

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

**AGENDA**

**MAY 11, 2017**

**6:00 P.M.**

Roll Call.

Pledge of Allegiance

Approval of Minutes: March 9, 2017

**Final Plats**

- (1) **P-0417-23** BC South, LLC Is Requesting **Final Plat Approval For Southbend Subdivision.** The Purpose For This Request Is To Create 45 Lots. The Property Is Owned By BC South, LLC and Is Zoned Vestavia Hills R-9.

**Final Plats**

(2) **Consent Agenda:**

- A. **P-0517-25** Crosshaven 6, LLC Is Requesting **Final Plat Approval For Crosshaven Center Addition To Vestavia Hills.** The Purpose For This Request Is To Combine Lots. The Property Is Owned By Crosshaven 6, LLC and Is Zoned Vestavia Hills B-1.2.
- B. **P-0517-26** ARGCO, LLC Is Requesting **Final Plat Approval For Greenhalgh Resurvey.** The Purpose For This Request Is To Resurvey Two Lots Out Of Acreage And Add An Ingree/Egress Easement. The Property Is Owned By ARGCO, LLC and Is Zoned Vestavia Hills R-3.
- C. **P-0517-27** Jon Hinds Is Requesting **Final Plat Approval For Jon Hinds' Resurvey Of Lot 3 And S 1/2 Of Lot 4, Block 3 Glass's 3<sup>rd</sup> Addition To New Merkle.** The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Jon Hinds and Is Zoned Vestavia Hills R-4.
- D. **P-0517-28** Jane M. Hinds Is Requesting **Final Plat Approval For Hinds Resurvey.** The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Jane M. Hinds and Is Zoned Vestavia Hills R-4.

**Rezoning/Conditional Use Recommendations:**

- (3) **P-0816-34** Reconsideration of June Pryor Is Requesting **Rezoning** for **3111 Pine Tree Dr.** from **Vestavia Hills R-1 and Vestavia Hills O-1** For The Purpose Of Office Development.

Time of Adjournment.

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

**MINUTES**

**APRIL 13, 2017**

**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:** Brian Wolfe, Acting Chairman  
Cheryl Cobb  
Fred Goodwin  
Deloye Burrell  
Jim Brooks  
Greg Gilchrist

**MEMBERS ABSENT:** Lyle Larson, Chairman  
Blaine House  
Rusty Weaver

**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 9, 2016 are presented for approval.

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

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Gilchrist – yes	Mr. Brooks – yes
Mrs. Cobb – yes	Mr. Wolfe – yes
Motion carried	

**Consent Agenda/Final Plats:**

- (1) **P-0417-21** Liberty Park Joint Venture, LLP Is Requesting **Preliminary Plat Approval For Readjustment Of Land Use Boundaries At Liberty Park.** The Purpose For This Request Is To Adjust Land Use Boundaries. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PUD.

Mr. Garrison explained the background and location of the request and went over the conditions staff recommended for approval.

Shawn Arterburn explained the changes to the plan.

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

**MOTION** Mr. Gilchrist made a motion to recommend approval of Preliminary Plat Approval For Readjustment Of Land Use Boundaries At Liberty Park. Second was by Mr. Burrell. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Gilchrist – yes	Mr. Brooks – yes
Mrs. Cobb – yes	Mr. Wolfe – yes
Motion carried	

**Consent Agenda/Final Plats:**

- A. **P-0417-20** Wade & Patti Burt Are Requesting **Final Plat Approval For A Resurvey of Lots 23 & 24 Altadena Park Subdivision.** The Purpose For This Request Is To Combine Lots. The Property Is Owned By Wade & Patti Burt and Is Zoned Vestavia Hills R-1.
- B. **P-0417-22** Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval For Old Overton-6<sup>th</sup> Sector Lot 120 Resurvey.** The Purpose For This Request Is To Amend Lot Lines. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

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

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Gilchrist – yes	Mr. Brooks – yes
Mrs. Cobb – yes	Mr. Wolfe – yes
Motion carried	

- C. **P-0417-23** BC South, LLC Is Requesting **Final Plat Approval** For **Southbend Subdivision**. The Purpose For This Request Is To Create 45 Lots. The Property Is Owned By BC South, LLC and Is Zoned Vestavia Hills R-9.

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

Mr. Goodwin – yes	Mr. Burrell – abstained
Mr. Gilchrist – yes	Mr. Brooks – yes
Mrs. Cobb – yes	Mr. Wolfe – yes
Motion failed.	

**Amendments To Land Use Plans:**  
**Rezoning/Conditional Use Recommendations:**

(3) **Annexation:**

- A. **P-0417-14** Jason Robinson Is Requesting **Rezoning** for **2419 Dolly Ridge Rd.** from **Jefferson County R-1 to Vestavia Hills R-2** For The Purpose Of Annexation.
- B. **P-0417-16** Charles Hunter & Stephanie Langer Are Requesting **Rezoning** for **2611 April Dr.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.
- C. **P-0417-17** Joey L. & Pamela J. Snow Are Requesting **Rezoning** for **3139 Renfro Rd.** from **Jefferson County R-1 to Vestavia Hills R-2** For The Purpose Of Annexation.
- D. **P-0417-18** Curtis T. & Lisa V. Martin Are Requesting **Rezoning** for **2696 Altadena Rd.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.
- E. **P-0417-19** Matthew & Jessica Jones Are Requesting **Rezoning** for **2470 Dolly Ridge Trl.** from **Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.

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

**MOTION** Mr. Burrell made a motion to recommend rezoning approval of 2419 Dolly Ridge Rd. from Jefferson County R-1 to Vestavia Hills R-2. Second was by Mr. Brooks. Motion was carried on a roll call; vote as follows:

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

Mr. Burrell – yes  
Mr. Brooks – yes  
Mr. Wolfe – yes

**MOTION** Mr. Gilchrist made a motion to recommend rezoning approval of 2611 April Dr. from Jefferson County E-1 to Vestavia Hills E-2. Second was by Mr. Burrell. Motion was carried on a roll call; vote as follows:

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

Mr. Burrell – yes  
Mr. Brooks – yes  
Mr. Wolfe – yes

**MOTION** Mr. Gilchrist made a motion to recommend rezoning approval of 3139 Renfro Rd. from Jefferson County R-1 to Vestavia Hills R-2. Second was by Mr. Brooks. Motion was carried on a roll call; vote as follows:

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

Mr. Burrell – yes  
Mr. Brooks – yes  
Mr. Wolfe – yes

**MOTION** Mrs. Cobb made a motion to recommend rezoning approval of 2696 Altadena Rd. from Jefferson County E-1 to Vestavia Hills E-2. Second was by Mr. Burrell. Motion was carried on a roll call; vote as follows:

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

Mr. Burrell – yes  
Mr. Brooks – yes  
Mr. Wolfe – yes

**MOTION** Mr. Gilchrist made a motion to recommend rezoning approval of 2470 Dolly Ridge Trl. from Jefferson County E-2 to Vestavia Hills R-1. Second was by Mr. Burrell. Motion was carried on a roll call; vote as follows:

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

Mr. Burrell – yes  
Mr. Brooks – yes  
Mr. Wolfe – yes

## **Rezoning/Conditional Use Recommendations:**

- (4) **P-0417-15** Sign Gypsies Over the Mountain, LLC Is Requesting **Conditional Use Approval** For A Home Occupation Located At **4249 Paxton Pl.** The Property Is Owned By Sign Gypsies Over the Mountain And Is Zoned Vestavia Hills PR-1.

Mr. Garrison explained the background and location of the request and went over the conditions staff recommended for approval.

Amber Nix stated her business sets up signs on home owners lawns for birthday's, celebration's, etc.

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

**MOTION** Mr. Gilchrist made a motion to recommend approval of Conditional Use Approval for a home based business at 4249 Paxton Pl. with the following conditions:

1. Home occupations shall be conducted only in the principal dwelling. No more than twenty-five (25) percent, up to 500 sq. ft., of the dwelling may be used for a home occupation.
2. There shall be no outdoor display or storage associated with the home occupation and no commodities shall be sold on the premises other than by phone, mail or internet. No goods shall be delivered to a purchaser on the premises.
3. No sign may be attached to the dwelling or any part of the real estate advertising any home occupation.
4. No home occupation shall be permitted if it creates noise, odors, vibrations or traffic congestion, which interferes with the residential qualities of the neighborhood insofar as health, safety, morals, convenience and general welfare are concerned.
5. In order to be a permitted home occupation, the use must be one which is habitually, customarily, and commonly established as a reasonable incidental, accessory, subordinate and secondary use. The existing dwelling shall not be enlarged to accommodate the home occupation; nor shall any accessory structure be built for the purpose of operating the home occupation.
6. No home occupation shall be permitted that requires the operation or keeping on premises of a commercial vehicle.
7. No persons other than members of the family residing on the premises shall be employed by the home occupation.

8. Home occupations shall be limited to the hours between 7:00 a.m. and 10:00 p.m.

Second was by Mr. Brooks. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes

Mr. Gilchrist – yes

Mrs. Cobb – yes

Motion carried

Mr. Burrell – yes

Mr. Brooks – yes

Mr. Wolfe – yes

Conrad Garrison, City Planner





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

Date: APRIL 13, 2017

- **CASE: P-0417-23**
- **REQUESTED ACTION:** Final Plat Approval for Southbend Subdivision
- **ADDRESS/LOCATION:** Wisteria Rd. & Rocky Ridge Rd.
- **APPLICANT/OWNER:** BC South, LLC
- **REPRESENTING AGENT:** Taylor Burton
- **GENERAL DISCUSSION:** Applicants are requesting final plat approval for the Southbend subdivision. The preliminary plat was approved by this Commission on 8/14/15. City Council approved the R-9 rezoning with the approval of Ordinance 2596 on 9/28/15.

The final plat is consistent with the preliminary plat and rezoning application.

- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The request is consistent with the Comprehensive Plan for Neighborhood, low/medium density single family development.
- **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:** Will review roadway before map is recorded.
  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  
PLANNING AND ZONING COMMISSION  
FINAL MAP APPLICATION**

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

NAME: BC South, LLC \_\_\_\_\_

ADDRESS: 3239 Lorna Road \_\_\_\_\_  
Birmingham, AL 35216 \_\_\_\_\_

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

PHONE NUMBER: Home \_\_\_\_\_ Office (205) 822-7936

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

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**III. ACTION REQUESTED**

**Final Plat Approval**

Explain reason for the request: \_\_\_\_\_

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

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

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

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**VI. ZONING/REZONING:**

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

2017 MAR 23 P 1:06

P0417-23//40-6-4-2-34, 35 & 36  
3375 Wisteria Dr./2312 & 2320  
Rocky Ridge Rd.  
Final Map for South Bend  
BC South, 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.

Taylor Burton      3/21/2017      Taylor Burton  
*Owner Signature/Date*      *Representing Agent (if any)/date*

Given under my hand and seal  
this 21<sup>st</sup> day of March, 2017.

Prince B. Pittman  
*Notary Public*

My commission expires 14<sup>th</sup>  
day of December, 2018.





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

Date: May 11, 2017

- **CASE: P-0517-25**
- **REQUESTED ACTION:** Final Plat Approval for For Crosshaven Center Addition To Vestavia Hills
- **ADDRESS/LOCATION:** Crosshaven & Ridgley Dr.
- **APPLICANT/OWNER:** Crosshaven 6, LLC
- **REPRESNTING AGENT:**
- **GENERAL DISCUSSION:** Applicant is seeking to resurvey 6 lots into 2 in accordance with development plans for nursery and restaurant. Rear easement will remain but building lines will be removed. Lots meet all requirements of B-1.2 zoning.
- **CHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Community Plan for mixed use development.
- **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 issues.
  2. **City Engineer Review:** I have reviewed the application and have no issues with this request.
  3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
  4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

P0517-25//28-22-1-9-14  
3200 Ridgely Dr., 4117  
Crosshaven Dr.  
Final Map to combine 6 lots into 2  
Crosshaven 6, LLC

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

2011  
APR 11  
P 1:44

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

NAME: Crosshaven 6 LLC  
ADDRESS: 370 Summit Blvd  
Birmingham AL 35243

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

PHONE NUMBER: Home \_\_\_\_\_ Office 337-1764

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

**III. ACTION REQUESTED**

Final Plat Approval

Explain reason for the request: Replat 6 lots into 2. New Commercial Developm

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

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

3200 Ridgely Dr, 4117; 4113; 4109; 4105; 4101 Crosshaven Dr

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

**VI. ZONING/REZONING:**

The above described property is presently zoned: B1.2

P0517-25//28-22-1-9-14

3200 Ridgely Dr., 4117

Crosshaven Dr.

Final Map to combine 6 lots into 2

Crosshaven 6, 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.



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

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

Given under my hand and seal  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

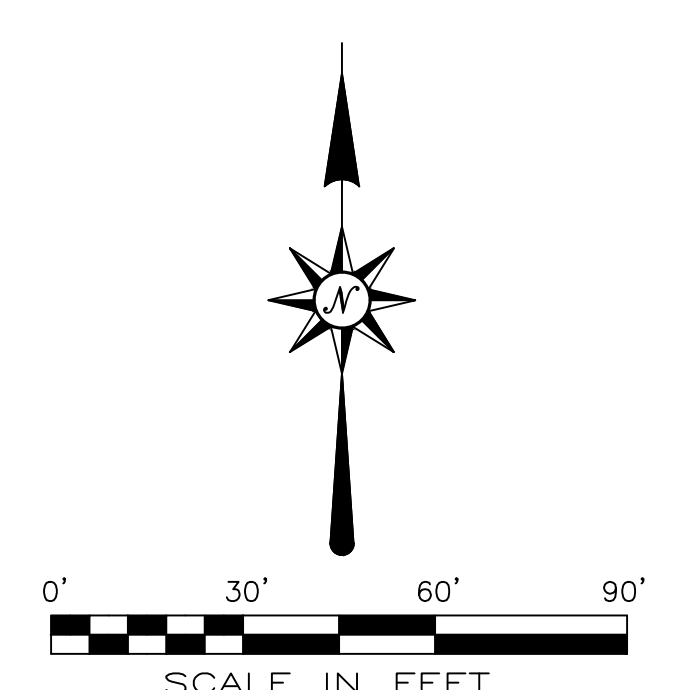
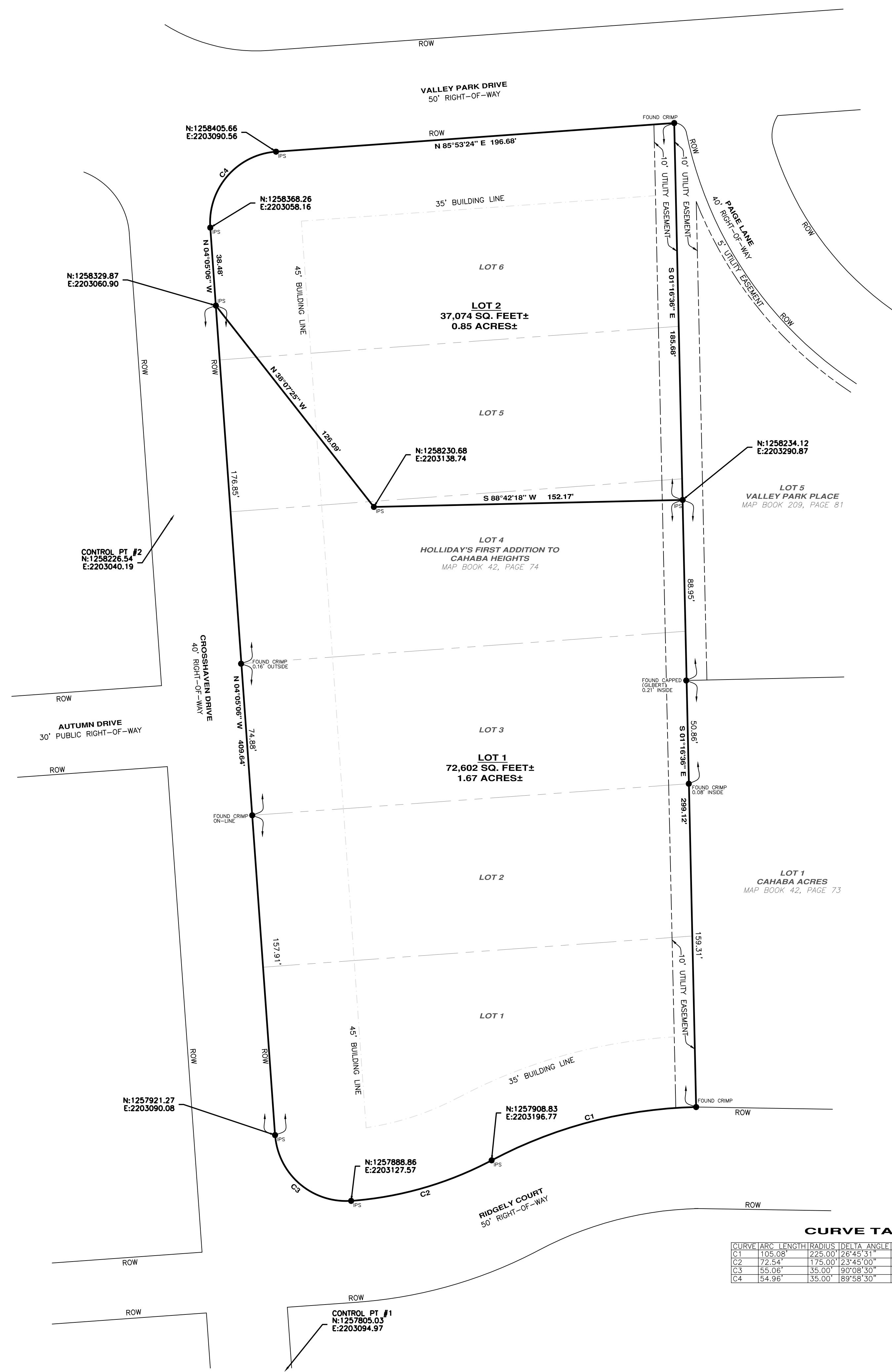
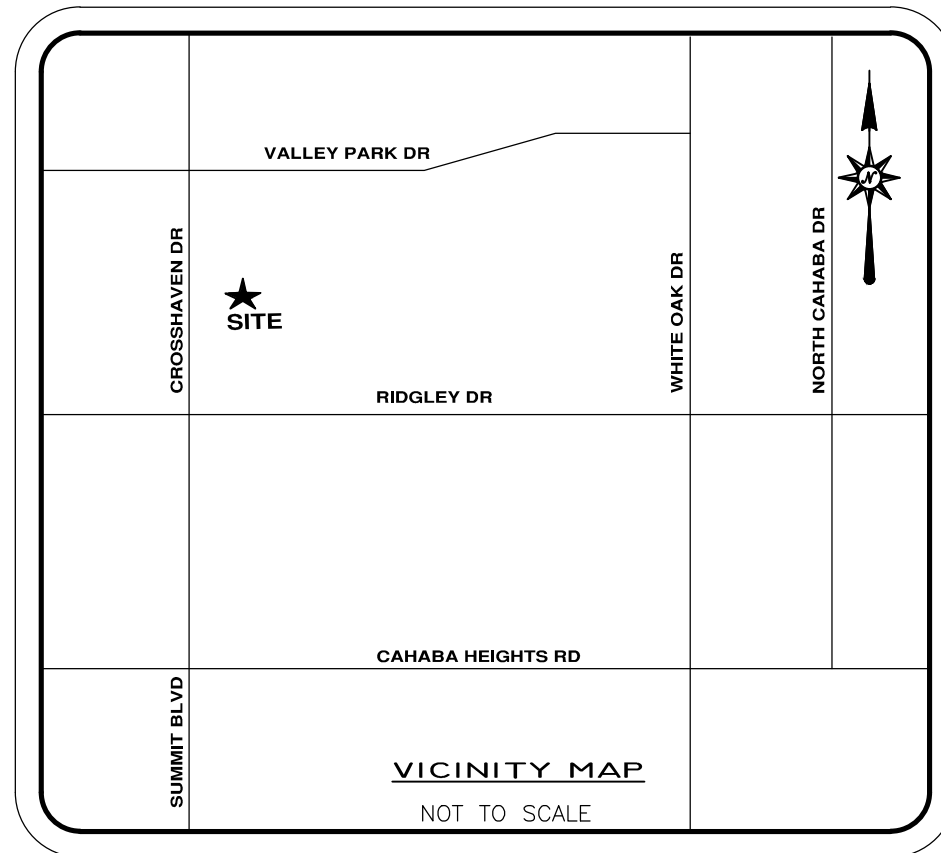
\_\_\_\_\_  
*Notary Public*

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

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**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	105.08'	225.00'	26°45'31"	S 75°24'09" W	104.13'
C2	122.54'	175.00'	13°34'50"	S 2°15'34" W	72.00'
C3	155.06'	135.00'	30°08'30"	N 49°09'21" W	49.56'
C4	154.96'	135.00'	89°58'30"	N 40°54'09" E	49.49'

NOTE: ALL EASEMENTS SHOWN HEREON ARE EXISTING EASEMENTS. NO NEW EASEMENTS ARE CREATED BY THIS MAP.

**STATE OF ALABAMA  
JEFFERSON COUNTY**

The undersigned, Derek S. Meadows, a registered Professional Land Surveyor, and , hereby certify that this plat or map was made pursuant to a survey made by said Surveyor and that said and this plat or map were made at the instance of said Owner: James Taylor Pursell, III, that this plat or map is a true and correct map of lands shown therein and known as Crosshaven Center, Addition to Vestavia Hills, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot, showing the streets, alleys, and public grounds: giving the length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey; and that iron pins have been installed at all lot corners and curve points as shown and designated by small, solid circles on said plat or map. Said Owner also certifies that he is the owner of said lands and that the same are subject to a mortgage by ServisFirst.

Derek S. Meadows, PLS Ala. Reg. No. 29996  
GONZALEZ - STRENGTH & ASSOCIATES, INC.

Owner: James Taylor Pursell, III Date \_\_\_\_\_  
Designated Officer for ServisFirst Date \_\_\_\_\_

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, \_\_\_\_\_, a Notary Public in and for said county in said state, hereby certify that Derek S. Meadows, whose name is signed to the foregoing certificate as Surveyor and who is known to me, acknowledged before me on this date that, after having been duly informed of the contents of said certificate, he executed the same voluntarily as such individual with full authority therefor.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

Notary Public \_\_\_\_\_ My commission expires: \_\_\_\_\_

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James Taylor Pursell, III whose name is signed to the foregoing certificate as owners, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he, as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

Notary Public \_\_\_\_\_ My commission expires: \_\_\_\_\_

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that \_\_\_\_\_ whose name is signed to the foregoing certificate as the Designated Officer for ServisFirst, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he, as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

Notary Public \_\_\_\_\_ My commission expires: \_\_\_\_\_

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

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

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

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

Environmental Services Department Approval indicates that easements have been dedicated for future Jefferson County sanitary sewers however this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right-of-Way or any change in any right of way or easement boundaries after this date may void this approval.

Director Jefferson County Environmental Services

**CROSSHAVEN CENTER  
ADDITION TO VESTAVIA HILLS**

BEING A RESURVEY LOTS 1, 2, 3, 4, 5 AND 6 ACCORDING TO THE HOLLIDAY'S FIRST ADDITION TO CAHABA HEIGHTS AS RECORDED IN MAP BOOK 42, PAGE 74 IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA, BEING SITUATED IN SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2 WEST JEFFERSON COUNTY, ALABAMA

Prepared for:  
James Taylor Pursell, III

Prepared by:

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
ENGINEERING, LAND PLANNING, & SURVEYING  
2176 PARKWAY LAKE DRIVE  
HOOVER, ALABAMA 35244  
PHONE: (205) 942-2486  
FAX: (205) 942-3033  
Gonzalez-Strength.com

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JANUARY, 2017 JOB #28647

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

Date: May 11, 2017

- **CASE: P-0517-26**
- **REQUESTED ACTION:** Final Plat Approval for Greenhalgh Resurvey
- **ADDRESS/LOCATION:** 3148 & 3152 Cahaba Heights Rd.
- **APPLICANT/OWNER:** ARGCO, LLC
- **REPRESENTING AGENT:** Frank Paduch
- **GENERAL DISCUSSION:** Applicant is seeking to resurvey two lots that were previously defined as acreage parcels and add a 20' ingress/egress easement for future commercial development. Both lots are zoned B-3 and meet the minimum requirements for that zone.
- **CHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Community Plan for mixed use development.
- **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 issues.
  2. **City Engineer Review:** I have reviewed the application and have no issues with this request.
  3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
  4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

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

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

NAME: ARGCO LLC

ADDRESS: ~~3148~~ 3148 CAHABA HEIGHTS RD

MAILING ADDRESS (if different from above) 3144 CAHABA HEIGHTS RD

PHONE NUMBER: Home 205-369-396 Office \_\_\_\_\_

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT:  
FRANK RADUCCI, PRES KFP

**III. ACTION REQUESTED**

Final Plat Approval

Explain reason for the request: To RESURVEY TO SHOW COMMON  
OWNERSHIP / EGRESS

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

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

3148 + 3152 CAHABA HEIGHTS RD

VESTAVIA HILLS, AL 35243

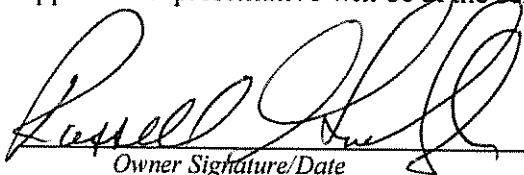
Property size: 280 feet X 200 feet. Acres: \_\_\_\_\_

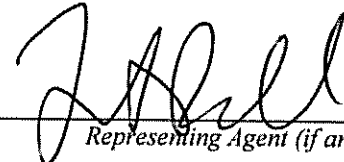
**VI. ZONING/REZONING:**

The above described property is presently zoned: B3

**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 26 day of April, 2017.

  
\_\_\_\_\_  
Notary Public

My commission expires 21st  
day of September, 2020.

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LEGEND

- SQ. FT.....SQUARE FEET
- AC.....ACRES
- +/-.....MORE OR LESS
- Δ.....DELTA ANGLE
- ∠.....DEFLECTION ANGLE
- T.....TANGENT
- R.....RADIUS
- CH.....CHORD
- L.....LENGTH
- ESMT.....EASEMENT
- EX.....EXISTING
- M.B.....MAP BOOK
- PG.....PAGE
- FND.....FOUND
- ROW.....RIGHT-OF-WAY
- O.....REBAR SET
- MIN.....MINIMUM
- C.....CENTERLINE
- D.B.....DEED BOOK
- .....NOT TO SCALE

# GREENHALGH RESURVEY

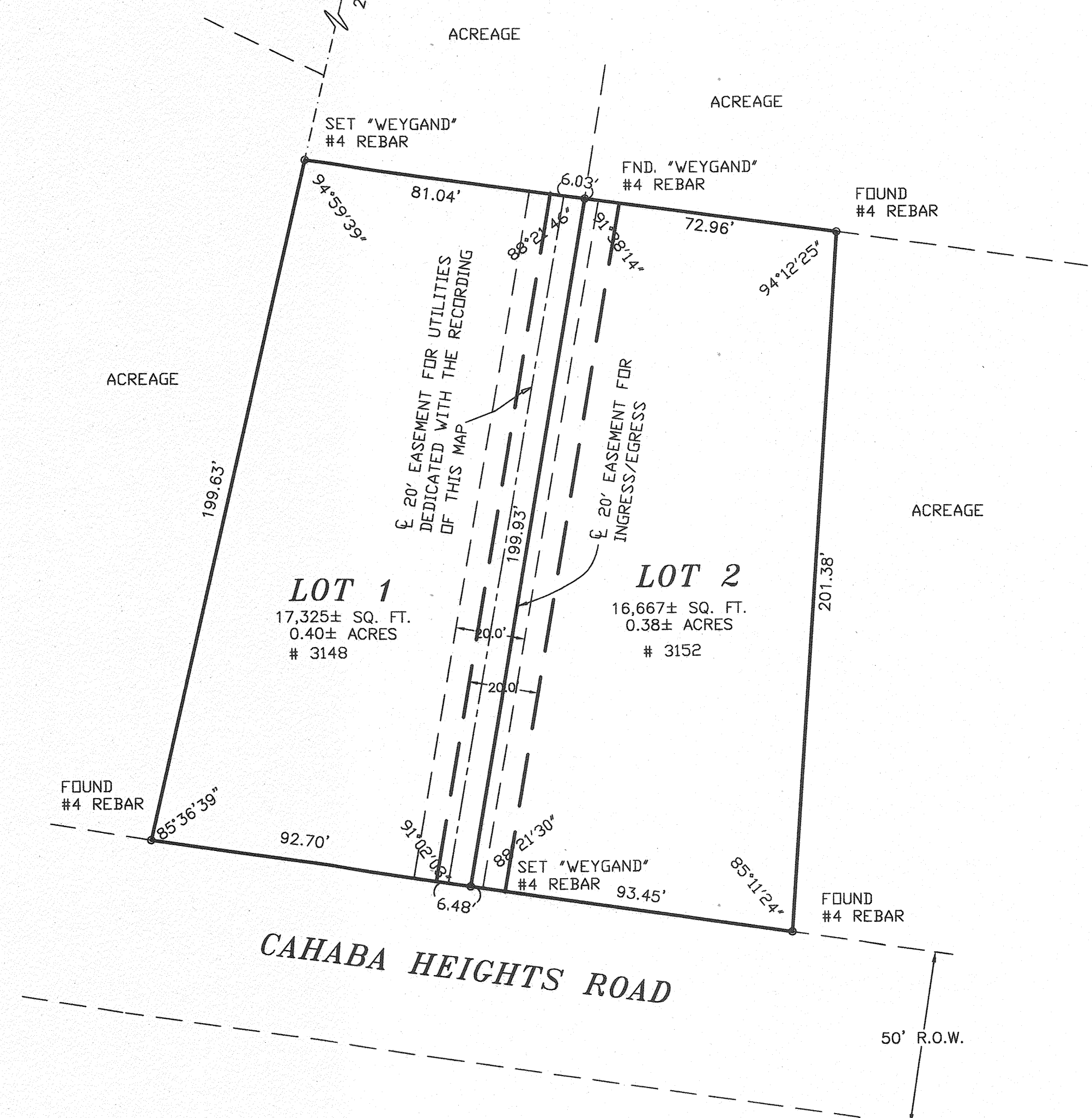
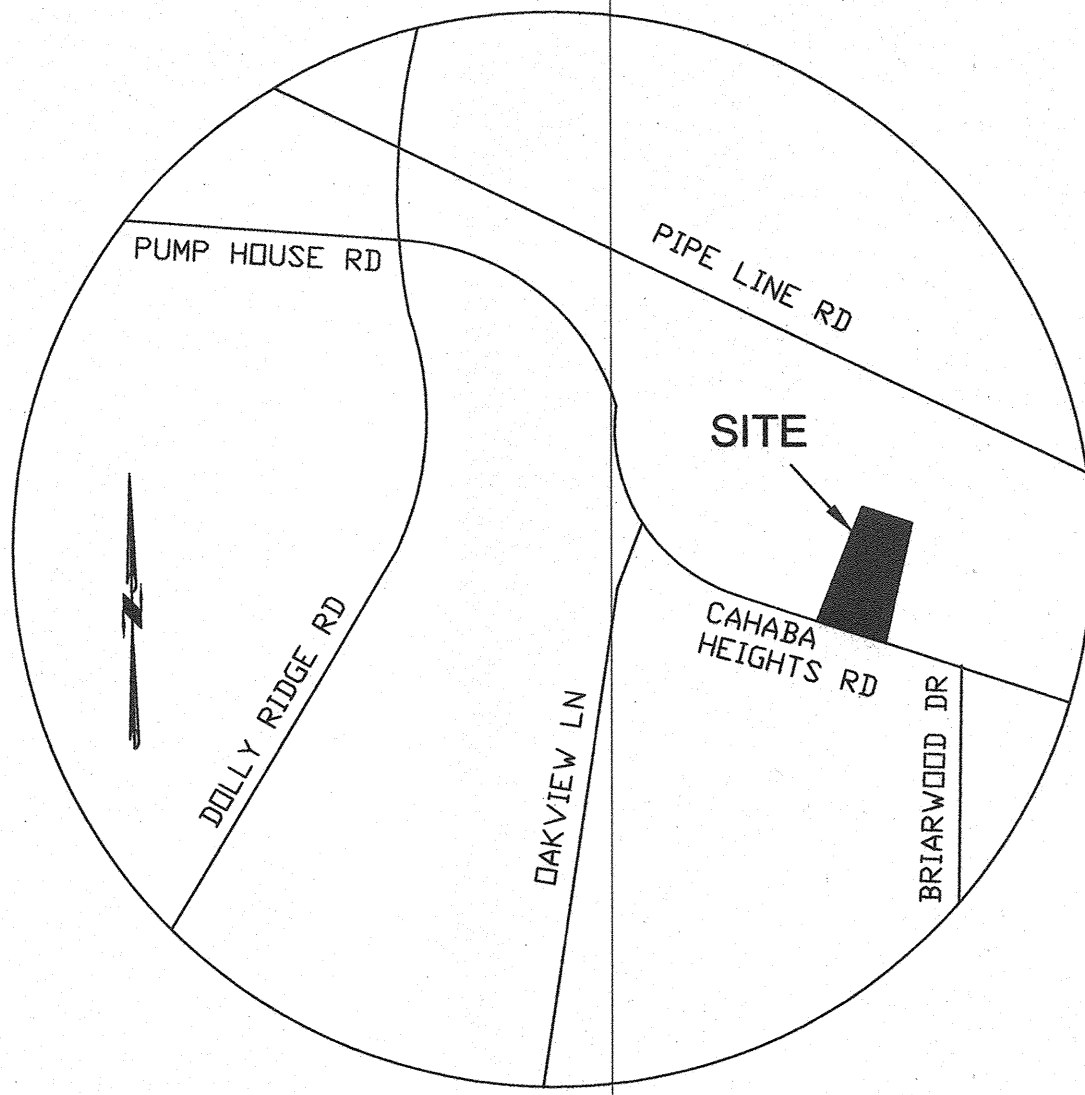
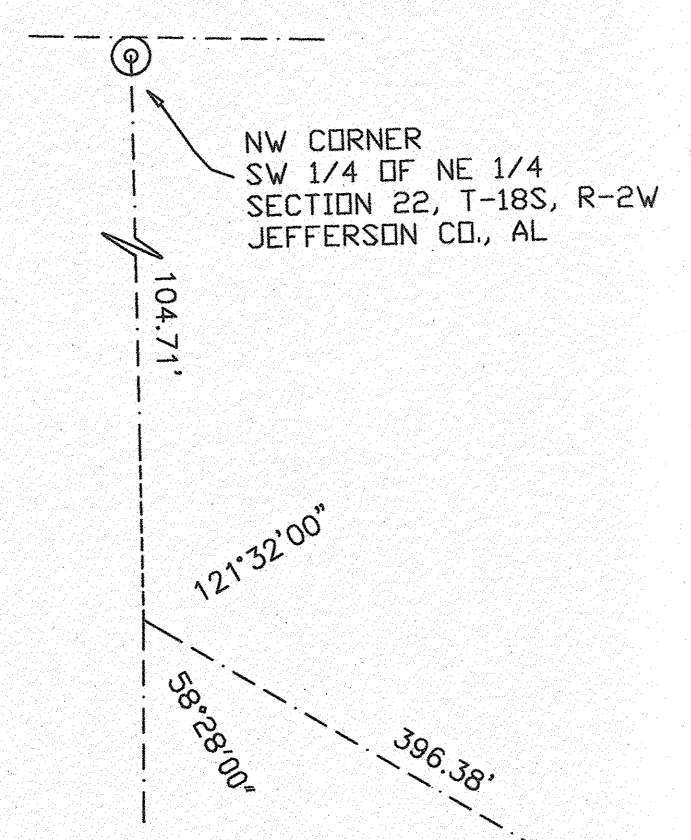
BEING A RESURVEY OF 3148 AS RECORDED IN DEED BOOK 67, PAGE 740 AND 3152 CAHABA HEIGHTS ROAD AS RECORDED IN DEED BOOK 200503, PAGE 6637 BOTH IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

SITUATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2 WEST JEFFERSON COUNTY, ALABAMA

SCALE: 1"=20'

DATE: APRIL 2017

WEYGAND SURVEYORS, INC.  
Ray Weygand, Reg. L.S. #24973  
169 Oxmoor Road, Homewood, AL 35209  
Phone: (205) 942-0086 Fax: (205) 942-0087



State of Alabama)  
Jefferson County)

We, the undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and ARGCO, LLC and G&S Vest Properties, LLC, Owners, do hereby certify that the foregoing is a true and correct map or plat of GREENHALGH RESURVEY showing the number and dimensions of each lot and its angles with the width of each street, avenue and other public ways and showing the relation of the land to the government survey, and that iron pins have been set at each corner of all lots, and that same is not subject to any mortgage. I, Ray Weygand, hereby state 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.

IN WITNESS WHEREOF, we have hereunto set our hands, this 21 day of April, 2017.

By: *Ray Weygand*  
Ray Weygand  
Reg. L.S. #24973

By: *Adam Greenhalgh*  
Adam Greenhalgh - Owner  
ARGCO, LLC - Owner

By: *Russell Greenhalgh*  
Russell Greenhalgh - Member  
G&S Vest Properties, LLC - Owner

State of Alabama)  
Jefferson County)

I, *Jamie J. Neely*, Notary Public in and for said county and state, do hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Land Surveyor, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 21<sup>st</sup> day of April, 2017.

By: *Jamie J. Neely*  
Notary Public - My Commission Expires: 7-7-18

State of Alabama)  
Jefferson County)

I, *Bonnie E. Howard*, a Notary Public in and for said County and State, do hereby certify that Adam Greenhalgh, whose name is signed to the foregoing certificate as Member of ARGCO, LLC, Owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 21<sup>st</sup> day of April, 2017.

By: *Bonnie E. Howard* 9/21/2020  
Notary Public - My Commission Expires:

State of Alabama)  
Jefferson County)

I, *Bonnie E. Howard*, a Notary Public in and for said County and State, do hereby certify that Russell Greenhalgh, whose name is signed to the foregoing certificate as Member of G&S Vest Properties, LLC, Owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 21<sup>st</sup> day of April, 2017.

By: *Bonnie E. Howard* 9/21/2020  
Notary Public - My Commission Expires:

APPROVED: \_\_\_\_\_  
City Engineer

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

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

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

APPROVED: \_\_\_\_\_  
Manager and City Clerk

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

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

APPROVED: \_\_\_\_\_  
Jefferson County Environmental Services

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

NOTES:  
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED).

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING AND FOR SOIL CONDITIONS. THIS ENGINEER/SURVEYOR IS NOT RESPONSIBLE FOR EITHER.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAINS, DITCHES, GRADING OR OTHER MEANS TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

**NOTE:**

**THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0578H, DATED SEPTEMBER 3, 2010.**



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

Date: May 11, 2017

- **CASE: P-0517-27**
- **REQUESTED ACTION:** Final Plat Approval for Jon Hinds' Resurvey Of Lot 3 And S 1/2 Of Lot 4, Block 3 Glass's 3rd Addition To New Merkle
- **ADDRESS/LOCATION:** 3794 Poe Dr.
- **APPLICANT/OWNER:** Jon Hinds
- **REPRESENTING AGENT:**
- **GENERAL DISCUSSION:** Applicant is seeking to resurvey lot so that building permits may be obtained for home renovation.
- **CHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Community Plan for 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:** No issues.
  2. **City Engineer Review:** I have reviewed the application and have no issues with this request.
  3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
  4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

VESTAVIA HILLS  
PLANNING AND ZONING COMMISSION  
FINAL MAP APPLICATION

II. APPLICANT INFORMATION: (owner of property)

NAME: Jon Hinds

ADDRESS: 3794 Poe Dr.

Vestavia Hills, AL 35223

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

PHONE NUMBER: Home 222-7233 Office 643-7233

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

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: resurvey 1 1/2 lots into one.

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

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

Lot 3 + South 1/2 of Lot 4, Block 3 Glass's 3<sup>rd</sup>  
addition to Newmerkle 3794 Poe Dr.

Property size: 90 feet X 144 feet. Acres: \_\_\_\_\_

VI. ZONING/REZONING:

The above described property is presently zoned: R 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.

Jon Hinds 18/4/17  
Owner Signature/Date

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

Given under my hand and seal  
this 18<sup>th</sup> day of April, 2017.

Starr L. Curbic  
Notary Public

My commission expires 4<sup>th</sup>  
day of March, 2019.

APR 18 2017



P-0517-27//28-15-1-012-6.000

3794 Poe Drive

Final Map

Jon Hinds

R-4

# JON HINDS' RESURVEY OF LOT 3 AND S 1/2 OF LOT 4, BLOCK 3 GLASS'S 3RD ADDITION TO NEW MERKLE (AS RECORDED IN MAP BOOK 29, PG 35)

PURPOSE  
TO COMBINE LOT 5 AND THE S 1/2 OF LOT 4 INTO 1 RESIDENTIAL LOT

APPLICANT  
JON HINDS  
3794 POE DRIVE  
JEFFERSON COUNTY, ALABAMA

OWNER  
JON HINDS  
3794 POE DRIVE  
JEFFERSON COUNTY, ALABAMA

LEGAL PANEL NO. CONTROLLING DEED: OVERVIEW ZONE "Y"

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND SHOWING HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL REQUIREMENTS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF ALABAMA IN THIS RESPECT.

STATE OF ALABAMA  
JEFFERSON COUNTY

STATE OF ALABAMA  
JEFFERSON COUNTY

The undersigned, Jon Hinds, Surveyor, and Jon Hinds, as Owner, hereby certify that this plat or map was prepared by a survey made by said Surveyor and this plat or map was made at the residence of said Jon Hinds, RESURVEY OF LOT 3 AND S 1/2 OF LOT 4, BLOCK 3 GLASS'S 3RD ADDITION TO NEW MERKLE, showing the subdivisions into which it is proposed to divide said block, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys, and public places and easements of record and the location of each lot and the location of the center of the Government Survey, and that said plat has been located and established at all its corners and points as shown and described by said same sections on said plat or map. Said owner indicates streets, alleys and public places as shown on said plat or map.

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Surveyor, do hereby certify that each block, whose name is shown in the title hereof, is a block as defined in the Act of the Legislature of the State of Alabama, and that the same have been located and established at all their corners and points as shown and described by said sections in each case and with authority derived from under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Surveyor, do hereby certify that this plat or map was prepared by a survey made by said Surveyor and this plat or map was made at the residence of said Jon Hinds, RESURVEY OF LOT 3 AND S 1/2 OF LOT 4, BLOCK 3 GLASS'S 3RD ADDITION TO NEW MERKLE, showing the subdivisions into which it is proposed to divide said block, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys, and public places and easements of record and the location of each lot and the location of the center of the Government Survey, and that said plat has been located and established at all its corners and points as shown and described by said same sections on said plat or map. Said owner indicates streets, alleys and public places as shown on said plat or map.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

STATE OF ALABAMA  
JEFFERSON COUNTY

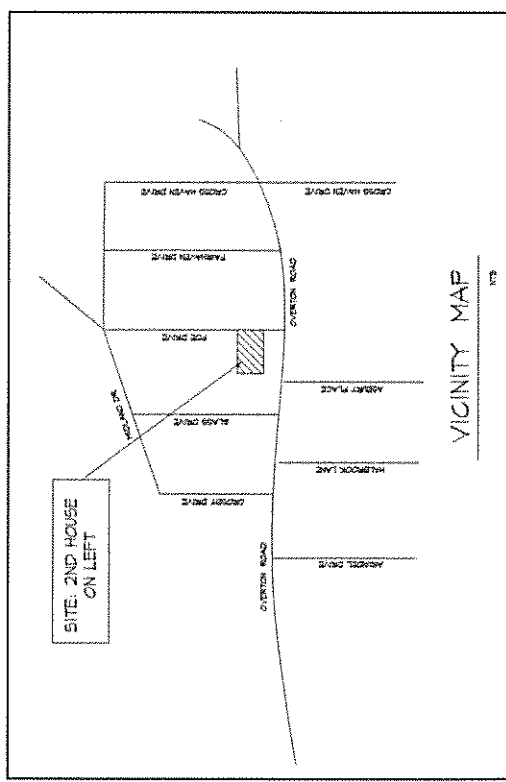
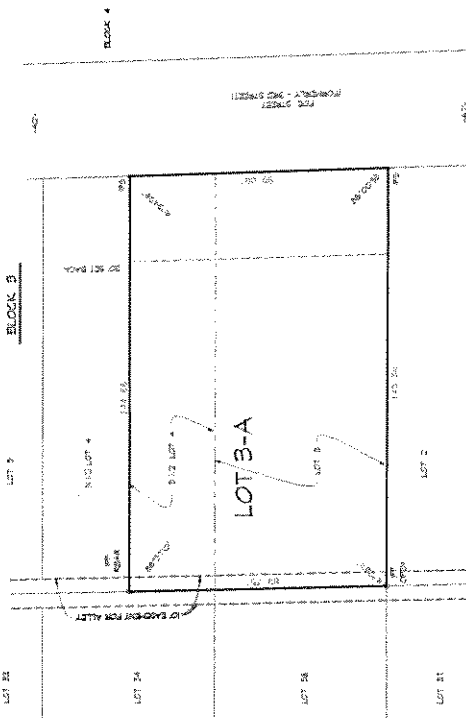
STATE OF ALABAMA  
JEFFERSON COUNTY

APPROVED:

CITY CLERK, JEFFERSON COUNTY, ALABAMA

APPROVED:

JEFFERSON COUNTY ENVIRONMENTAL SERVICES



JON HINDS  
RESURVEY

HAGER COMPANY, INC

10/17/17

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

Date: May 11, 2017

- **CASE:** P-0517-28
- **REQUESTED ACTION:** Final Plat Approval for Hinds Resurvey
- **ADDRESS/LOCATION:** 3128 Midland Dr.
- **APPLICANT/OWNER:** Jane Hinds
- **REPRESNTING AGENT:**
- **GENERAL DISCUSSION:** Applicant is seeking to resurvey lot so that building permits may be obtained for home renovation.
- **CHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Community Plan for 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:** No issues.
  2. **City Engineer Review:** I have reviewed the application and have no issues with this request.
  3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
  4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

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

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

NAME: Jane M. Hinds

ADDRESS: 3128 Midland Dr.

Vestavia Al. 35223

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

PHONE NUMBER: Home 205-381-<sup>0578</sup>~~35~~ Office \_\_\_\_\_

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

**III. ACTION REQUESTED**

Final Plat Approval

Explain reason for the request: Resurvey

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

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

\_\_\_\_\_  
\_\_\_\_\_

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

**VI. ZONING/REZONING:**

The above described property is presently zoned: R-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.

Jane M. Hinds 4.25.17  
Owner Signature/Date

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

Given under my hand and seal  
this 25<sup>th</sup> day of April, 2017.

Starr L. Burbic  
Notary Public

My commission expires 4<sup>th</sup>  
day of March, 2019.

---

- LEGEND
- SQ. FT.....SQUARE FEET
  - AC.....ACRES
  - +/-.....MORE OR LESS
  - Δ.....DELTA ANGLE
  - d.....DEFLECTION ANGLE
  - T.....TANGENT
  - R.....RADIUS
  - CH.....CHORD
  - L.....LENGTH
  - ESMT.....EASEMENT
  - EX.....EXISTING
  - M.B.....MAP BOOK
  - PG.....PAGE
  - FND.....FOUND
  - ROW.....RIGHT-OF-WAY
  - O.....REBAR SET
  - MIN.....MINIMUM
  - C.....CENTERLINE
  - D.B.....DEED BOOK
  - ↯.....NOT TO SCALE

# HINDS RESURVEY

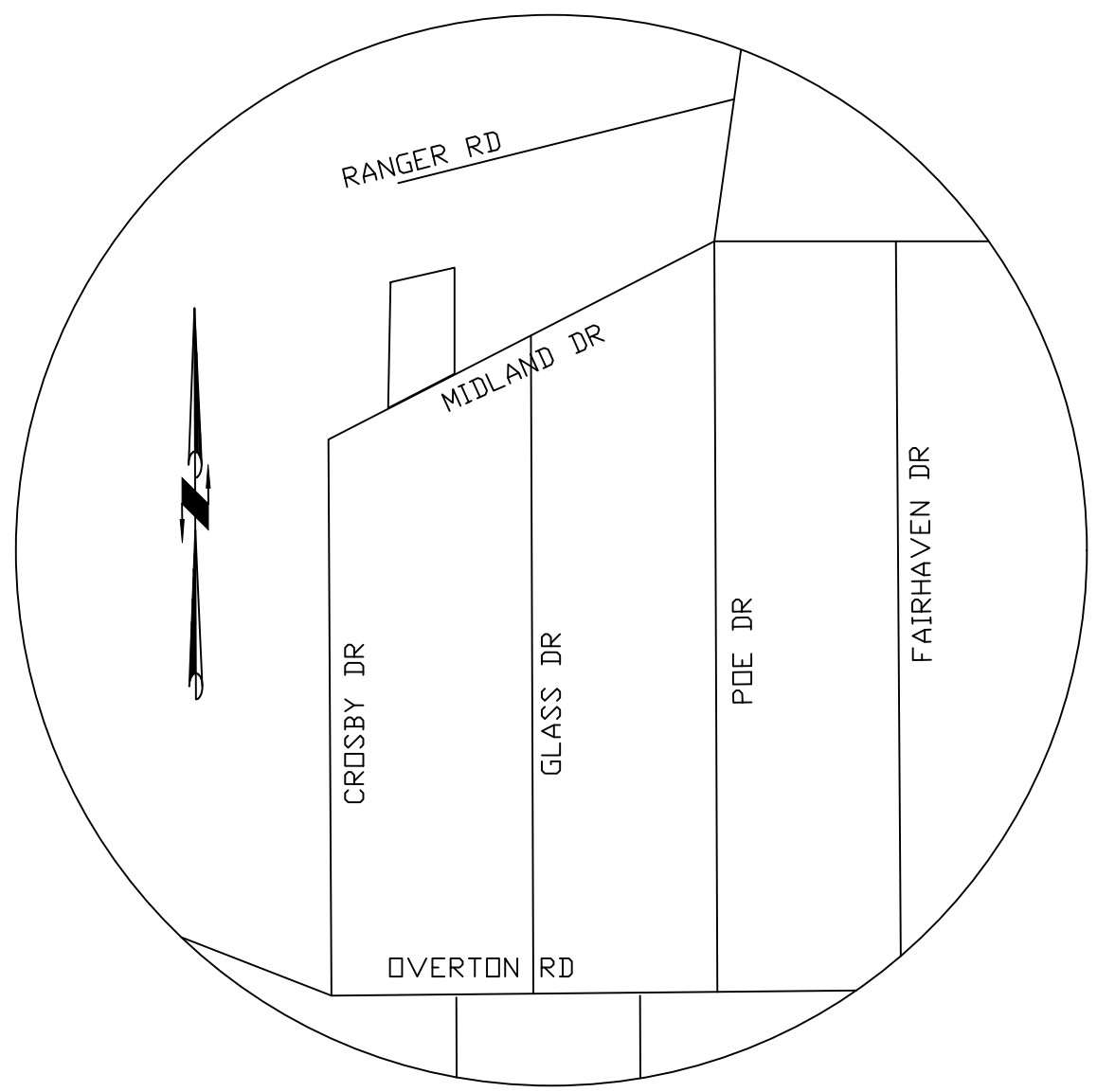
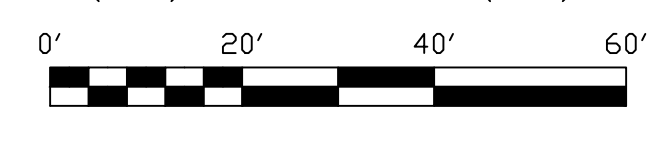
BEING A RESURVET OF LOT 9 AND PART OF LOT 8, BLOCK 5 OF GLASS'S 3RD ADDITION TO NEW MERKLE AS RECORDED IN MAP BOOK 29, PAGE 35, IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

DATE: APRIL 2017

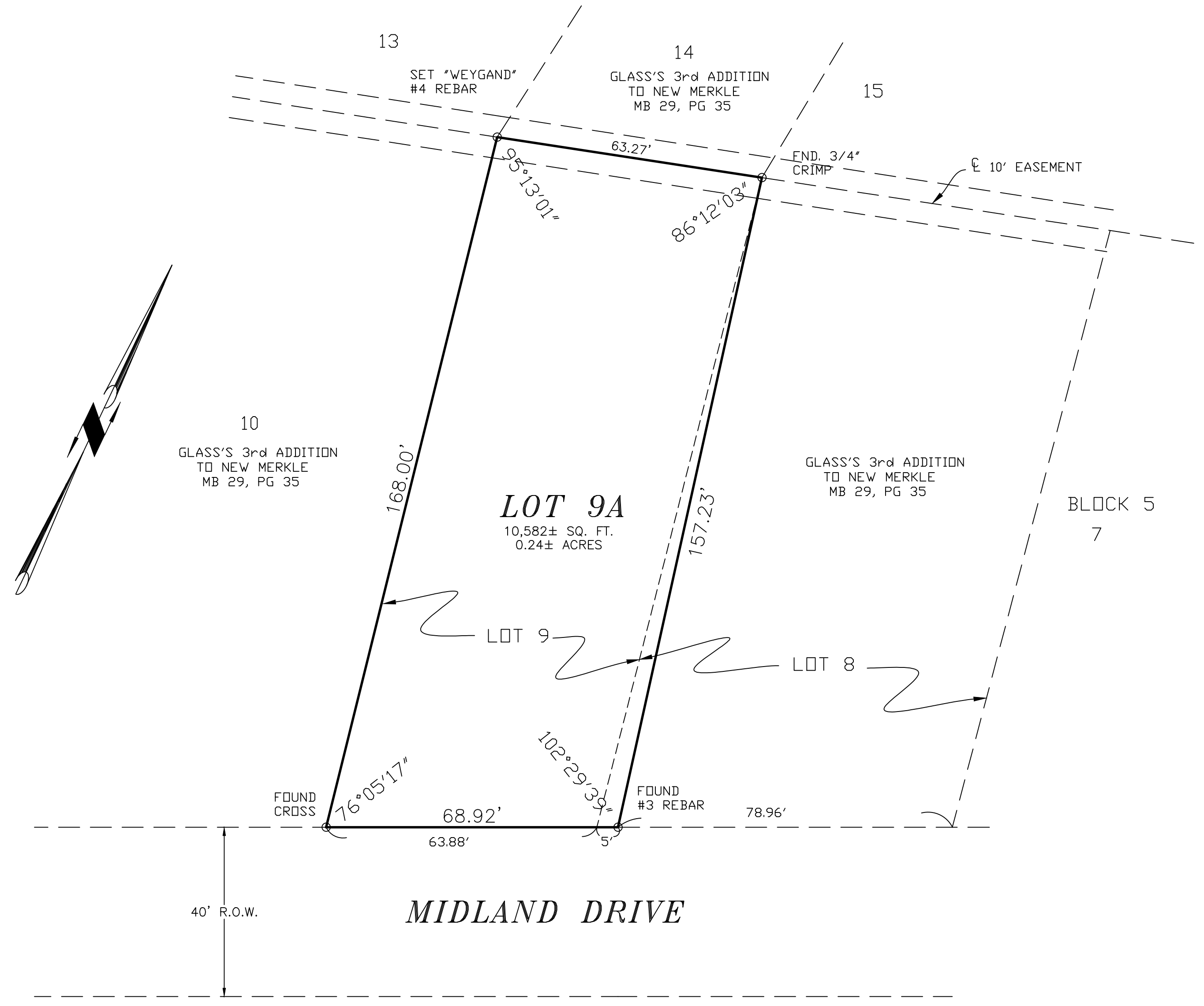
SCALE: 1"=20'

SITUATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 2 WEST JEFFERSON COUNTY, ALABAMA

WEYGAND SURVEYORS, INC.  
 Ray Weygand, Reg. L.S. #24973  
 169 Oxmoor Road, Homewood, AL 35209  
 Phone: (205) 942-0086 Fax: (205) 942-0087



VICINITY MAP  
N.T.S.



State of Alabama)  
Jefferson County)

We, the undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Jane M. Hinds, Owner, do hereby certify that the foregoing is a true and correct map or plat of HINDS RESURVEY showing the number and dimensions of each lot and its angles with the width of each street, avenue and other public ways and showing the relation of the land to the government survey, and that iron pins have been set at each corner of all lots, and that same is not subject to any mortgage. I, Ray Weygand, hereby state 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.

IN WITNESS WHEREOF, we have hereunto set our hands, this \_\_\_\_ day of \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
 Ray Weygand  
 Reg. L.S. #24973

By: \_\_\_\_\_  
 Jane M. Hinds - Owner

State of Alabama)  
Jefferson County)

I, \_\_\_\_\_, Notary Public in and for said county and state, do hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Land Surveyor, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2017.

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

State of Alabama)  
Jefferson County)

I, \_\_\_\_\_, a Notary Public in and for said County and State, do hereby certify that Jane M. Hinds, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, she executed same voluntarily and with full authority therefor.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2017.

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

APPROVED: \_\_\_\_\_  
 City Engineer

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

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

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

APPROVED: \_\_\_\_\_  
 Manager and City Clerk

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

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

APPROVED: \_\_\_\_\_  
 Jefferson County Environmental Services

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

NOTES:  
 ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED).

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING AND FOR SOIL CONDITIONS. THIS ENGINEER/SURVEYOR IS NOT RESPONSIBLE FOR EITHER.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAINS, DITCHES, GRADING OR OTHER MEANS TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

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NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

**NOTE:**  
**THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0576G, DATED SEPTEMBER 29, 2006.**

**ORDINANCE NUMBER 2689**

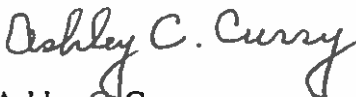
**AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM VESTAVIA HILLS R-1 TO VESTAVIA HILLS O-1.**

**BE IT ORDAINED** by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Vestavia Hills R-1 (residential district) to Vestavia Hills O-1 (office district):

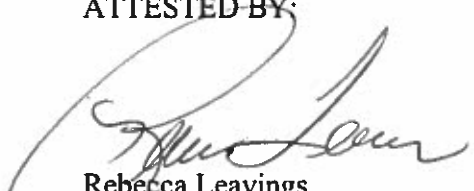
3118 Pine Tree Drive  
Lots 38 & 39, Topfield Subdivision  
June Pryor, Owner(s)

**BE IT FURTHER ORDAINED** that said rezoning is conditioned up on the development being developed substantially as presented in attached drawings.

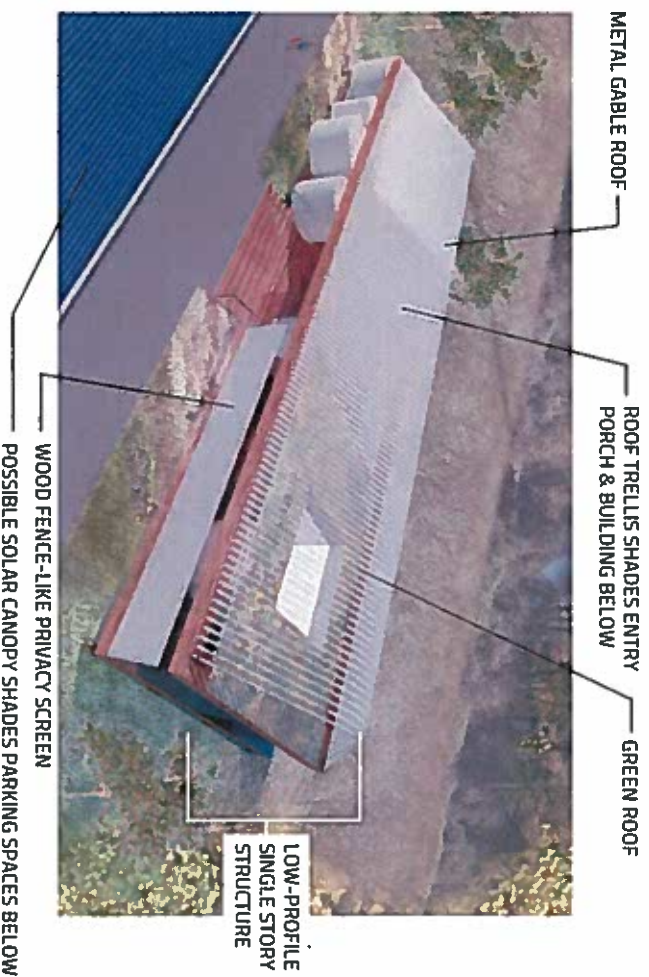
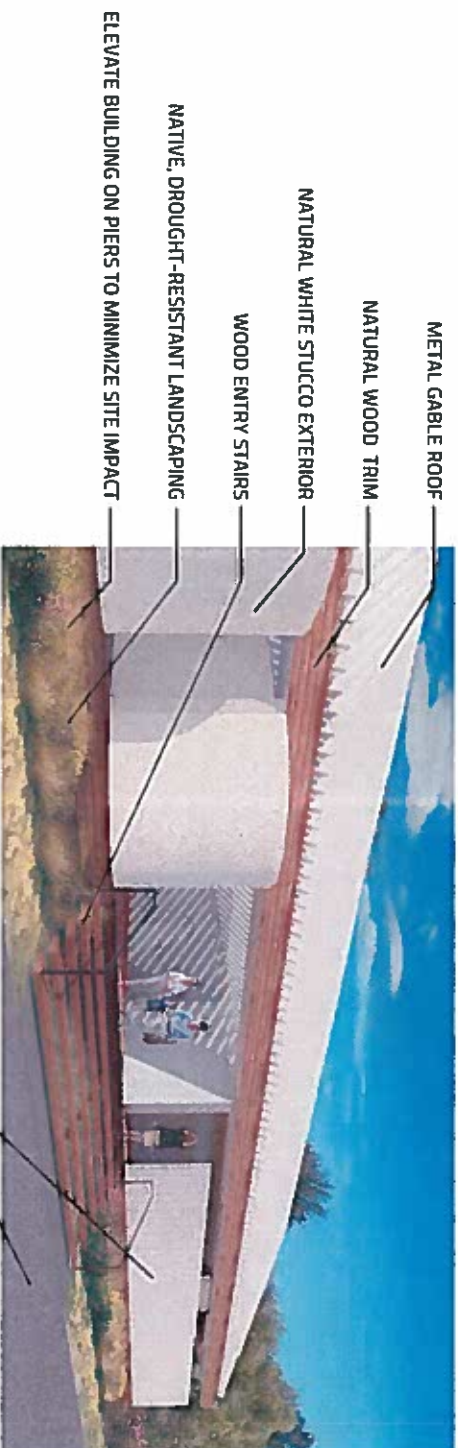
**APPROVED and ADOPTED** this the 28<sup>th</sup> day of December, 2016.

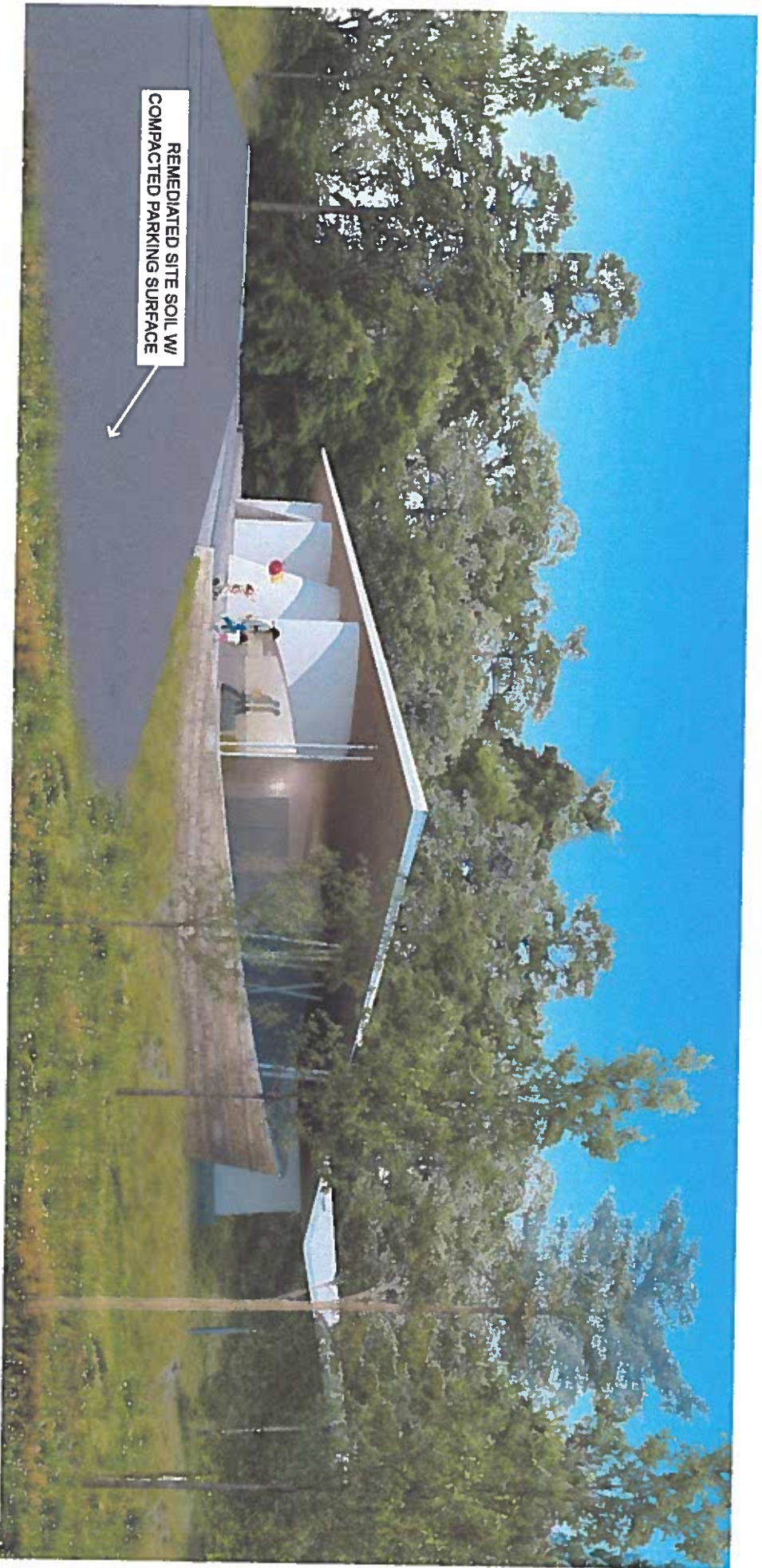
  
Ashley C. Curry  
Mayor

ATTESTED BY:

  
Rebecca Leavings  
City Clerk

# RESIDENTIAL ARCHITECTURAL DESIGN STRATEGIES





REMEDIATED SITE SOIL W/  
COMPACTED PARKING SURFACE



+

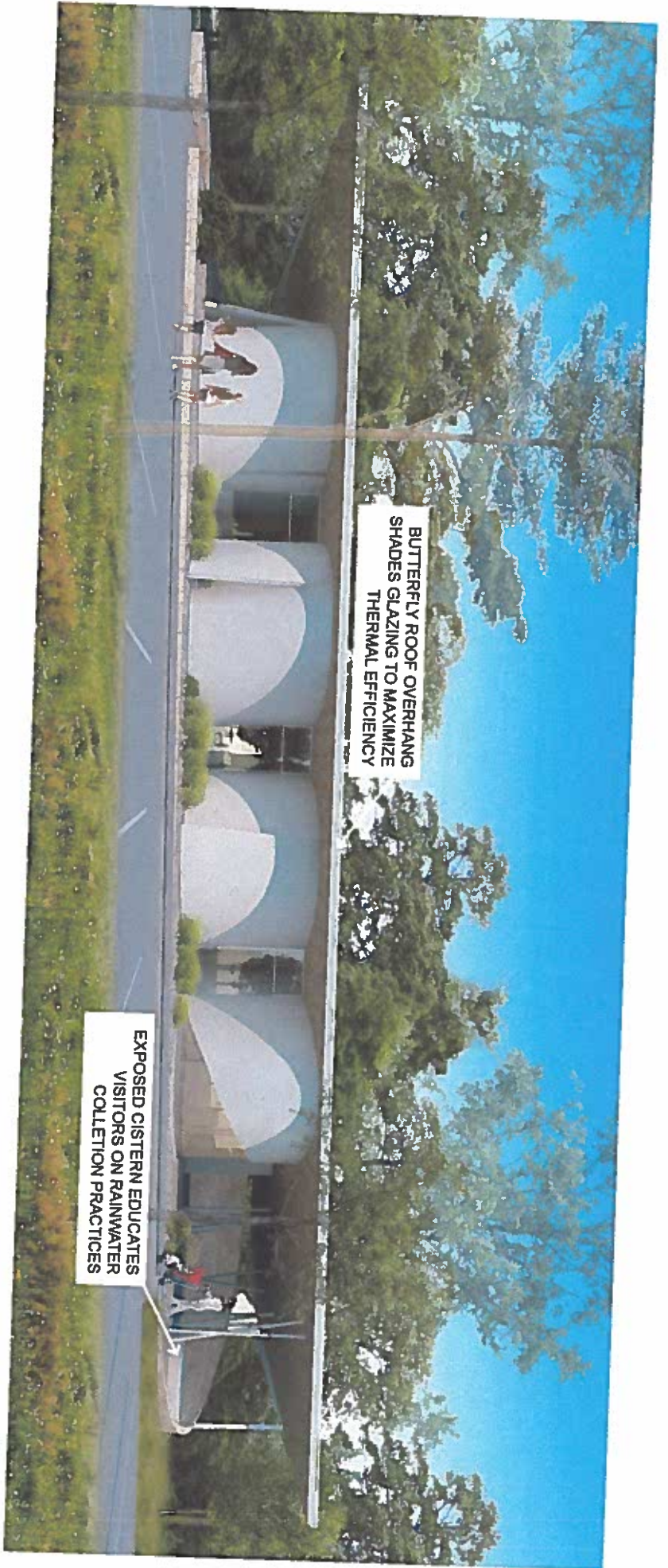






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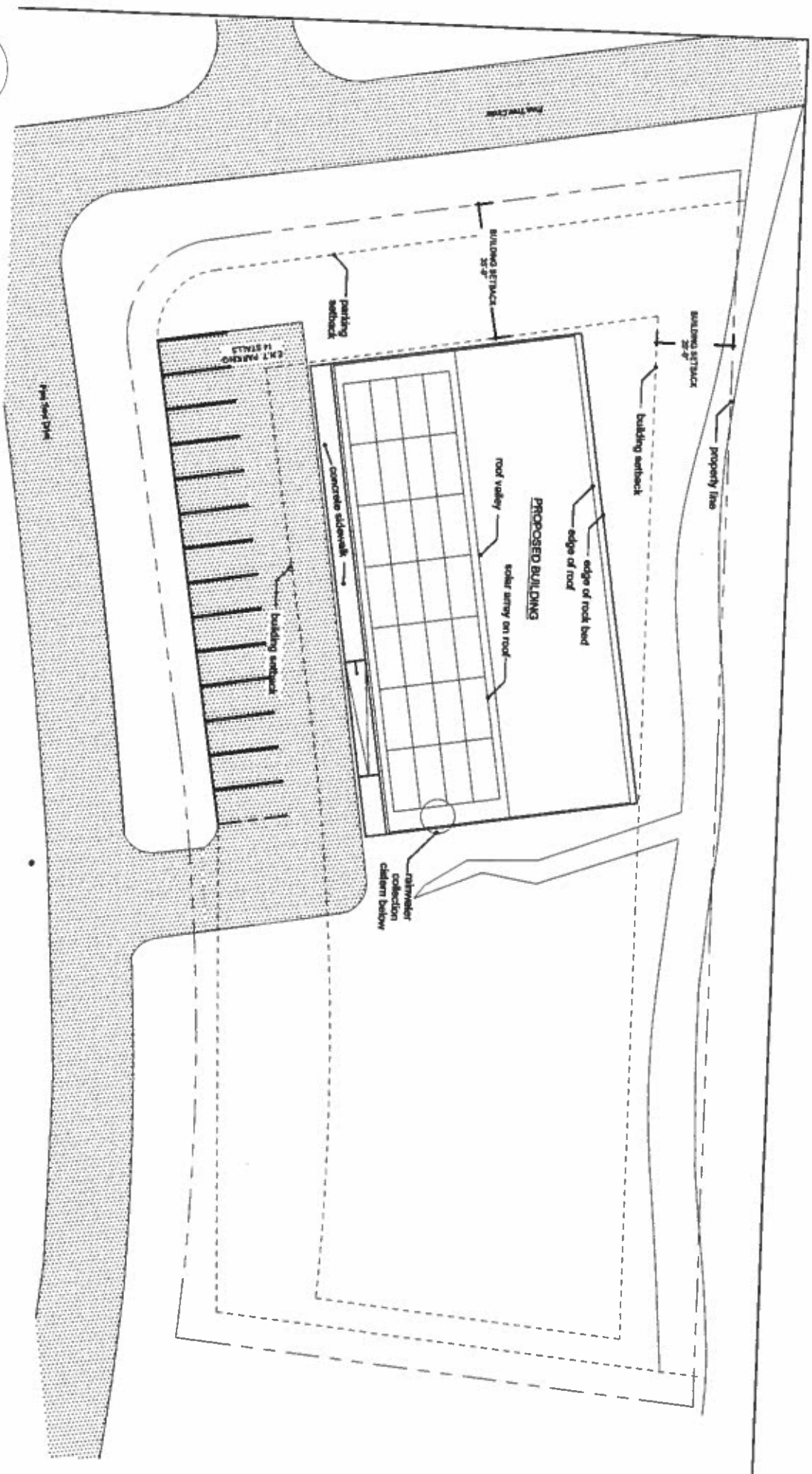


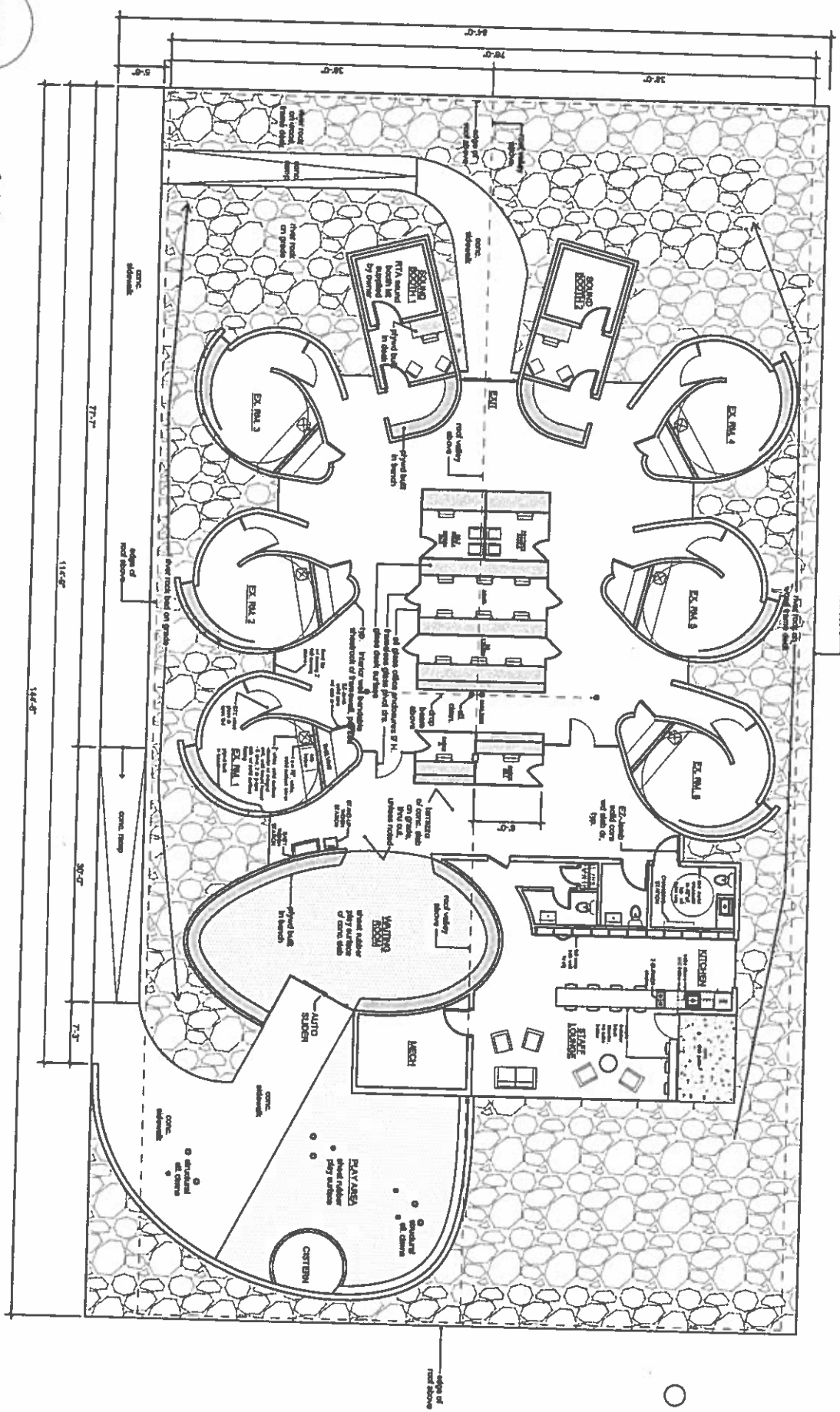


**BUTTERFLY ROOF OVERHANG  
SHADES GLAZING TO MAXIMIZE  
THERMAL EFFICIENCY**

**EXPOSED CISTERN EDUCATES  
VISITORS ON RAINWATER  
COLLECTION PRACTICES**







# SYS-TAINABLE BUILDING GOALS | PAGE 1

## WATER MANAGEMENT



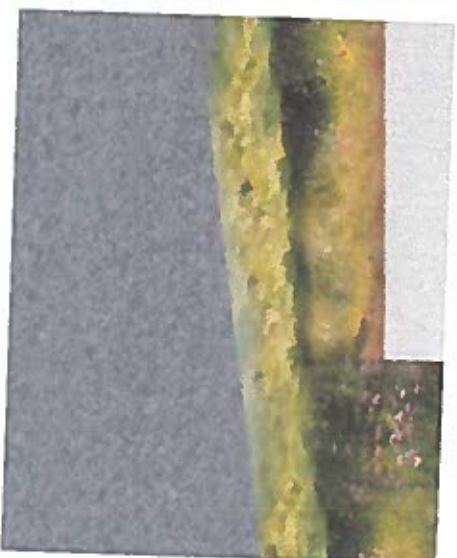
**WATER CATCHMENT CISTERN**

Water that is collected from the butterfly roof is presented to the public in the form of a sculptural "fountain" that funnels water into an underground system. This method celebrates water retention and engages visitors in a fun, dynamic way

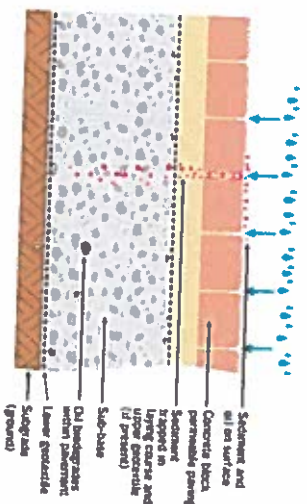


**RAIN GARDEN & NATURAL CREEK EDGE NATIVE PLANTINGS**

The existing spring on site is planted with native species and displayed to the public, exemplifying the beauty of natural water systems. Raingardens are used to handle overflow from the water catchment system.



**PERMEABLE PARKING SURFACE**

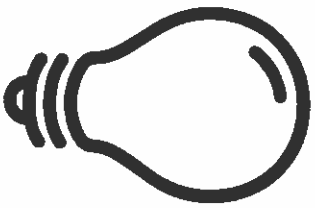


# SYS-TAINABLE BUILDING GOALS | PAGE 2

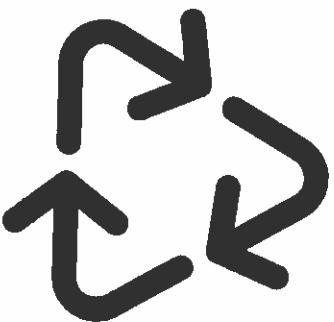
## HIGH-EFFICIENCY SYSTEMS



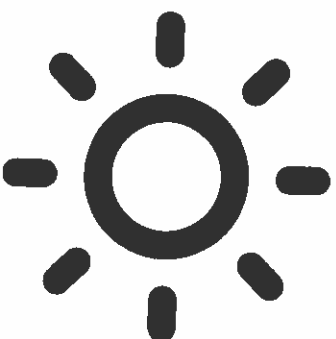
25 KW SOLAR CAR CANOPY CAPTURES SOLAR ENERGY, WHILE SIMULTANEOUSLY SHADING PARKING SPACES BELOW. THAT'S ENOUGH ENERGY TO POWER 2.5 AVERAGE AMERICAN HOMES



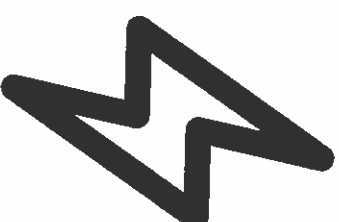
HIGH-EFFICIENCY LIGHTING FIXTURES REDUCE ENERGY CONSUMPTION OF BUILDING



RECYCLED & RENEWABLE MATERIALS REDUCE IMPACT ON LANDFILL DURING CONSTRUCTION & LIFETIME OF BUILDING



UTILIZING NATURAL LIGHT TO ILLUMINATE INTERIOR SPACES REDUCES NEED FOR ARTIFICIAL LIGHTING, ULTIMATELY REDUCING ENERGY CONSUMPTION



HIGH-EFFICIENCY MECHANICAL EQUIPMENT FOR VENTILATION, HEATING, COOLING AND MORE. REDUCES CARBON FOOTPRINT OF BUILDING



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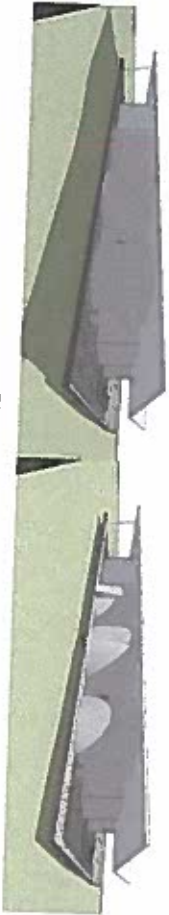
**SUMMER SOLSTICE**

**9 AM**

**3 PM**



**FRONT FACADE**



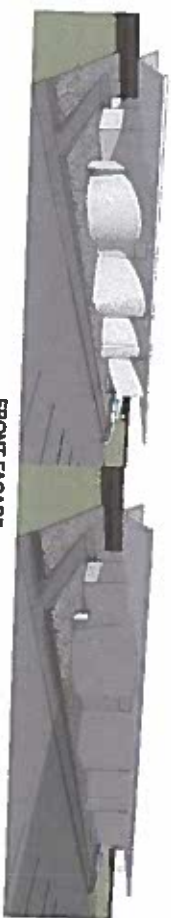
**REAR FACADE**

**IN ORDER TO MINIMIZE THE NEED FOR AIR CONDITIONING IN THE SUMMER, THE ROOF OVERHANG WAS DESIGNED TO PROVIDE SHADING ON THE GLAZING IN THE HOT SUMMER MONTHS WHEN THE SUN IS HIGH OVERHEAD.**

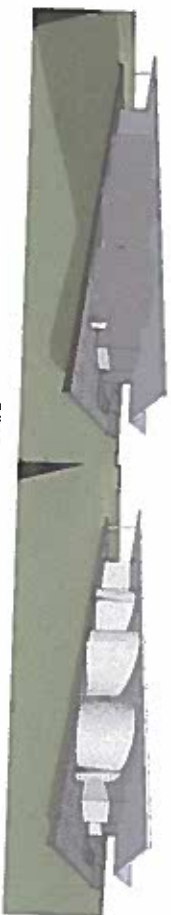
**WINTER SOLSTICE**

**9 AM**

**3 PM**



**FRONT FACADE**



**REAR FACADE**

**DURING THE COLDER MONTHS, THE LOW WINTER SUN SHINES ONTO THE GLASS TO KEEP THE INTERIOR SPACE WARM. THE THERMAL MASS OF THE TERRAZZO FLOOR ABSORBS THE HEAT AND RADIATES WARMTH THROUGHOUT THE DAY.**

LAZOR/  
OFFICE

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AMH  
ARCHITECTS

# SYS-TAINABLE BUILDING GOALS | PAGE 4



## LIVING BUILDING CHALLENGE SM

The Living Building Challenge™ is a building certification program, advocacy tool and philosophy that defines the most advanced measure of sustainability in the built environment possible today and acts to rapidly diminish the gap between current limits and the end-game positive solutions we seek.



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### LIVING BUILDING CHALLENGE PRECEDENTS



CLINT JOSEY PAVILION // DECATUR, TX



OMEGA CENTER FOR SUSTAINABLE LIVING // RHINEBECK, NY



PACKARD FOUNDATION HEADQUARTERS // LOS ALTOS, CA