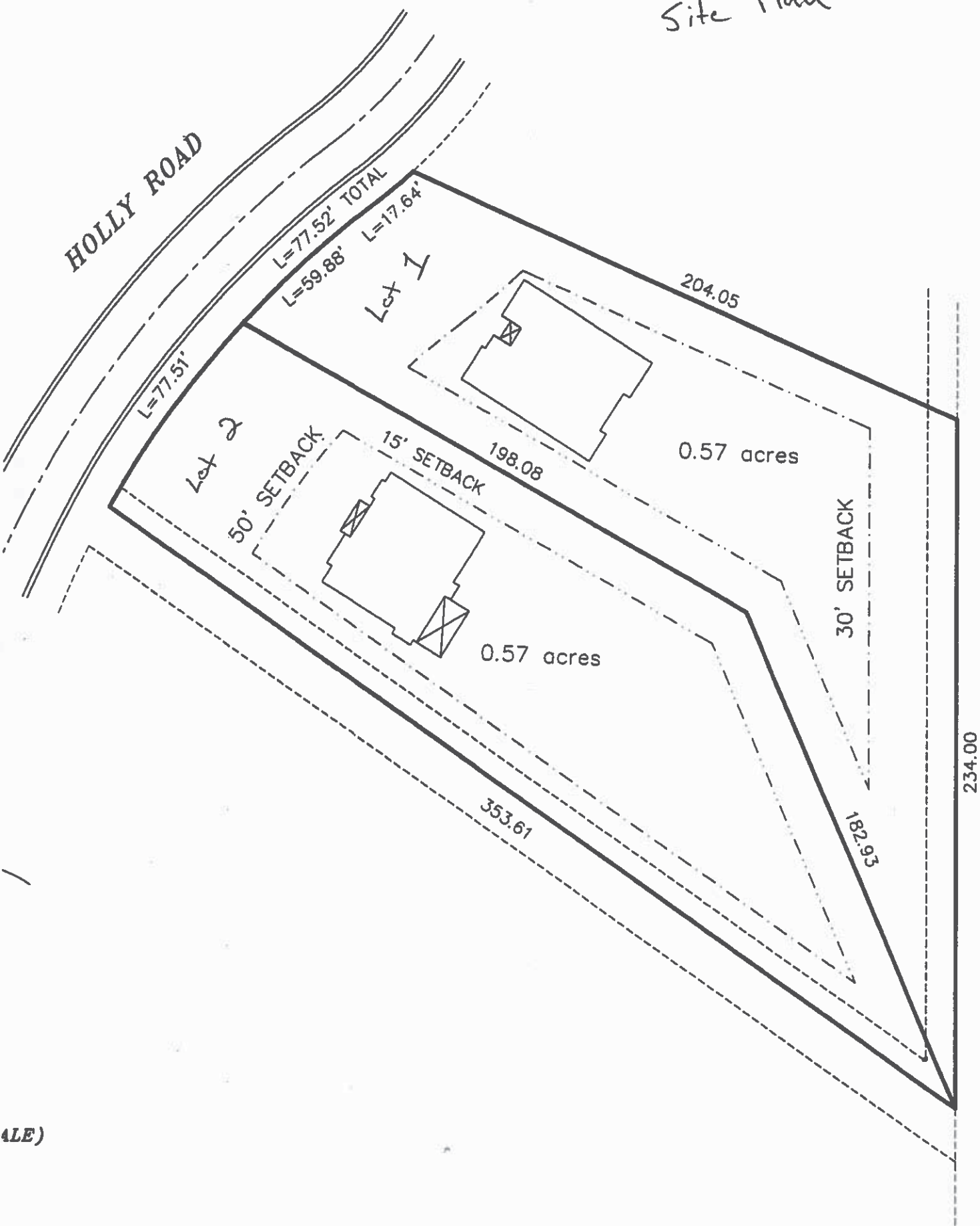
ACREAGE

NOTE: All easements shown on this map are for public utilities, sanitary sewers, storm ditches and may be used for such purposes to serve property both within and without

CRESTMONT  
MAP BOOK 39 PAGE 9

map 64 page 92  
JUN 11 4 24 PM '62  
PLANNING DEPARTMENT  
CITY OF HOUSTON  
WAS FILED ON  
map 64 page 92  
18 19 20 21

Site Plan



Legend

Address\_Points

- 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
- B-3\*
- Inst-1\*
- B-2\*
- O-1\*
- R-7
- R-4\*



Subject Property

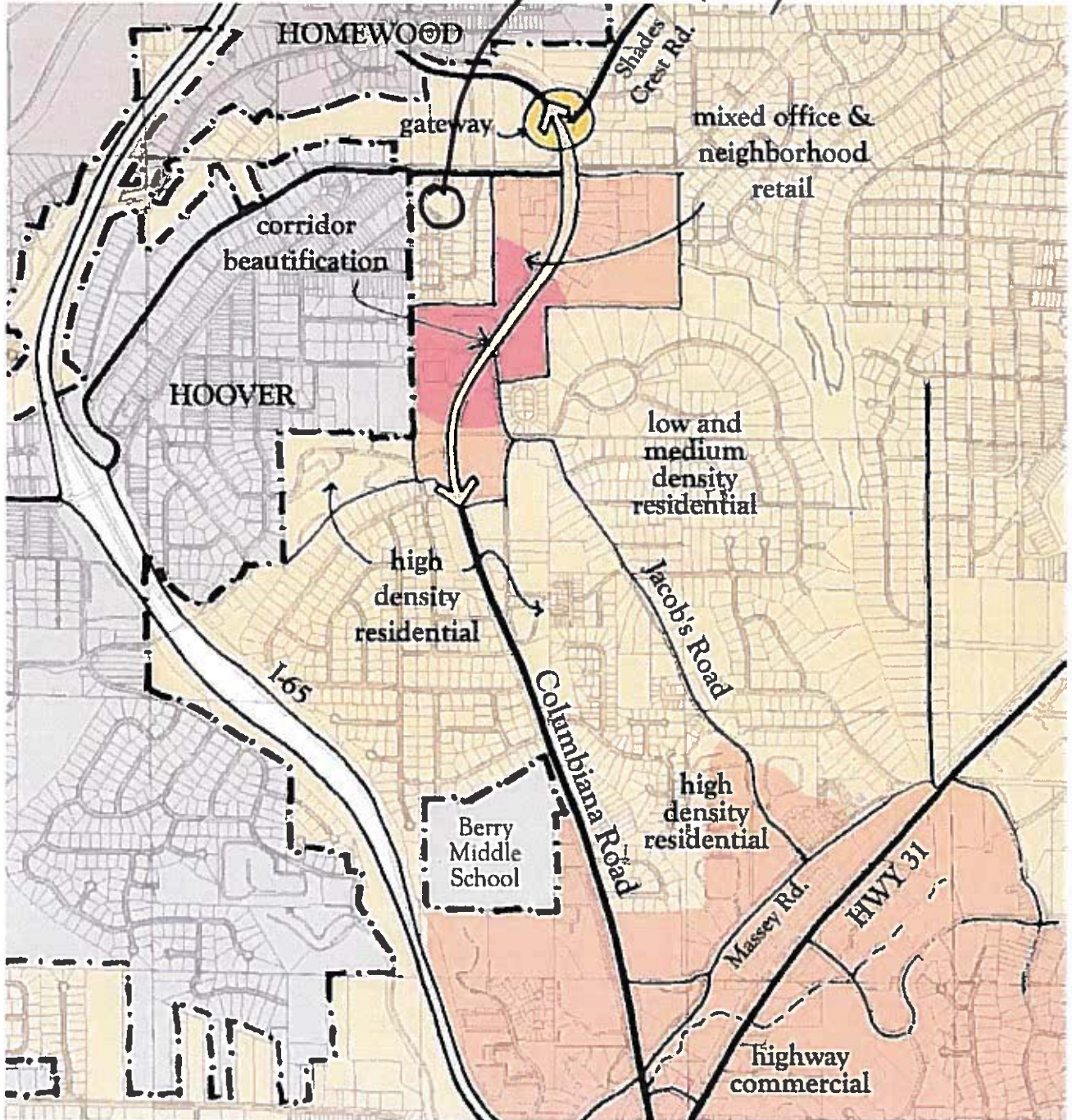


Figure 20: Columbiana Road  
Land Use Analysis

- 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.
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