

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

OCTOBER 13, 2016

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: September 09, 2016

Final Plats

(1) **Consent Agenda:**

- A. **P-1016-42** Harris Doyle Homes Is Requesting **Final Plat Approval** For **Altadena Ridge**. The Purpose For This Request Is To Approve 59 Lots. The Property Is Owned By AVCC, LLC And Is Zoned Vestavia Hills R-9.

Rezoning/Conditional Use Recommendations:

- (2) **P-1016-41** Shades Mountain Baptist Church Is Requesting **Rezoning** for **2053 Columbiana Rd.** from **Vestavia Hills O-1 To Vestavia Hills Inst.** For The Purpose Of Green Space/Church Development.

Time of Adjournment.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

MINUTES

AUGUST 31, 2016

5:00 P.M.

The Planning and Zoning Commission met in a public work session in the North Conference Room at City Hall.

MEMBERS PRESENT:

Lyle Larson, Chairman
Deloye Burrell
Jim Sharp
Blaine House
Brian Wolfe

MEMBERS ABSENT:

Bill Visintainer
Fred Goodwin
Greg Gilchrist
Jim Brooks

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer

The Commission met to review cases on the September agenda. No action was taken.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

MINUTES

SEPTEMBER 8, 2016

6:00 P.M.

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

MEMBERS PRESENT:

Bill Visintainer, Acting Chairman
Fred Goodwin
Deloye Burrell
Greg Gilchrist
Jim Sharp
Jim Brooks
Blaine House

MEMBERS ABSENT:

Lyle Larson, Chairman
Brian Wolfe

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer
Lori Beth Kearly, Assistant City Engineer
George Pierce, City Councilman
Ashley Curry, Mayor-Elect
Mae Coshatt, Design Review Board

APPROVAL OF MINUTES

Mr. Larson stated that the minutes of the meeting of August 11, 2016 are presented for approval.

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

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Gilchrist – yes	Mr. Sharp – yes
Mr. House – yes	Mr. Brooks – yes
Mr. Visintainer – yes	
Motion carried	

Consent Agenda/Final Plats:

- A. **P-0916-40** Pamela Drake Barefield Is Requesting **Final Plat Approval For Barefield’s Addition To Old Overton River Estates First Sector**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By the Barefield’s And Is Zoned Vestavia Hills PR-1.

MOTION Mr. Gilchrist made a motion to recommend approval of item A. 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. Sharp – yes
Mr. House – yes	Mr. Brooks – yes
Mr. Visintainer – yes	
Motion carried	

Rezoning/Conditional Use Recommendations:

- (2) **P-0816-34** 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.

Mr. Garrison explained the background and location of the request and stated a list of conditions staff would like to see attached.

Todd Thompson explained the siting of the building.

Charlie Lazer, architect for the project, explained the modern building design.

Mr. House stated he was concerned about the impact the design would have on the neighborhood.

The Commission agreed that they had no problem with the rezoning but the modern look of the building was a problem.

The applicant agreed to table the request to work on the architecture further.

Case tabled.

- (3) **P-0916-39** Joseph & Jacques Abou-Jaudé, Doug Allen, Faye Bragg, Phillip Michael, James T. Purcell, and Sharon Snyder Are Requesting **Rezoning** for **4109, 4101, 4105, 4113, 4117 Crosshaven Dr. & 3200 Ridgely Dr.** from **Vestavia Hills R-4 to Vestavia Hills B-1.2** For The Purpose Of Commercial Development.

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

Jamie Purcell stated the site would be used for a retail nursery, a restaurant, and a bagel shop.

Marzette Fisher, architect for the project, showed examples of what the will look like.

Councilman Sharp asked about the parking lot. Mr. Purcell state he expected the lot be made of pervious materials.

Mr. Burrell asked about keeping trees already on the lots. Landscape architect, Tony Renta, stated the trees maybe kept provided they don't hurt site distance.

Mr. Visintainer opened the floor for a public hearing.

Chris Brown, Billy Rodger, Kelsy Davis, Joe Schenaky, and Dorthy Tuckmil were all concerned about traffic. Christopher Brady explained how the improvements to Crosshaven Dr. should improve traffic in the area.

Robert De Buys, Bryan Lee, Ashley Konntz, and Lane Brown spoke in support of the project.

Mr. Visintainer closed the public hearing and opened the floor for motions.

MOTION Mr. Burrell made a motion to recommend rezoning approval of 4109, 4101, 4105, 4113, 4117 Crosshaven Dr. & 3200 Ridgely Dr. from Vestavia Hills R-4 to Vestavia Hills B-1.2 with the following conditions:

- A. Approval be conditioned on the site plan presented;
- B. Architectural stylings must be similar to ones presented in application packet;
- C. Lots must be replatted and recorded.

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

Mr. Goodwin – yes
Mr. Gilchrist – yes
Mr. House – yes
Mr. Visintainer – yes
Motion carried

Mr. Burrell – yes
Mr. Sharp – yes
Mr. Brooks – yes

Amendments to Ordinance 2331-B:

(4) Amendments to Ordinance 2331-B §4.5 “Fences”.

Mr. Garrison explained the background and reasons for the amendments.

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

MOTION Mr. Gilchrist made a motion to recommend approval of Amendments to Ordinance 2331-B §4.5 “Fences”. Second was by Mr. Burrell. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes
Mr. Gilchrist – yes
Mr. House – yes
Mr. Visintainer – yes
Motion carried

Mr. Burrell – yes
Mr. Sharp – yes
Mr. Brooks – yes

Conrad Garrison, City Planner

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

Date: **OCTOBER 13, 2016**

- **CASE:** P-1016-42
- **REQUESTED ACTION:** Final Plat Approval For Altadena Ridge
- **ADDRESS/LOCATION:** Altadena Valley Country Club
- **APPLICANT/OWNER:** Harris Doyle Homes
- **REPRESENTING AGENT:** Engineering Design Group
- **GENERAL DISCUSSION:** Request is for final plat approval for the residential component of the former Altadena Valley Country Club development. Final plat will create 59 new lots, which is less than the 66 lots proposed on the preliminary plat. Some lots were lost due to making certain lots larger and for sanitary sewer reasons. The 2nd page of the plat contains all easements for the subdivision.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** Altadena Valley Country Club is not located on any land use plan within the City.
-
- **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: Harris Doyle Homes

ADDRESS: 3108 Bluelake Drive #200

Birmingham, AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office 205-982-2896

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Rodney Cunningham - Engineering Design Group

2016 SEP 28 P 3:11

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Final Plat Subdivision

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

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

Situated in the SE 1/4 of Sec. 33, Township 18 South, Range 2 West

28 00 33 4 002 001.000

Property size: _____ feet X _____ feet. Acres: 22.59

VI. ZONING/REZONING:

The above described property is presently zoned: R-9

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.

 9-28-16

Owner Signature/Date



Representing Agent (if any) date

Given under my hand and seal
this 28 day of September 2016.



Notary Public

My commission expires 12
day of February, 2020.



ALTADENA RIDGE

A SINGLE RESIDENTIAL SUBDIVISION
 SITUATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 2 WEST,
 JEFFERSON COUNTY, ALABAMA,
 AND THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 2 WEST,
 SHELBY COUNTY, ALABAMA

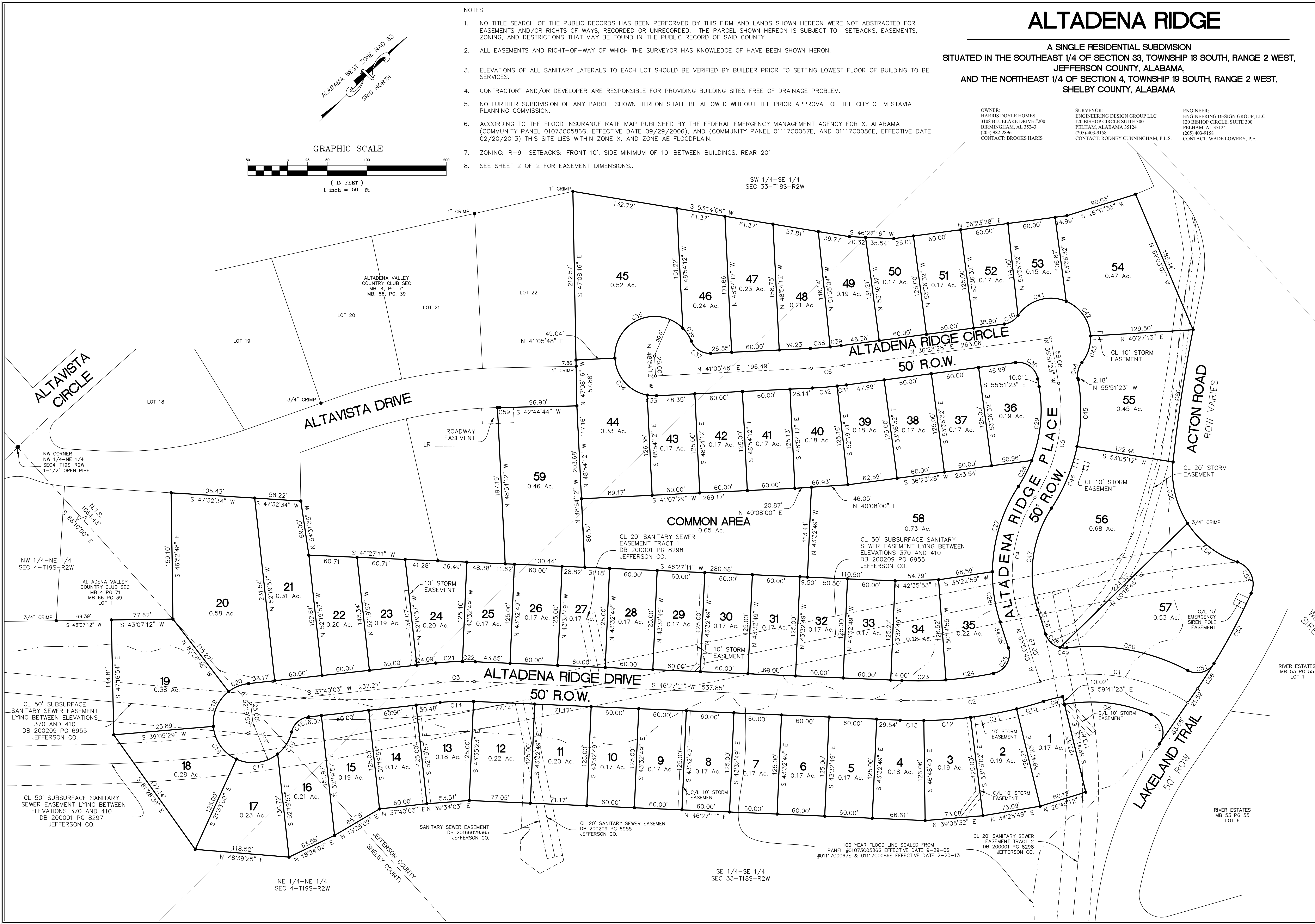
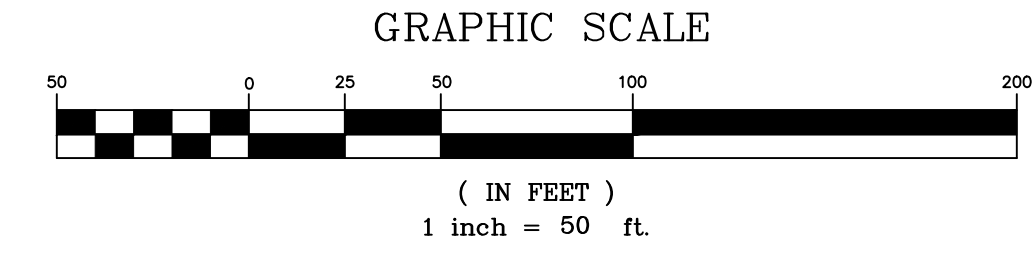
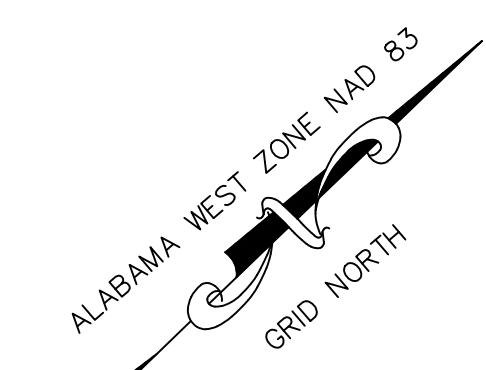
OWNER:
 HARRIS DOYLE HOMES
 3108 BLUE LAKE DRIVE #200
 BIRMINGHAM, AL 35243
 (205) 982-2896
 CONTACT: BROOKS HARRIS

SURVEYOR:
 ENGINEERING DESIGN GROUP, LLC
 120 BISHOP CIRCLE SUITE 300
 PELHAM, ALABAMA 35124
 (205) 403-9158
 CONTACT: RODNEY CUNNINGHAM, P.L.S.

ENGINEER:
 ENGINEERING DESIGN GROUP, LLC
 120 BISHOP CIRCLE SUITE 300
 PELHAM, ALABAMA 35124
 (205) 403-9158
 CONTACT: WADE LOWERY, P.E.

NOTES

- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
- ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE OF HAVE BEEN SHOWN HEREON.
- ELEVATIONS OF ALL SANITARY LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF BUILDING TO BE SERVICES.
- CONTRACTOR* AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEM.
- NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF VESTAVIA PLANNING COMMISSION.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR X, ALABAMA (COMMUNITY PANEL 01073C05866, EFFECTIVE DATE 09/29/2006), AND (COMMUNITY PANEL 01117C0067E, AND 01117C0086E, EFFECTIVE DATE 02/20/2013) THIS SITE LIES WITHIN ZONE X, AND ZONE AE FLOODPLAIN.
- ZONING: R-9 SETBACKS: FRONT 10', SIDE MINIMUM OF 10' BETWEEN BUILDINGS, REAR 20'
- SEE SHEET 2 OF 2 FOR EASEMENT DIMENSIONS.



REVISIONS

DRAWN BY:	MBA
CHECKED BY:	RKC
PROJECT NO.:	HAR0003
DATE:	September 21, 2016
SCALE:	1"=50'

ALTADENA RIDGE

FINAL PLAT

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

ENGINEERING DESIGN GROUP, LLC
 CIVIL ENGINEERING • LAND SURVEYING
 (205) 403-9158

ALTADENA RIDGE

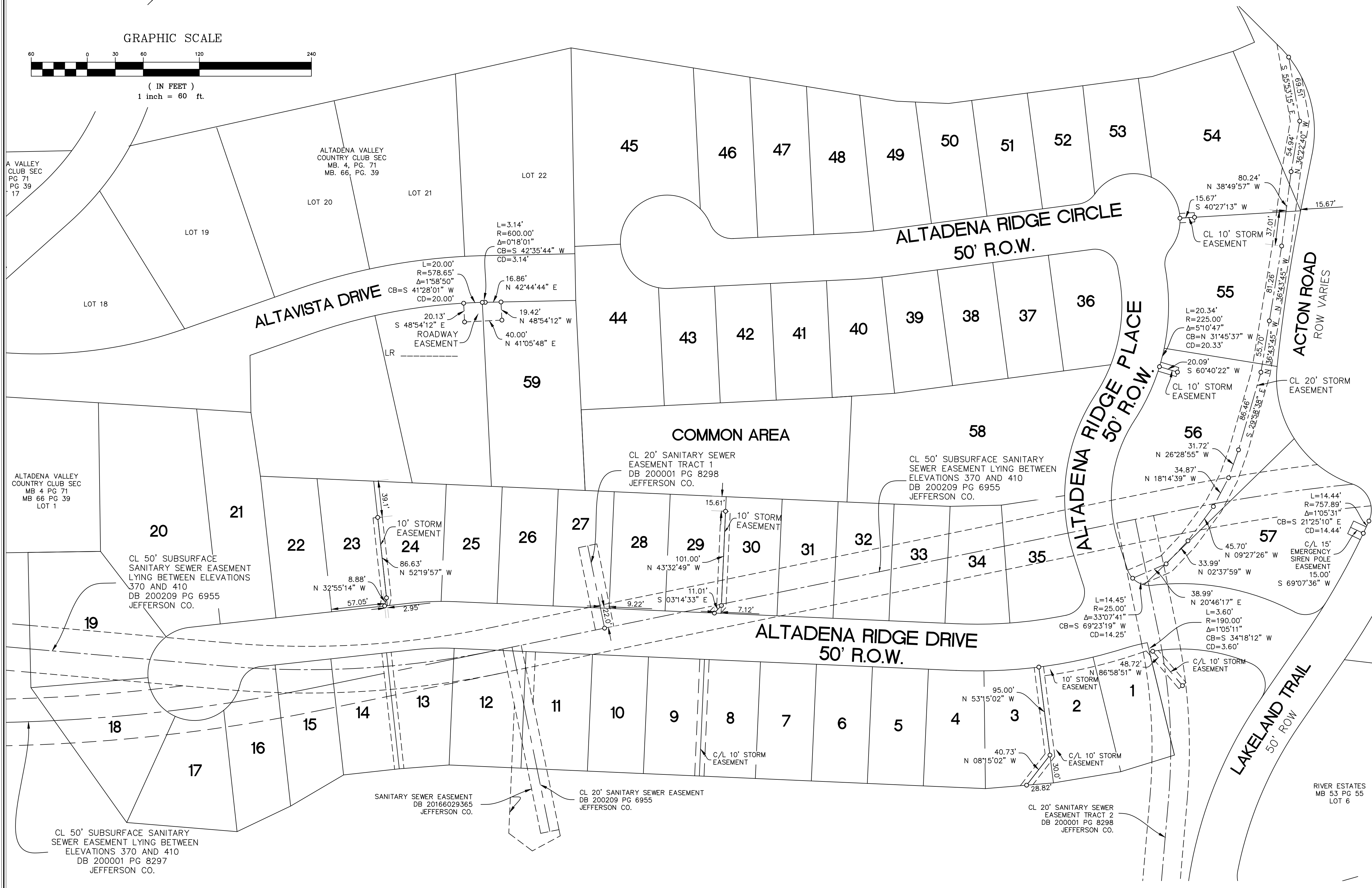
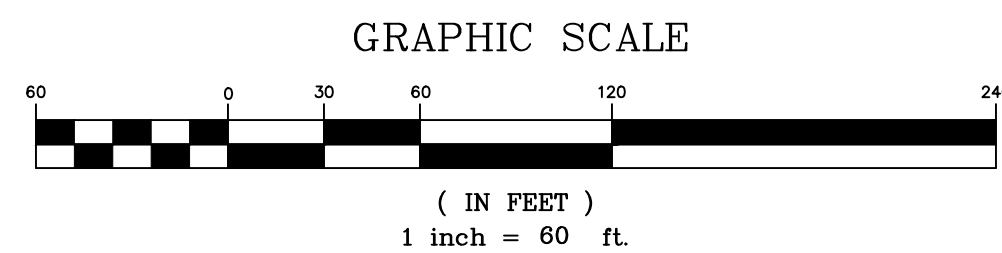
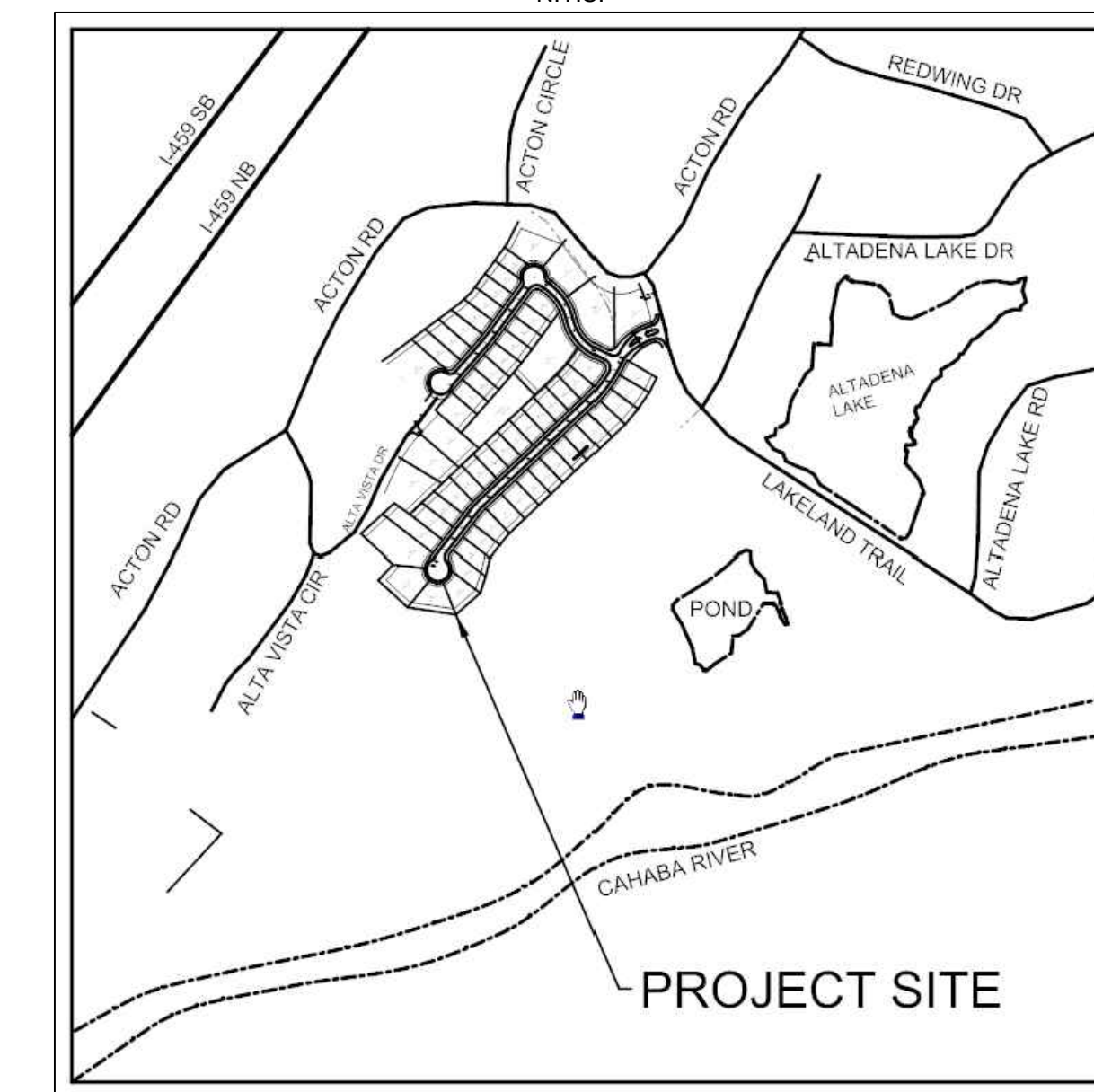
A SINGLE RESIDENTIAL SUBDIVISION
SITUATED IN SECTION 30, TOWNSHIP 20 SOUTH, RANGE 3 WEST,
CITY OF HELENA, SHELBY COUNTY, ALABAMA

OWNER:
HARRIS DOYLE HOMES
3108 BLUELAKE DRIVE 200
BIRMINGHAM, AL 35243
(205) 982-2896
CONTACT: BROOKS HARRIS

SURVEYOR:
ENGINEERING DESIGN GROUP LLC
120 BISHOP CIRCLE SUITE 300
PELHAM, ALABAMA 35124
(205) 403-9158
CONTACT: RODNEY CUNNINGHAM, P.L.S.

ENGINEER:
ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
(205) 403-9158
CONTACT: WADE LOWERY, P.E.

VICINITY MAP
N.T.S.



STATE OF ALABAMA
COUNTY OF JEFFERSON

THE UNDERSIGNED, RODNEY K. CUNNINGHAM, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND HARRIS DOYLE HOMES, OWNER, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS "ALTADENA RIDGE" SHOWING THE SUBDIVISIONS INTO TO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH, AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, SHOWING THE RELATIONS OF THE LANDS TO ALTADENA VALLEY COUNTRY CLUB SECTOR, AS RECORDED IN MAP BOOK 66, PAGE 39, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA; AND THAT IRON PINS HAVE BEEN FOUND IRON OR SET 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 IT IS THE OWNER OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO A MORTGAGE.

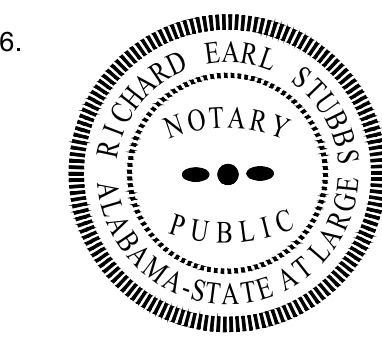
I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR:
RODNEY K. CUNNINGHAM
ALABAMA LIC. NO:26013

STATE OF ALABAMA
COUNTY OF SHELBY

I, RICHARD EARL STUBBS, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT RODNEY K. CUNNINGHAM, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2016.



NOTARY PUBLIC MY COMMISSION EXPIRES FEB. 7, 2018

OWNER: HARRIS DOYLE HOMES

BY: _____

ITS: _____

STATE OF ALABAMA
COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS _____ OF HARRIS DOYLE HOMES, OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

NOTES

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- ELEVATIONS OF ALL SANITARY LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF BUILDING TO BE SERVICES.
- CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEM.
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- ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR X, ALABAMA (COMMUNITY PANEL 0107300586G, EFFECTIVE DATE 09/29/2006), AND (COMMUNITY PANEL 01117C0067E, AND 01117C0086E, EFFECTIVE DATE 02/20/2013) THIS SITE LIES WITHIN ZONE X, AND ZONE AE FLOODPLAIN.
- ZONING: R-9 SETBACKS: FRONT 10', SIDE MINIMUM OF 10' BETWEEN BUILDINGS, REAR 20'

APPROVED IN FORMAT ONLY:

DIRECTOR OF ENVIRONMENTAL SERVICES DATE _____

ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR PROVISIONS OF FUTURE OR EXISTING 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 BY: _____ DATE: _____
CITY ENGINEER

APPROVED BY: _____ DATE: _____
VESTAVIA HILLS PLANNING & ZONING COMMISSION

APPROVED BY: _____ DATE: _____
MANAGER AND CITY CLERK

REVISIONS

DRAWN BY: MBA	CHECKED BY: RKC
PROJECT NO.: HAR0003	DATE: September 21, 2016
SCALE: 1"=60'	

ALTADENA RIDGE
FINAL PLAT

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



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

Date: **OCTOBER 13, 2016**

- **CASE: P-1016-41**
- **REQUESTED ACTION:** Vestavia Hills O-1 To Vestavia Hills Inst.
- **ADDRESS/LOCATION:** 2053 Columbiana Rd.
- **APPLICANT/OWNER:** Shades Mountain Baptist Church
- **REPRESENTING AGENT:**
- **GENERAL DISCUSSION:** Church purchased adjacent lot to the south and intends to tear the house down and use the lot for additional open space. A structure may be built at a later date. See attached plan and description.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The request is consistent with the plan for mixed office & neighborhood retail and corridor beautification.
- **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: Add condition that the house must be torn down within 9 months of rezoning.
 2. **City Engineer Review:** Currently reviewing plans.
 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

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: Shades Mountain Baptist Church

ADDRESS: 2017 Columbiana Road
Vestavia Hills, AL 35216

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office (205) 822-1670

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: VH O-1

To: Institutional

For the intended purpose of: green space

(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.)

2053 Columbiana Road, Vestavia Hills, AL 35216
Lot 1 Shady Rock Resur of Lot 9 and Acreage

Parcel ID # 29-00-25-3-001-014-000

Property size: 130 feet X 258 feet. Acres: 0.57

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.

J. M. Heath
Owner Signature/Date

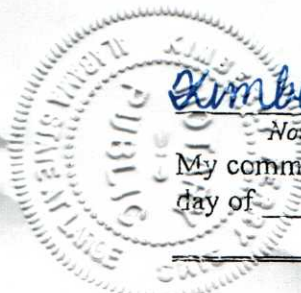
T. Scott Heath, Executive Pastor

Representing Agent (if any)/date

Given under my hand and seal
this 30th day of August, 2016.

Kimberly Perry Lewis
Notary Public

My commission expires _____
day of _____, 20____ My Commission Expires:
June 5, 2020



**Development Plan for 2053 Columbiana Road
Vestavia Hills, Alabama 35216**

The initial plan for the property located at 2053 Columbiana Road would be to remove the house currently located on the property and clean up the lot for use as green space. Initially, trees would only be removed if it is necessary for removing the house or it is deemed helpful for cleaning up the lot. Most of the cleaning of the lot would involve cutting the grass, removing debris, and removing overgrown plants and shrubbery as needed. We would like for the area to be clean and well-presented green space with the option of future expansion for our church.

Shades Mountain Baptist Church started slightly over 100 years ago with a small building at the northern end of our campus at the corner of Columbiana Road and Vestaview Lane. In recent years that building has been replaced with a new building, and throughout the years our existing property has expanded to include a worship center, education and gathering spaces for all ages, a gymnasium, an outdoor recreation area and a pavilion. With 2053 Columbiana Road being adjacent to our current expanded property, we would like the option of having it as a blank slate for potential future use as a need or opportunity arises. Anything added to the property at a later time would be in keeping with the property we currently own and operate.

P1016-41//29-25-3-1-14
2053 Columbiana Rd.
Rezone from O-1 to INST.
Kirk Pownall O-1

Vicinity Sketch

2053 Columbiana Road; Vestavia Hills, Alabama 35216



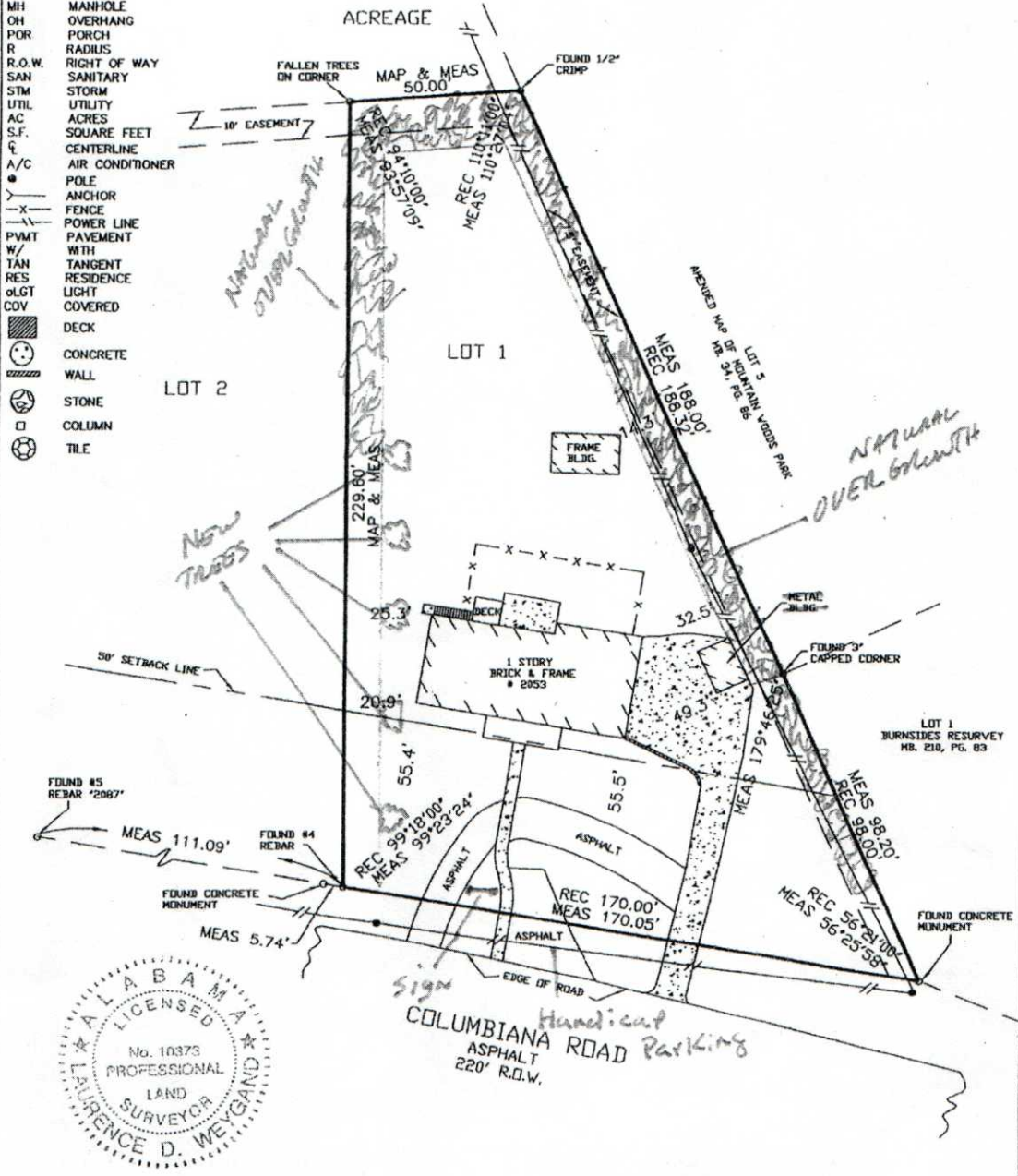
BEFORE



AFTER

LEGEND

- ASP ASPHALT
- BLDG BUILDING
- CALC CALCULATED
- MEAS MEASURED
- CH CHORD
- LNG LONG CHORD
- d DEFLECTION
- Δ DELTA
- ESMT EASEMENT
- HW HEADWALL
- MIN MINIMUM
- MH MANHOLE
- OH OVERHANG
- POR PORCH
- R RADIUS
- R.O.W. RIGHT OF WAY
- SAN SANITARY
- STM STORM
- UTIL UTILITY
- AC ACRES
- S.F. SQUARE FEET
- CL CENTERLINE
- A/C AIR CONDITIONER
- POLE
- ANCHOR
- x- FENCE
- POWER LINE
- PVMT PAVEMENT
- W/ WITH
- TAN TANGENT
- RES RESIDENCE
- oLGT LIGHT
- COV COVERED
- DECK DECK
- CONCRETE
- ▨ WALL
- STONE
- COLUMN
- TILE



STATE OF ALABAMA) ***CLOSING SURVEY*** *(RECORDED IN MAP BOOK 12, PG. 37)
 JEFFERSON COUNTY) AND PART OF THE N.E.1/4 OF THE S.W.1/4
 OF SEC 25, T18S, R3W, JEFFERSON COUNTY, ALABAMA

I, Laurence D. Weygand, a registered Engineer-Land Surveyor, or Roy Weygand, a Registered Land Surveyor, hereby certify that I have surveyed Lot 1, Block 10, A RESURVEY OF LOT 9, RESURVEY OF SHADY RUCK as recorded in Map Volume 65, Page 10, in the Office of the Judge of Probate, Jefferson County, Alabama; that there are no rights-of-way, easements or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that there are no encroachments on said lot except as shown and that improvements are located as shown above. That I have consulted the Federal Insurance Administration "Flood Hazard Boundary Map" and found that this property is not located in "a special flood hazard area"; I 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; according to my survey of November 27, 2006.
 Survey invalid if not sealed in red.

Laurence D. Weygand
 Laurence D. Weygand, Reg. P.E.-L.S. #10373
 Roy Weygand, Reg. L.S. #24973
 169 Oxmoor Road, Homewood, AL 35209
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Order No.: 26684
 Purchaser: POWELL
 Address: 2053 COLUMBIANA ROAD
 Flood Zone: X Map Number: 01073C 0566G

Note: (a) No title search of the public records has been performed by this firm and land shown herein was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown herein is subject to electric, telephone, utility and overhead lines that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, tunnels, and/or other underground structures were not located unless otherwise noted. We do not look for underground owners or file multiple owners. (d) The shown north arrow is based on deed/record map.

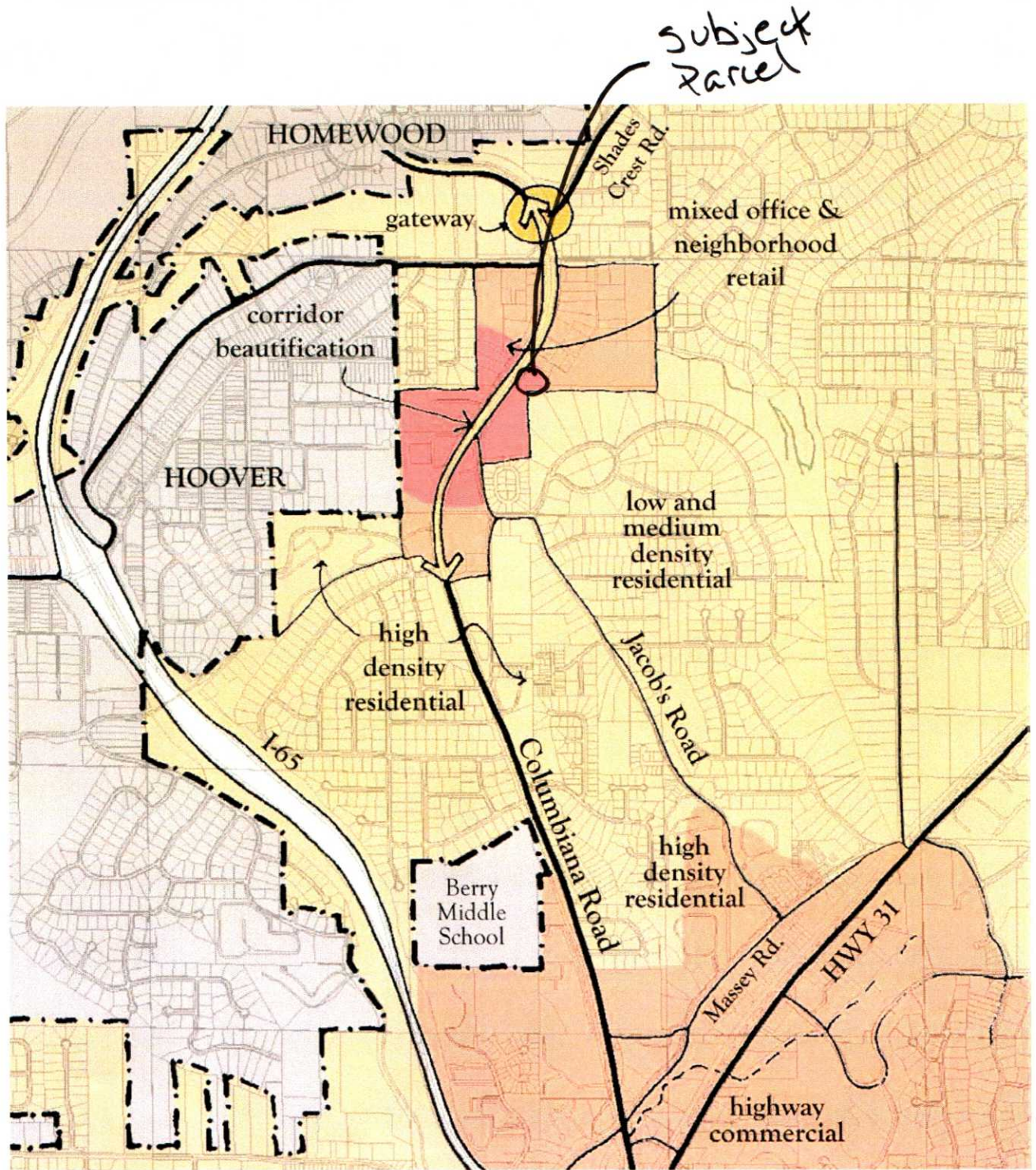


Figure 20: Columbiana Road
Land Use Analysis

- 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.
- 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.



