

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

SEPTEMBER 14, 2017

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: August 10, 2017

Final Plats

(1) **Consent Agenda:**

- A. **P-0917-45** Steve Gargis Is Requesting **Final Plat Approval** For A **Resurvey of Part of Lot 6 of New Merkle Heights**. The Purpose For This Request Is To Add an Easement. The Property Is Owned By Steve Gargis and Is Zoned Vestavia Hills R-4.
- B. **P-0917-46** Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Vestlake Cove Resurvey Resurvey No. 3**. The Purpose For This Request Is To Divide 3 existing lots into 4 lots. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.
- C. **P-0917-47** Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **The Overlook**. The Purpose For This Request Is To Resurvey 12 Existing Lots & Acreage Into 64 New Lots. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.
- D. **P-0917-48** Liberty Park Joint Venture, LLP, Jennifer & Michael Joffrion, Jonathan & Sheri Cohen, and David & Patricia Halpern Are Requesting **Final Plat Approval** For **Heritage Hills-Phase 1 Resurvey No. 7**. The Purpose For This Request Is To Add A Storm Drainage Easement. The Property Is Owned By Liberty Park Joint Venture, LLP, Jennifer & Michael Joffrion, Jonathan & Sheri Cohen, and David & Patricia Halpern and Is Zoned Vestavia Hills PR-1.

Rezoning/Conditional Use Recommendations:

- (2) **P-0917-42** Alpha Properties, LLC Is Requesting **Rezoning** for **3292 & 3296 Cahaba Heights Rd.** from **Vestavia Hills R-4** to **Vestavia Hills O-1** For Office Use With A Conditional Use For Office Storage.

- (3) **P-0917-43** Sloss HTP, Inc Is Requesting **Rezoning** for **812 Chestnut St.** from **Vestavia Hills R-3 to Vestavia Hills B-2** For Office Parking.

Time of Adjournment.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

MINUTES

AUGUST 10, 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: Lyle Larson, Chairman
Brian Wolfe
Cheryl Cobb
Deloye Burrell
Blaine House
Jim Brooks
Rusty Weaver
Greg Gilchrist

MEMBERS ABSENT: Fred Goodwin

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

APPROVAL OF MINUTES

Mr. Larson stated that the minutes of the meeting of July 13, 2017 are presented for approval.

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

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

Preliminary Plats

- (1) **P-0817-39** Liberty Park Joint Venture, LLP Is Requesting **Preliminary Plat Approval For Liberty Park Town Village 6.5 Acre Commercial Subdivision**. The Purpose For This Request Is To Add Infrastructure . The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PNC.

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

John Harrison explained the request. Board and applicant agreed to add an easement.

MOTION Mr. Weaver made a motion to approve Preliminary Plat Approval For Liberty Park Town Village 6.5 Acre Commercial Subdivision. Second was by Mr. Wolfe. Motion was carried on a roll call; vote as follows:

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

Final Plats

(2) **Consent Agenda:**

- A. **P-0817-38** Wedgeworth Realty, Inc. Is Requesting **Final Plat Approval For A Resurvey of Lots 15 & 16, Altadena Park Subdivision**. The Purpose For This Request Is To Resurvey Shared Lot Line. The Property Is Owned By Wedgeworth Realty, Inc. and Is Zoned Vestavia Hills R-1.
- B. **P-0817-40** HD Holdings Is Requesting **Final Plat Approval For Topfield Resurvey No. 2**. The Purpose For This Request Is To Combine Two Parcels And One Lot Into One Larger Lot. The Property Is Owned By HD Holdings and Is Zoned Vestavia Hills O-1.
- C. **P-0817-41** Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval For Heritage Hills-Phase 1 Resurvey No. 6**. The Purpose For This Request Is To Add A Storm Drainage Easement. 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-C. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Weaver – yes	Mr. Burrell – yes
Mr. Wolfe – yes	Mr. Brooks – yes
Mr. Gilchrist – yes	Mr. House – yes

Mrs. Cobb – yes
Motion carried

Mr. Larson – yes

Rezoning/Conditional Use Recommendations:

P-0717-35 Continental Equity Corporation & Russell W. Polhemus Is Requesting **Rezoning for 2221 & 2301 Old Columbiana Rd. from Vestavia Hills Inst-1 to Vestavia Hills B-2 The Purpose Of A Sports Medicine & Fitness Institute With A Conditional Use For Outdoor Recreation For The Purpose Of Recreation, Fitness, and Sports Training.**

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

Randy Brooks discussed the rezoning plan. He stated the building and fields would remain with some improvements to the building and lighting around the field. He also submitted a list of non-permitted uses that they have agreed to.

Jimmy Jumbo, from Musco Lighting, explained the lighting plan.

Mr. Larson opened the floor for a public hearing.

Jerry Burnheim and David Cutchin were concerned about drainage.

French McMillian, Rob Harris, and Jeremy Jester were concerned about B-2 uses.

Sharon Wolfe expressed concern about noise.

Mr. Weaver stated that the use of the property isn't changing and the only way to enforce draining provisions and time restrictions is through the rezoning.

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

MOTION Mr. Wolfe made a motion to recommend rezoning approval 2221 & 2301 Old Columbiana Rd. from Vestavia Hills Inst-1 to Vestavia Hills B-2 The Purpose Of A Sports Medicine & Fitness Institute With A Conditional Use For Outdoor Recreation with the following conditions:

- A. Drainage plans designed by a licensed Public Engineer must be submitted to City Engineer for review and approval;
- B. Planning & Zoning Commission strongly encourage City Council to consider opening and closing times;
- C. The following uses will not be permitted: Hotels, Animal Shelter, Day Care Center, Place of Assembly, Public Utility Facility, School, Public, Automotive Repair (Major & Minor), Automotive Sales, Bank of Financial Services, Car Wash, Convenience Store, Funeral Home, Garden Center/Nursery, Gas Station, Hardware Store, Home Improvement Center, Laundromat, Laundry & Dry

Cleaning (Retail), Laundry (Industrial), Liquor Lounge, Maintenance Service, Produce Market, Restaurant (Fast Food), Retail (General, Unenclosed), Retail (Neighborhood), Services (Neighborhood), Service Station, Veterinary Hospital, Storage (Mini-Warehouse), Telecommunications Facilities, and Warehousing (Wholesale & Distribution).

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

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

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

Conrad Garrison, City Planner

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

Date: SEPTEMBER 14, 2017

- **CASE:** P-0917-45
- **REQUESTED ACTION:** Final Plat Approval For A Resurvey of Part of Lot 6 of New Merkle Heights
- **ADDRESS/LOCATION:** 3008 Manor Brook Dr.
- **APPLICANT/OWNER:** Steve Gargis
- **REPRESENTING AGENT:** Jim Leslie
- **GENERAL DISCUSSION:** Plat is to add a 25' easement for Manor Brook Dr. per City engineering request. Plat will allow City to make repairs on the street.
- **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: Steve GARGIS

ADDRESS: 3008 MANOR BROOK DR
BIRMINGHAM, AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 1-256-627-8032 Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Jim Leslie (paying postage) address on ck.

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Need RECORD easement on
FINAL MAP

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

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

3008 MANOR BROOK DRIVE, Bham 35243

Property size: 21,000 feet X 97.69 feet. Acres: 1/2
210

VI. ZONING/REZONING:

The above described property is presently zoned: R-4

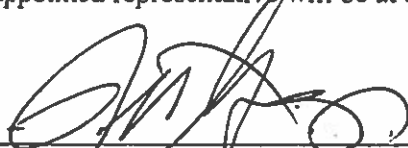
2011 AUG 29 P 12:37

P0917-45//28-22-2-11-47
3008 Manor Brook Drive
Final Map to add easement
Steve Gargis R-4

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 22nd day of August, 2017.



Notary Public

My commission expires 4-5-2021
day of _____, 20____.



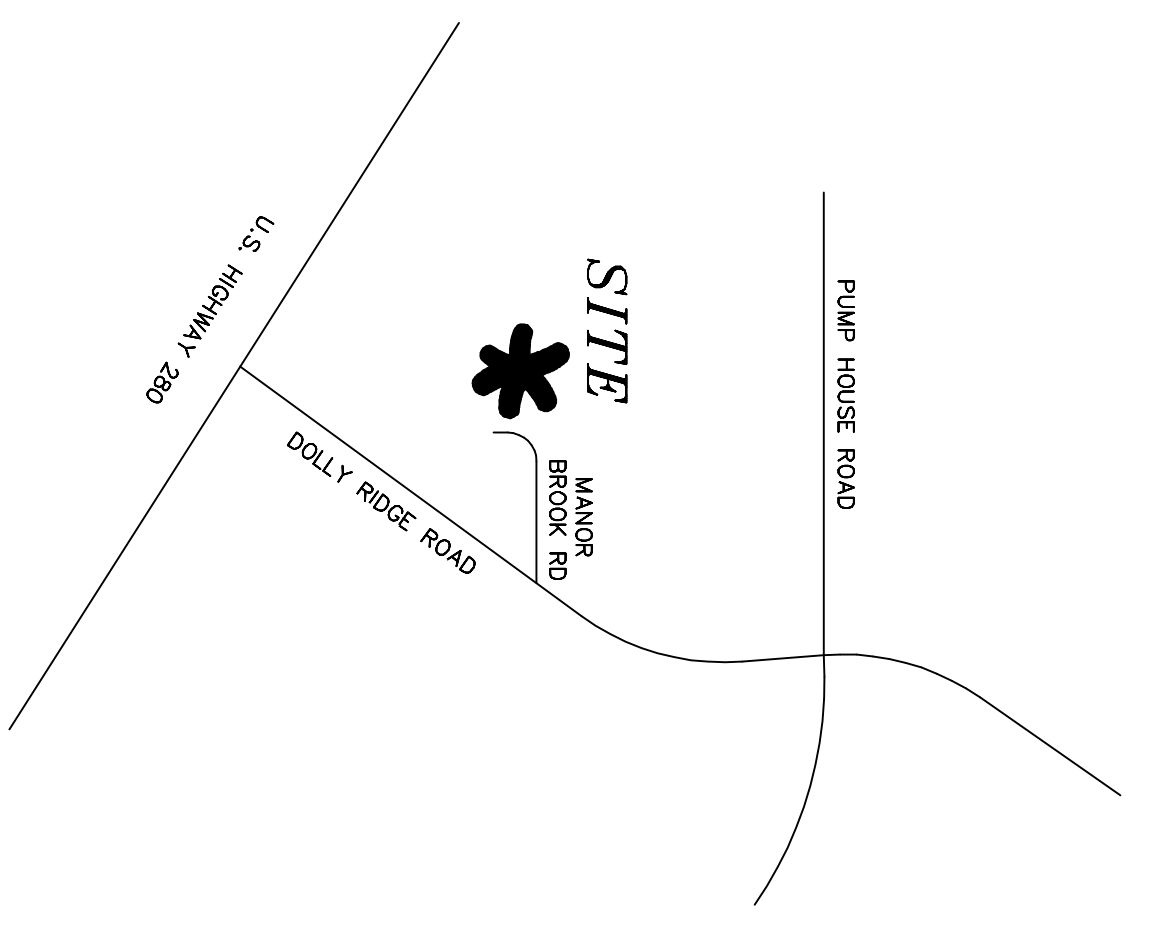
LEGEND

- - IRON PIN MARK
- - # 3 REBAR SET WITH 1/2" EXPOSED DIAMETER
- - # 3 REBAR SET WITH CAP STAMPED WITH "AC"
- - UTILITY POLE
- IP.S. - IRON PIN SET
- ROW - RIGHT OF WAY
- - 1/4" - 1/4" TIE
- - OVERHEAD UTILITY LINKS
- X- - FENCE
- CONCRETE
- REC. - RECORDED
- NOT TO SCALE
- AC. - ACRES
- C. - CENTERLINE
- R. - REED MARK
- MA. - MUD MARK
- PA. - PLAT MARK
- PG. - PAGE
- EMT - EASEMENT
- M B L - MINIMUM BUILDING LINE

NOTES:

A. Unless otherwise shown or stated, all easements are permissive on this map for Public Utilities, Sewers, and may be used for such purpose to serve the property both within and without the subdivision, including ingress/egress for improvement and/or maintenance of the property shown.

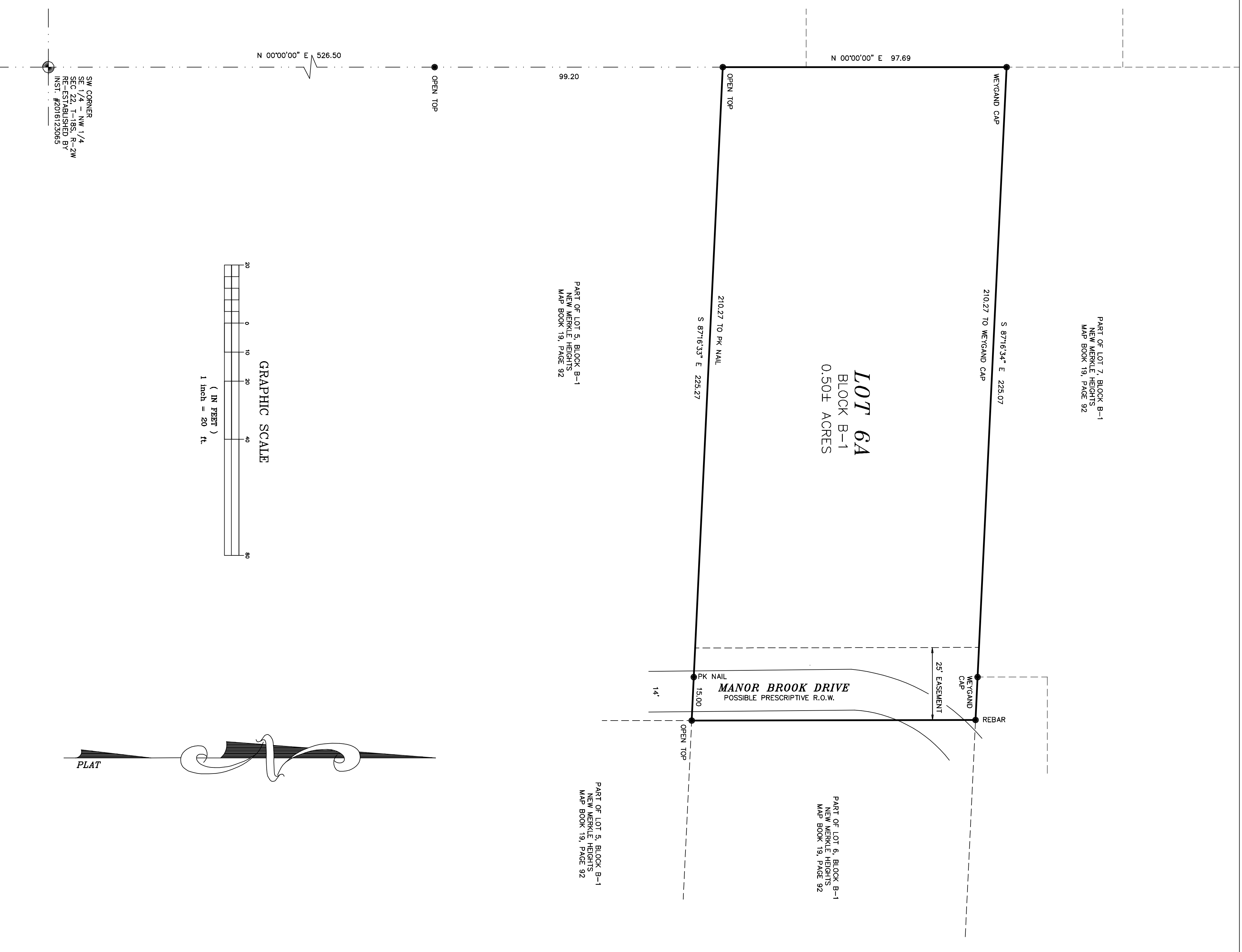
B. This entire property is located in Plat 2nd 1/4, as shown on the latest Federal Insurance Rate Map, Parcel # 01073C 0578 H, dated September 3, 2017.



VICINITY MAP (NOT TO SCALE)

RODNEY SHIPLETT SURVEYING

P.O. BOX 204
 COLUMBIA, ALABAMA 35051
 TEL. 205-669-1205 FAX 205-669-1298
 JOB #17396



FINAL PLAT OF

A RESURVEY OF PART OF LOT 6 OF NEW MERKLE HEIGHTS

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA, SAID PARCEL BEING A RESURVEY OF PART OF LOT 6, BLOCK B-1 ACCORDING TO THE MAP OF NEW MERKLE HEIGHTS, AS RECORDED IN MAP BOOK 19, PAGE 92, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.

0.50 TOTAL ACREAGE OF SUBJECT PROPERTY

PREPARED FOR:
 ROBERT S. & DIANE JOY GARGIS
 P.O. BOX 2647
 MUSCLE SHOALS, AL 35662

PREPARED BY:
 RODNEY SHIPLETT
 P.O. BOX 204
 COLUMBIANA, AL 35051
 669-1205

STATE OF ALABAMA
 SEPTEMBER 8, 2017

The undersigned, Rodney Shippet, a Licensed Land Surveyor, State of Alabama, and Robert S. Gargis and Diane Joy Gargis, as herein known as, A RESURVEY OF PART OF LOT 6 OF NEW MERKLE HEIGHTS, showing the sub-division into which it is proposed grounds giving the length and width and name of each street, as well as the number of each lot and showing the addition to the designated by small open circles for set irons and small raised circles for found irons on said plat or map. Said owners also hereby certify that the survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

In witness thereof, said surveyor executed these presents this _____ day of _____ 20____

By: _____ Date: _____
 Rodney Shippet, P.L.S. #21784
 Columbiana, AL 35051
 205-669-1205

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Rodney Shippet, whose name is signed on the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as said individual with full authority thereof.

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

Notary Public _____ My Commission Expires _____
 Robert S. Gargis _____ Date: _____

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Robert S. Gargis, whose name is signed on the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as said individual with full authority thereof.

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

Notary Public _____ My Commission Expires _____
 Done Joy Gargis _____ Date: _____

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Done Joy Gargis, whose name is signed on the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as said individual with full authority thereof.

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

Notary Public _____ My Commission Expires _____
 Done Joy Gargis _____ Date: _____

Planning & Zoning Commission _____ Date: _____

City Engineer _____ Date: _____

City Clerk _____ Date: _____

Director Jefferson County Environmental Services _____ 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 installed. This plat is subject to the Right-of-Way or easement boundaries after this date may void this approval.

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

Date: SEPTEMBER 14, 2017

- **CASE:** P-0917-46
- **REQUESTED ACTION:** Final Plat Approval For Vestlake Cove Resurvey Resurvey No. 3
- **ADDRESS/LOCATION:** Landon Cove
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP
- **REPRESENTING AGENT:** Schoel Engineering
- **GENERAL DISCUSSION:** Plat is creating non-buildable “Lot A” from lots 815, 813, & 812-A.
- **LIBERTY PARK PUD:** This request is consistent with the PUD for single family residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted
 4. **Building Safety Review:** No problems noted

P0917-46//27-4-3-21,22&24
4439, 4435 Landon Cove & 903
Vestlake Cove
Create 4 new lots
Liberty Park Joint Venture

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

II. APPLICANT INFORMATION: (owner of property)

NAME: Liberty Park Joint Venture

ADDRESS: 8000 Liberty Parkway, Suite 114
Birmingham, AL 35242

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____
Walter Schoel Engineering Company, Inc.

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Divide 3 existing lots into 4 new lots

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

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

Lot 813 & Lot 815 Vestlake Cove (MB 222 Pg 22) and Lot 812-A Vestlake Cove Resurvey No 1 (MB 226 Pg 100)

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

VI. ZONING/REZONING:

The above described property is presently zoned: _____

P0917-46/27-4-3-21,22&24
4439, 4435 Landon Cove & 903
Vestlake Cove
Create 4 new lots
Liberty Park Joint Venture

P&Z Application
Page 4

VI. OWNER AFFIDAVIT:

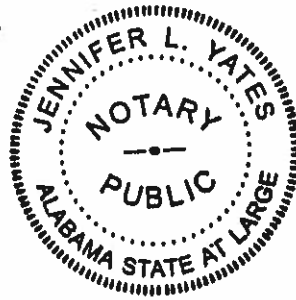
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

J. Yates 8.30.17
Owner Signature/Date

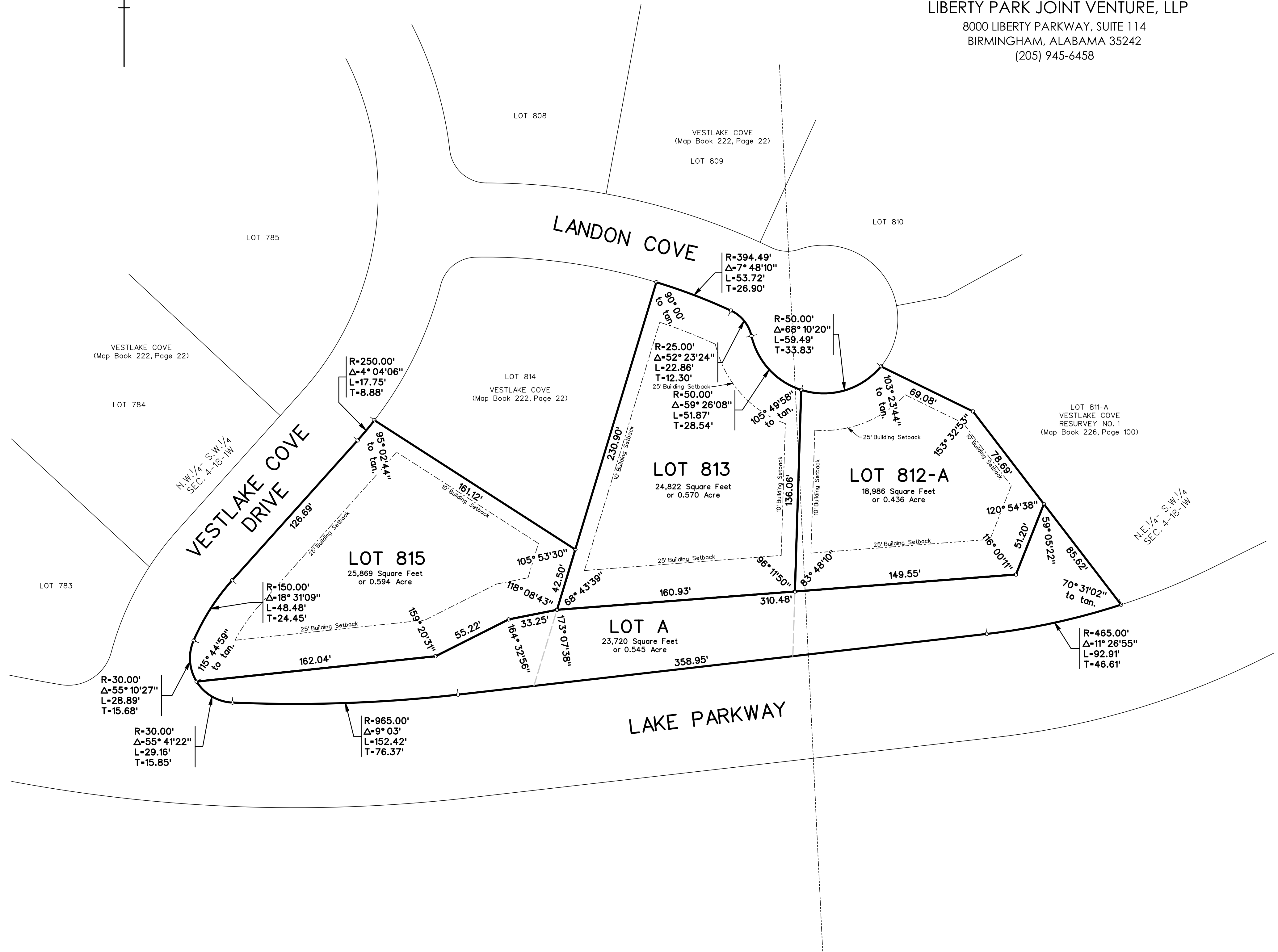
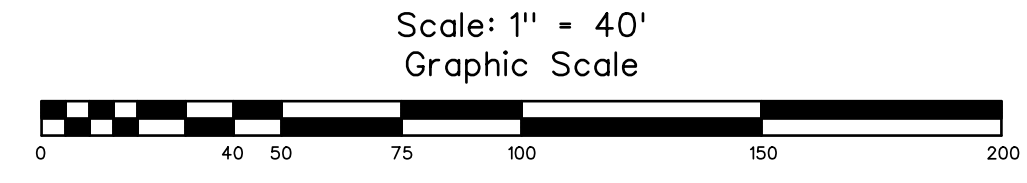
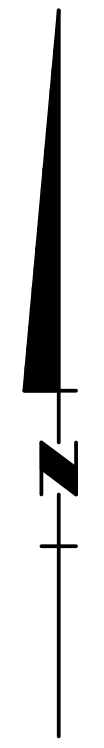
Representing Agent (if any)/date

Given under my hand and seal
this 30th day of August, 2017.

Jennifer L. Yates
Notary Public



My commission expires 9th
day of May, 2020.



OWNER:
LIBERTY PARK JOINT VENTURE, LLP
8000 LIBERTY PARKWAY, SUITE 114
BIRMINGHAM, ALABAMA 35242
(205) 945-6458

STATE OF ALABAMA
JEFFERSON COUNTY

I, Joseph F. Breighner, Jr., a Registered Professional Land Surveyor in the State of Alabama, and Liberty Park Joint Venture, LLP, 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 plat or map of the lands shown therein, and known or to be known as VESTLAKE COVE RESURVEY NO. 3, showing the subdivisions into 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 bearing, width, length, and name of each street, as well as the number of each lot and block and showing the relation of the lands to Vestlake Cove, as recorded in Map Book 222, Page 22 and Vestlake Cove Resurvey No. 1, as recorded in Map Book 226, Page 100, both in the office of the Judge of Probate of Jefferson County, Alabama and being situated in the North 1/2 of the S.W. 1/4 of Section 4, Township 18 South, Range 1 West, Jefferson County, Alabama; and that iron pins or other appropriate monumentation have been installed at all lot corners (or reference points to lot corners) and curve points as shown and designated by small open circles on said plat or map. This survey and drawing of the parcel described herein, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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. Said Owner also certifies that they are the Owner of said lands and that the same are not subject to any mortgage.

WALTER SCHOEL ENGINEERING COMPANY, INC.



Joseph F. Breighner, Jr., Alabama License No. 17518

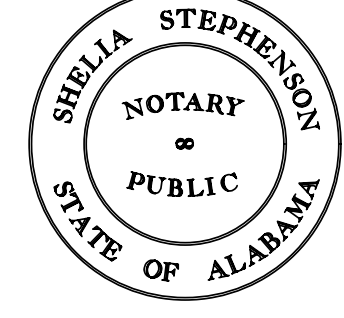
LIBERTY PARK JOINT VENTURE, LLP
A Limited Liability Partnership, Owner

By: Shawn Arterburn
Its Vice President of Development

STATE OF ALABAMA
JEFFERSON COUNTY

I, Shelia Stephenson, as Notary Public in and for said County and State, do hereby certify that Joseph F. Breighner, Jr., whose name is signed to the foregoing certificate as Surveyor, 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 Surveyor with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the ____ day of _____, 2017.



Notary Public
My Commission Expires: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that Shawn Arterburn, whose name as Vice President of Development of Liberty Park Joint Venture, LLP, A Limited Liability Partnership, is signed to the foregoing certificate as Owner, 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 officer with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the ____ day of _____, 2017.

Notary Public
My Commission Expires: _____

APPROVED: _____ DATE: _____
Vestavia Hills Planning & Zoning Commission

APPROVED: _____ DATE: _____
Vestavia Hills City Engineer

APPROVED: _____ DATE: _____
Vestavia Hills City Clerk

APPROVED: _____ DATE: _____
Jefferson County Department of Health

APPROVED IN FORMAT ONLY:

Director of Environmental Services _____ 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 Easement boundaries after this date may void this approval. Environmental Services acknowledges that the mains serving this property are owned by others.

- UTILITY SERVICE PROVIDERS:
1. Water - Public Mains System provided by Birmingham Water Works.
 2. Sanitary - Provided by Enviro Services, LLC, a private utility.
 3. Gas - Alabama Gas Corporation.
 4. Power - Alabama Power Company.
 5. Telephone - BellSouth Telecommunications.

- NOTES:
1. Access to utilities for installation, maintenance and repair shall be governed by private agreement between the owner and the utility company.
 2. All roads shown on this plat are private and are not dedicated by this plat.
 3. The purpose of this resurvey is to divide three existing lots into four new lots.
 4. This property is not located within the 100 year flood area and is in Unshaded Zone "X" (areas determined to be out of 0.2% annual chance floodplain) as shown on the National Flood Insurance Programs "FIRM" Flood Insurance Rate Map of Jefferson County, Alabama, according to Panel 582 of 755, Map Number 0107300582G dated September 29, 2006, as published by the Federal Emergency Management Agency.
 5. Lot A is not a buildable lot.

SCHOEL
Consulting Engineers
Civil Surveying
Environmental Surveying
Water Resources
High Definition Surveying
1001 22nd Street South
Birmingham, Alabama 35205
205-323-6166

VESTLAKE COVE RESURVEY NO. 3

BEING A RESURVEY OF LOT 813 AND LOT 815, VESTLAKE COVE
(RECORDED IN MAP BOOK 222, PAGE 22)
AND LOT 812-A, VESTLAKE COVE RESURVEY NO. 1
(RECORDED IN MAP BOOK 226, PAGE 100)
SITUATED IN THE NORTH 1/2 OF THE S.W. 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH,
RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA

REVISIONS:

FINAL PLAT

DATE: SEPTEMBER, 2017
DRAWN BY: J.W.H.
CHECKED BY: J.F.B.
FILE NAME:
Vestlake Cove Resurvey No. 3.dgn

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

Date: SEPTEMBER 14, 2017

- **CASE:** P-0917-47
- **REQUESTED ACTION:** Final Plat Approval For The Overlook
- **ADDRESS/LOCATION:** Vestlake Ridge Dr.
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP
- **REPRESENTING AGENT:** Schoel Engineering
- **GENERAL DISCUSSION:** Plat will create 64 lot Overlook subdivision in Liberty Park. The three streets and alleys will be private.
- **LIBERTY PARK PUD:** This request is consistent with the PUD for single family residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted
 4. **Building Safety Review:** No problems noted

P0917-47/27-4-3-102
Lots 840-849 & Lots 1072 & 1073
Vestlake Ridge Phase II
Create 64 new lots
Liberty Park Joint Venture

P&Z Application
Page 3

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

II. APPLICANT INFORMATION: (owner of property)

NAME: Liberty Park Joint Venture, LLP

ADDRESS: 8000 Liberty Parkway, Suite 114

Birmingham, AL 35242

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Walter Schoel Engineering Company, Inc.

2017 AUG 30 P 4: 32

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Resurvey 12 existing lots and acreage into 64 new lots

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

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

Lots 840 through 849 Vestlake Ridge (MB 222, Pg 23) Lots 1072 & 1073 Vestlake Ridge Phase II

(MB 239, Pg 24) and acreage situated in the SW 1/4 of Section 4, Township 18S, Range 1W

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

VI. ZONING/REZONING:

The above described property is presently zoned: _____

P0917-47/27-4-3-102
Lots 840-849 & Lots 1072 & 1073
Vestlake Ridge Phase II
Create 64 new lots
Liberty Park Joint Venture

P&Z Application
Page 4

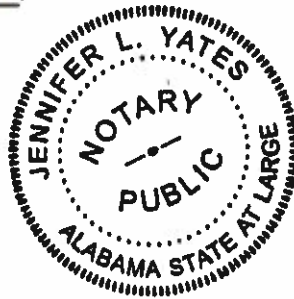
VI. OWNER AFFIDAVIT:

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.

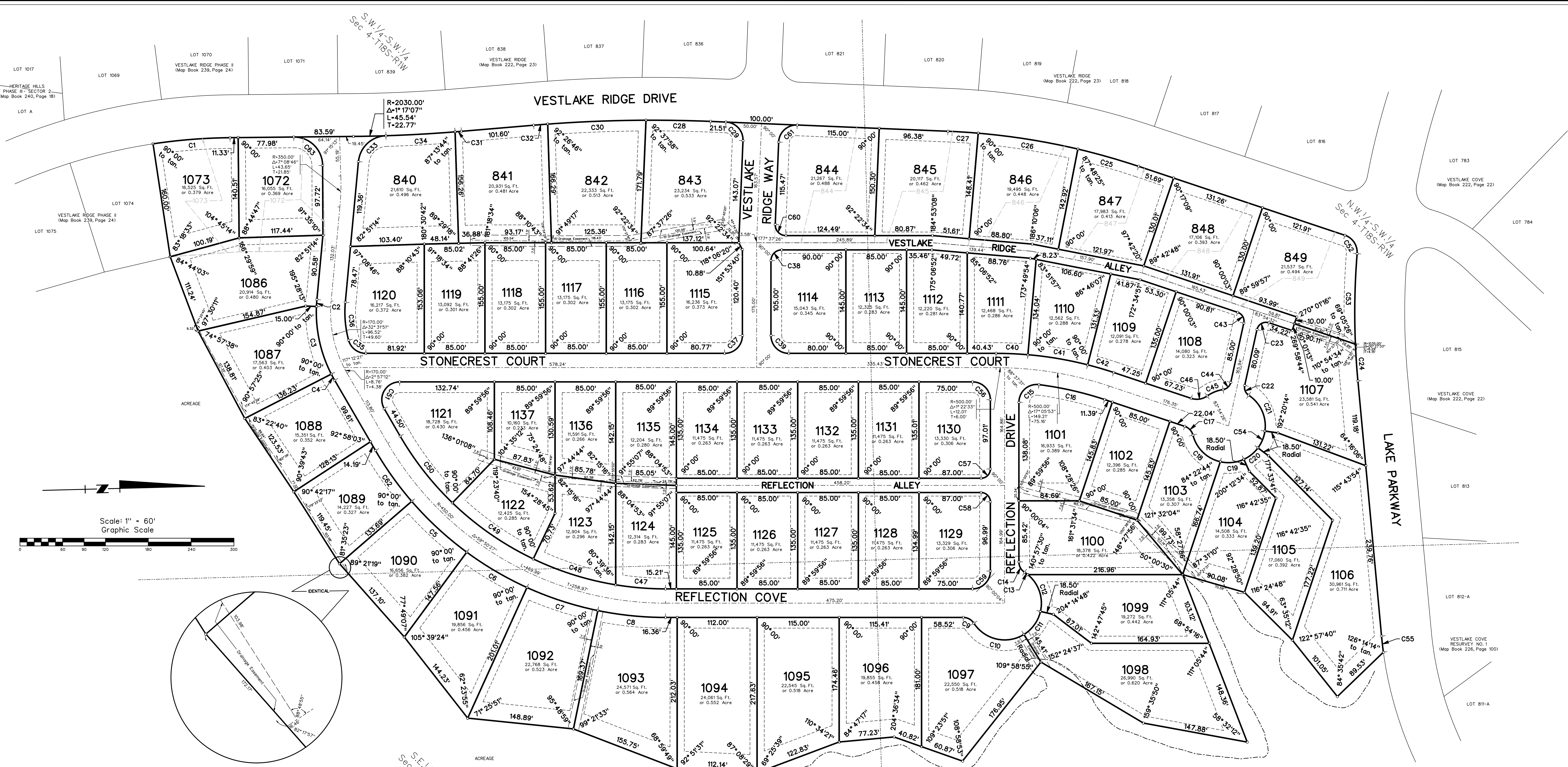
[Signature] 8.30.17
Owner Signature/Date Representing Agent (if any)/date

Given under my hand and seal
this 30th day of August, 2017.

Jennifer L. Yates
Notary Public



My commission expires 9th
day of May, 2020.



NOTES:

- Access to utilities for installation, maintenance and repair shall be governed by private agreement between the owner and the utility company.
- All roads shown on this plat are private and are not dedicated by this plat.
- The purpose of this resurvey is to resurvey 12 existing lots and acreage into 64 new lots.
- This property is not located within the 100 year flood area and is in Unshaded Zone "X" (areas determined to be out of 0.2% annual chance floodplain) as shown on the National Flood Insurance Program "FIRM" Flood Insurance Rate Map of Jefferson County, Alabama, according to Panel 582 of FIRM, Map Number 010705820 dated September 29, 2006, as published by the Federal Emergency Management Agency.
- The Building Setbacks for these Lots are as follows: Front 15 feet, Side 10 feet, Rear 25 feet and along Alleys the Rear is 5 feet.

UTILITY SERVICE PROVIDERS:

- Water - Public Mains System provided by Birmingham Water Works.
- Sanitary - Provided by Enviro Services, LLC, a private utility.
- Gas - Alabama Gas Corporation.
- Power - Alabama Power Company.
- Telephone - BellSouth Telecommunications.

OWNER:
LIBERTY PARK JOINT VENTURE, LLP
 8000 LIBERTY PARKWAY, SUITE 114
 BIRMINGHAM, ALABAMA 35242
 (205) 945-6458

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Joseph F. Breighner, Jr., a Registered Professional Land Surveyor in the State of Alabama, and Liberty Park Joint Venture, LLP, 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 plat or map of the lands shown therein and known or to be known as THE OVERLOOK, showing the subdivisions into 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 bearing, width, length, and name of each street, as well as the number of each lot and block and showing the relation of the lands to Vestlake Ridge, as recorded in Map Book 222, Page 23, and Vestlake Ridge Phase II, as recorded in Map Book 239, Page 24, both recorded in the office of the Judge of Probate of Jefferson County, Alabama and being situated in the S.W. 1/4 of Section 4, Township 18 South, Range 1 West, Jefferson County, Alabama and that iron pins or other appropriate monumentation have been installed at all lot corners (or reference points to lot corners) and curve points as shown and designated by small open circles on said plat or map. This survey and drawing of the parcel described herein, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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. Said Owner also certifies that they are the Owner of said lands and that the same are not subject to any mortgage.

WALTER SCHODEL ENGINEERING COMPANY, INC.
 Joseph F. Breighner, Jr., Alabama License No. 17518

LIBERTY PARK JOINT VENTURE, LLP
 A Limited Liability Partnership, Owner

By: Shawn Arterburn
 Its Vice President of Development

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Sheila Stephenson, as Notary Public in and for said County and State, do hereby certify that Joseph F. Breighner, Jr., whose name is signed to the foregoing certificate as Surveyor, 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 Surveyor with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2017.

Notary Public
 My Commission Expires: _____

STATE OF ALABAMA
 JEFFERSON COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that Shawn Arterburn, whose name as Vice President of Development of Liberty Park Joint Venture, LLP, A Limited Liability Partnership, is signed to the foregoing certificate as Owner, 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 officer with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2017.

Notary Public
 My Commission Expires: _____

C1: R- 770.00' Δ- 8° 03'47" L- 108.36' T- 54.27'	C8: R- 470.00' Δ- 11° 38'39" L- 95.52' T- 47.92'	C15: R- 25.00' Δ- 97° 11'45" L- 15.68' T- 28.35'	C22: R- 13.00' Δ- 69° 06'31" L- 8.95' T- 25.12'	C29: R- 25.00' Δ- 90° 16'16" L- 39.39' T- 25.00'	C36: R- 150.00' Δ- 20° 30'01" L- 53.67' T- 27.12'	C43: R- 13.00' Δ- 63° 54'28" L- 19.04' T- 11.69'	C50: R- 430.00' Δ- 15° 13'30" L- 119.02' T- 59.89'	C57: R- 13.00' Δ- 90° L- 20.42' T- 13.00'
C2: R- 190.00' Δ- 2° 56'20" L- 9.75' T- 4.87'	C9: R- 17.50' Δ- 57° 04'45" L- 42.41' T- 9.52'	C16: R- 480.00' Δ- 11° 16'36" L- 94.47' T- 47.39'	C23: R- 13.00' Δ- 96° 05'32" L- 21.80' T- 14.46'	C30: R- 1970.00' Δ- 4° 00'39" L- 137.90' T- 68.87'	C37: R- 25.00' Δ- 39.27' L- 25.00' T- 25.00'	C44: R- 13.00' Δ- 69° 06'34" L- 15.68' T- 43.44'	C51: R- 25.00' Δ- 120° 09'33" L- 52.43' T- 43.44'	C58: R- 13.00' Δ- 90° L- 20.42' T- 13.00'
C3: R- 190.00' Δ- 28° 33'09" L- 98.00' T- 50.12'	C10: R- 17.50' Δ- 88° 43'07" L- 79.74' T- 50.36'	C17: R- 17.50' Δ- 57° 04'45" L- 17.43' T- 9.52'	C24: R- 1035.00' Δ- 5° 51'42" L- 51.69' T- 25.85'	C31: R- 2030.00' Δ- 0° 14'57" L- 8.83' T- 4.41'	C38: R- 15.00' Δ- 90° L- 23.58' T- 15.00'	C45: R- 25.00' Δ- 28° 59'05" L- 24.26' T- 12.38'	C52: R- 25.00' Δ- 78° 08'52" L- 33.21' T- 19.57'	C59: R- 25.00' Δ- 89° 59'56" L- 39.27' T- 25.00'
C4: R- 190.00' Δ- 2° 59'33" L- 9.92' T- 4.96'	C11: R- 51.50' Δ- 45° 24'11" L- 40.81' T- 4.96'	C18: R- 970.00' Δ- 82° 42'01" L- 56.36' T- 31.37'	C25: R- 970.00' Δ- 5° 13'57" L- 88.49' T- 44.28'	C32: R- 1970.00' Δ- 0° 34'27" L- 39.27' T- 25.00'	C39: R- 25.00' Δ- 90° L- 39.27' T- 25.00'	C46: R- 25.00' Δ- 53° 59'05" L- 12.73' T- 9.87'	C53: R- 1035.00' Δ- 7° 01'26" L- 126.88' T- 63.52'	C60: R- 15.00' Δ- 92° 22'34" L- 24.18' T- 15.64'
C5: R- 470.00' Δ- 12° 49'34" L- 105.21' T- 52.63'	C12: R- 51.50' Δ- 63° 54'57" L- 57.45' T- 17.48'	C19: R- 51.50' Δ- 37° 27'35" L- 33.67' T- 17.48'	C26: R- 970.00' Δ- 8° 21'41" L- 141.56' T- 70.90'	C33: R- 40.00' Δ- 82° 49'20" L- 57.82' T- 44.85'	C40: R- 520.00' Δ- 4° 55'11" L- 44.85' T- 22.34'	C47: R- 430.00' Δ- 9° 20'28" L- 70.10' T- 11.37'	C54: R- 51.50' Δ- 28° 38'52" L- 25.75' T- 15.64'	C61: R- 25.00' Δ- 90° L- 39.27' T- 25.00'
C6: R- 470.00' Δ- 11° 59'41" L- 97.98' T- 49.17'	C13: R- 51.50' Δ- 8° 07'11" L- 5.50' T- 2.75'	C20: R- 51.50' Δ- 28° 39'52" L- 25.75' T- 13.15'	C27: R- 970.00' Δ- 2° 30'34" L- 42.49' T- 21.25'	C34: R- 2030.00' Δ- 4° 11'19" L- 97.06' T- 48.54'	C41: R- 520.00' Δ- 9° 21'56" L- 85.00' T- 42.59'	C48: R- 430.00' Δ- 18° 10'51" L- 121.44' T- 61.12'	C55: R- 535.00' Δ- 10° 26'07" L- 22.74' T- 11.37'	C62: R- 470.00' Δ- 87° 55' L- 87.55' T- 43.90'
C7: R- 470.00' Δ- 12° 45'10" L- 104.61' T- 52.52'	C14: R- 17.50' Δ- 57° 04'45" L- 90.52' T- 32.70'	C21: R- 51.50' Δ- 84° 49'30" L- 90.52' T- 32.70'	C28: R- 1970.00' Δ- 2° 37'58" L- 74° 49'28" T- 45.27'	C35: R- 25.00' Δ- 74° 49'28" L- 38.01' T- 19.02'	C42: R- 520.00' Δ- 4° 11'19" L- 38.01' T- 19.02'	C49: R- 430.00' Δ- 18° 27'37" L- 58.54' T- 69.88'	C56: R- 25.00' Δ- 90° 00'04" L- 39.27' T- 25.00'	C63: R- 40.00' Δ- 99° 19'58" L- 63.08' T- 40.23'

APPROVED: _____ DATE: _____
 Vestavia Hills Planning & Zoning Commission

APPROVED: _____ DATE: _____
 Vestavia Hills City Engineer

APPROVED: _____ DATE: _____
 Vestavia Hills City Clerk

APPROVED: _____ DATE: _____
 Jefferson County Department of Health

APPROVED IN FORMAT ONLY: _____ DATE: _____
 Director of Environmental Services

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. Environmental Services acknowledges that the mains serving this property are owned by others.

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

Date: SEPTEMBER 14, 2017

- **CASE:** P-0917-48
- **REQUESTED ACTION:** Final Plat Approval For Heritage Hills-Phase 1 Resurvey No. 7
- **ADDRESS/LOCATION:** Heritage Hills Way
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP, Jennifer & Michael Joffrion, Jonathan & Sheri Cohen, and David & Patricia Halpern
- **REPRESENTING AGENT:** Schoel Engineering
- **GENERAL DISCUSSION:** Plat will create a storm drainage easement for lots 887B, 888A, 889A, 890A, 891A.
- **LIBERTY PARK PUD:** This request is consistent with the PUD for single family residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted
 4. **Building Safety Review:** No problems noted

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

II. APPLICANT INFORMATION: (owner of property)

NAME: Liberty Park Joint Venture, Jennifer & Michael Joffrion, Jonathan & Sheri Cohen, David & Patricia Halpern

ADDRESS: 8000 Liberty Parkway, Suite 114
Vestavia, AL 35242

MAILING ADDRESS (if different from above)

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____
Walter Schoel Engineering Company

2017 AUG 30 P 4:31

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Adding storm drainage easement

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

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

Lots 887B through 891A Amended Map of Heritage Hills Phase I Resurvey No. 3

Recorded in Map Book 239 Page 49

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

VI. ZONING/REZONING:

The above described property is presently zoned: _____

P0917-48//27-4-3-85,86,87,88&89
Lots 887B-891A Heritage Hills
Phase I
Adding storm drainage easement
Liberty Park Joint Venture

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.

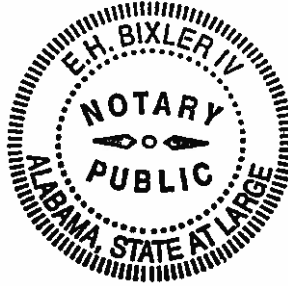


Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 29~~th~~ day of August, 2017.


Notary Public



My commission expires 1st
day of November, 2017.

P0917-48//27-4-3-85,86,87,88&89
Lots 887B-891A Heritage Hills
Phase I
Adding storm drainage easement
Liberty Park Joint Venture

P&Z Application
Page 4

VI. OWNER AFFIDAVIT:

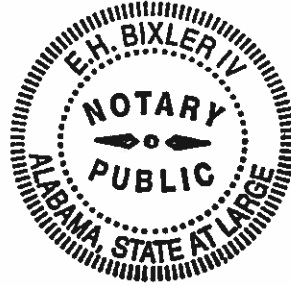
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

J. [Signature] 8-29-2017
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 29th day of August, 2017.

[Signature]
Notary Public



My commission expires 1st
day of November, 2017.

P0917-48//27-4-3-85,86,87,88&89
Lots 887B-891A Heritage Hills
Phase I
Adding storm drainage easement
Liberty Park Joint Venture

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.

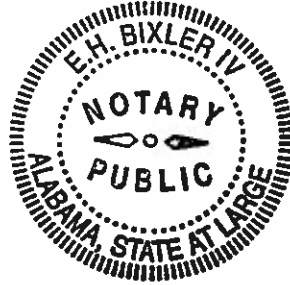
Sheri B. Osher

Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 29 day of August, 2017.

E.H. Bixler IV
Notary Public



My commission expires 1st
day of November, 2017.

P0917-48//27-4-3-85,86,87,88&89
Lots 887B-891A Heritage Hills
Phase I
Adding storm drainage easement
Liberty Park Joint Venture

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.



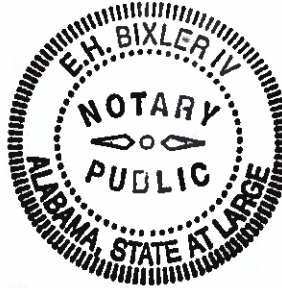
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 29th day of August, 2017.



Notary Public



My commission expires 12th
day of November, 2017.

REVISIONS:	

Final Plat

DATE: August 2017
 DRAWN BY: WTM
 CHECKED BY: MWC
 REID BOOK: #2881
 REID CREWS: SW
 FILE NAME:
 Heritage Hills Phase I-Survey/Final Plat/

STATE OF ALABAMA
 JEFFERSON COUNTY

The undersigned, Joseph F. Breighner, Jr., Registered Land Surveyor, in the State of Alabama, Liberty Park Joint Venture, LLP, a Limited Liability Partnership, Owner; Jennifer F. Joffrion and Michael Joffrion, Owners; Jonathan Cohen and Sheri Cohen, Owners; and David L. Halpern and Patricia W. Halpern, Owners, 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 of the instance of said Owner; that this plat or map is a true and correct plat or map of the lands shown therein and known or to be known as HERITAGE HILLS - PHASE 1 RESURVEY NO. 7, showing the subdivisions into 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, dikes and public grounds, giving the bearing, width, length, and name of each street, as well as the number of each lot and block and showing the relation of the lands to the Amended Map of Heritage Hills - Phase 1 - Resurvey No. 3 as recorded in Map Book 239, Page 49, Amended Map No. 2 of Heritage Hills Phase 1 as Recorded in Map Book 239, Page 35, and Heritage Hills - Phase 1 - Resurvey No. 6, as recorded in Map Book XXX, Page XX, in the office of the Judge of Probate of Jefferson County, Alabama, and being situated in the S.E. 1/4 of the S.W. 1/4 of Section 9, Township 18 South, Range 1 West, Jefferson County, Alabama and that iron pins or other appropriate monumentation have been installed at all lot corners (or reference points to lot corners) and curve points as shown and designated by small open circles on said plat or map. This survey and drawing of the parcel described herein, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and, 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. Said Owner also certifies that they are the Owner of said lands and that the same are not subject to any mortgage.

WALTER SCHODEL ENGINEERING COMPANY, INC.

Joseph F. Breighner, Jr., Ala. License No. 17518

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Sheila Stephenson, as Notary Public in and for said County and State, do hereby certify that Joseph F. Breighner, Jr., whose name is signed to the foregoing certificate as Surveyor, 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 Surveyor with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2017.

Notary Public
 My Commission Expires: _____

LIBERTY PARK JOINT VENTURE, LLP
 A Limited Liability Partnership, Owner

By: Shawn Arterburn
 Its Vice President of Development

STATE OF ALABAMA
 JEFFERSON COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that Shawn Arterburn, whose name as Vice President of Development of Liberty Park Joint Venture, LLP, a Limited Liability Partnership, do signed to the foregoing certificate as Owner, 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 officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2017.

Notary Public
 My Commission Expires: _____

By: Jennifer F. Joffrion
 Its Owner

STATE OF ALABAMA
 JEFFERSON COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that Jennifer F. Joffrion is signed to the foregoing certificate as Owner, 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 officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2017.

Notary Public
 My Commission Expires: _____

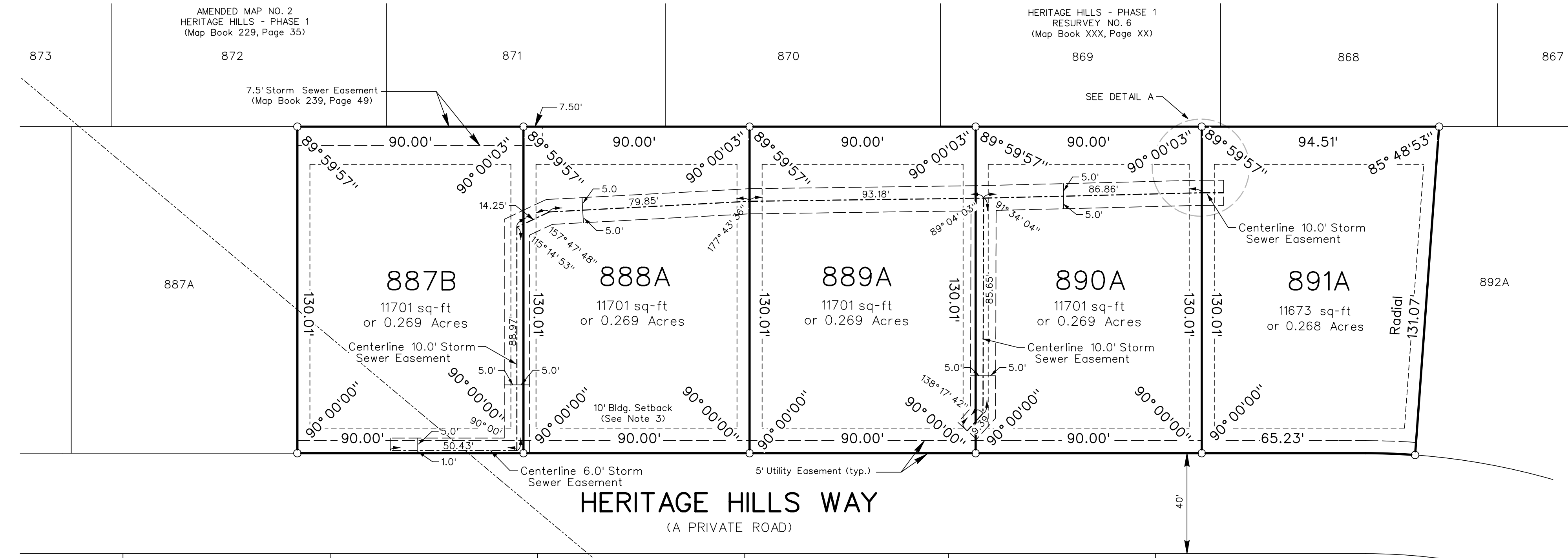
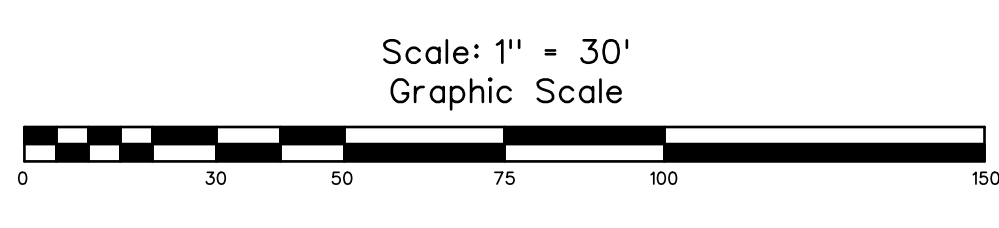
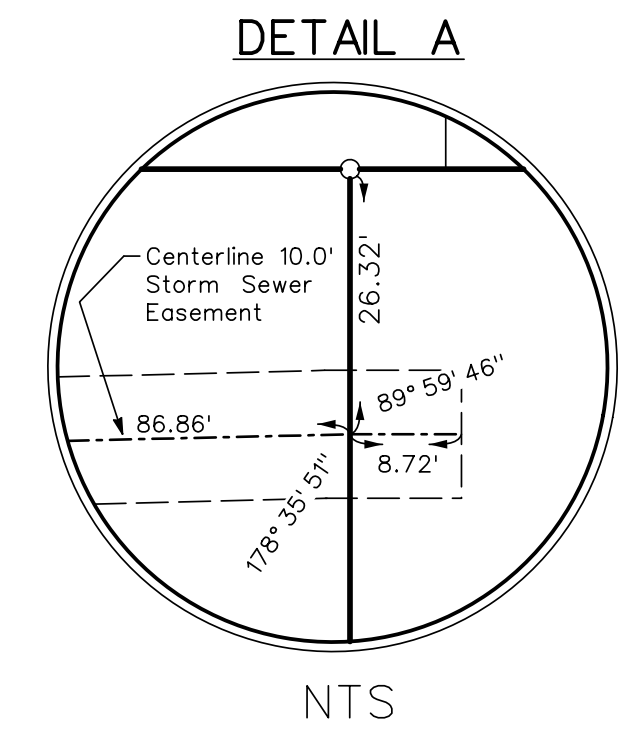
By: Michael Joffrion
 Its Owner

STATE OF ALABAMA
 JEFFERSON COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that Michael Joffrion is signed to the foregoing certificate as Owner, 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 officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2017.

Notary Public
 My Commission Expires: _____



887B & 890A OWNER:
 Liberty Park Joint Venture, LLP
 A Limited Liability Partnership
 8000 Liberty Parkway, Suite 114
 Birmingham, AL 35242
 (205) 945-6458

888A OWNER:
 Jennifer F. Joffrion & Michael Joffrion
 4864 Heritage Hills Way
 Vestavia, AL 35242

889A OWNER:
 Jonathan Cohen & Sheri Cohen
 4868 Heritage Hills Way
 Vestavia, AL 35242

891A OWNER:
 David L. Halpern & Patricia W. Halpern
 4876 Heritage Hills Way
 Vestavia, AL 35242

Iberia Bank Mortgage Co., Mortgagee

By: _____
 Its _____

STATE OF _____
 COUNTY _____

I, _____, as Notary Public in and for said County and State, do hereby certify that _____ whose name as _____ of Iberia Bank Mortgage Co., is signed to the foregoing certificate as Mortgagee, 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 officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2017.

Notary Public
 My Commission Expires: _____

By: Jonathan Cohen
 Its Owner

STATE OF ALABAMA
 JEFFERSON COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that Jonathan Cohen is signed to the foregoing certificate as Owner, 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 officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2017.

Notary Public
 My Commission Expires: _____

By: Sheri Cohen
 Its Owner

STATE OF ALABAMA
 JEFFERSON COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that Sheri Cohen is signed to the foregoing certificate as Owner, 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 officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2017.

Notary Public
 My Commission Expires: _____

AmeriHome Mortgage, Mortgagee

By: _____
 Its _____

STATE OF _____
 COUNTY _____

I, _____, as Notary Public in and for said County and State, do hereby certify that _____ whose name as _____ of AmeriHome Mortgage, is signed to the foregoing certificate as Mortgagee, 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 officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2017.

Notary Public
 My Commission Expires: _____

By: David L. Halpern
 Its Owner

STATE OF ALABAMA
 JEFFERSON COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that David L. Halpern is signed to the foregoing certificate as Owner, 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 officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2017.

Notary Public
 My Commission Expires: _____

By: Patricia W. Halpern
 Its Owner

STATE OF ALABAMA
 JEFFERSON COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that Patricia W. Halpern is signed to the foregoing certificate as Owner, 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 officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2017.

Notary Public
 My Commission Expires: _____

APPROVED: _____ DATE: _____
 Vestavia Hills Planning & Zoning Commission

APPROVED: _____ DATE: _____
 Vestavia Hills City Engineer

APPROVED: _____ DATE: _____
 Vestavia Hills City Clerk

APPROVED: _____ DATE: _____
 Jefferson County Department of Health

APPROVED IN FORMAT ONLY:

Director of Environmental Services _____ 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 Easement boundaries after this date may void this approval. Environmental Services acknowledges that the mains serving this property are owned by others.

NOTES:

- The Purpose of this resurvey is for the dedication of drainage easements. No lot lines were changed by this resurvey.
- All roads shown on this plot are private and are not dedicated by this plat.
- Building setback lines are as follows:
 Front= 10 feet.
 Side= 5 feet.
 Rear= 15 feet.
 The area within all setbacks is subject to an easement for storm drainage.
- Unless otherwise noted, the storm sewer easements depicted on this plot are provided for the future construction of these facilities, and the location of the centerline of these facilities as constructed after the recording date of this plat will be the centerline of the easements shown hereon. Unless otherwise stated, the storm sewer easements shown shall be 15 feet wide lying 7.5 feet on each side of the centerline.
- Access to utilities for installation, maintenance and repair shall be governed by private agreement between the owner and the utility company.
- This property is not located within the 100 year flood area and is in Unshaded Zone "X" (areas determined to be out of 0.2% annual chance floodplain) as shown on the National Flood Insurance Program "FIRM" Flood Insurance Rate Map of Jefferson County, Alabama, according to Panel 582 of 755, Map Number 01073005826 dated September 29, 2006, as published by the Federal Emergency Management Agency.
- Unless otherwise noted, all property corners shown are 5/8" rebar with a Walter Schodel Engineering Company cap (C&M003).

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

Date: SEPTEMBER 14, 2017

- **CASE: P-0917-42**
- **REQUESTED ACTION:** Rezoning From Vestavia Hills R-4 to Vestavia Hills O-1 For Office Use With A Conditional Use For Office Storage
- **ADDRESS/LOCATION:** 3292 & 3296 Cahaba Heights Rd.
- **APPLICANT/OWNER:** Alpha Properties
- **GENERAL DISCUSSION:** Property has two buildings on lot. The front part of lot along Cahaba Heights Rd. is already zoned R-4. The building in the rear of the building will be used for minor office use and office storage (which requires conditional use approval). Applicants have agreed to update landscaping and fencing along property lines. Ingress/egress and parking are already in place.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Community Plan for limited mixed use.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: Rezoning conditioned applicant making proposed site improvements.
 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.

P0917-42//28-23-2-12-2-1
3292 & 3296 Cahaba Heights Rd.
Rezoned to O-1
Alpha Property, LLC VH
R-4

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

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

II. APPLICANT INFORMATION: (owner of property)

NAME: Alpha Property, LLC

ADDRESS: 4240 Cahaba Heights Ct
Birmingham AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office 205-970-4247

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

P0917-42//28-23-2-12-2-1
3292 & 3296 Cahaba Heights Rd.
Rezone to O-1
Alpha Property, LLC VH
R-4

III. ACTION REQUESTED

Request that the above described property be approved conditional use approval pursuant to Section _____ of the Vestavia Hills Zoning Code.

Current Zoning of Property: R-1 R-4

Requested Conditional use For the intended purpose of: OFFICE STORAGE O-1

(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.)

3296 Cahaba Heights Road
Birmingham AL 35243

Property size: _____ feet X _____ feet. 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.

[Signature] 7-25-17
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 25 day of July, 2017.

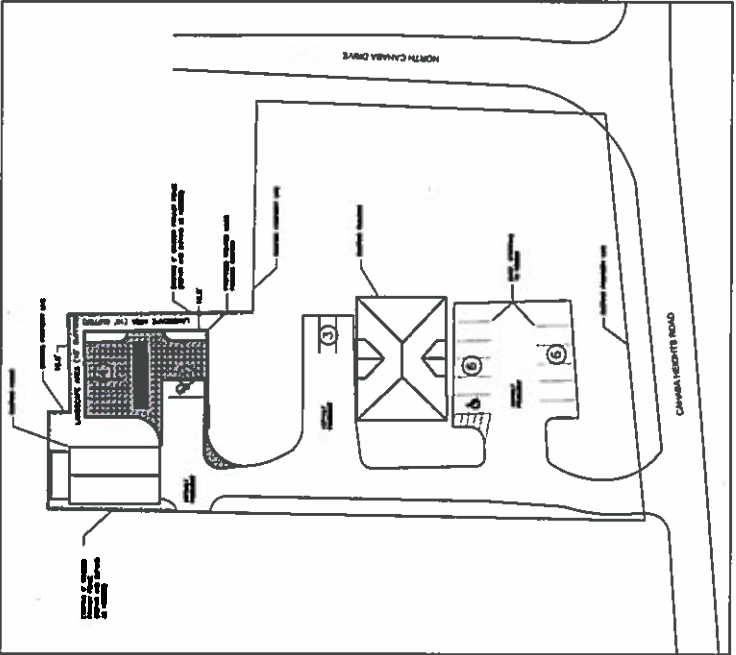
[Signature]
Notary Public

My commission expires _____
day of _____ 20____.
MY COMMISSION EXPIRES:
December 1, 2018

CLIENT 888 CANABA HIGHWAY ROAD CRYSTAL ALABAMA		DATE 10/10/2012	
PROJECT 888 CANABA HIGHWAY ROAD		REVISIONS	
DESCRIPTION PLANNING		DATE 10/10/2012	
REVISIONS		DATE	

SITE DATA

1. ALL DISTANCES ARE TO THE CENTER LINE OF HIGHWAYS
 2. ALL DISTANCES ARE TO THE CENTER LINE OF HIGHWAYS
 3. ALL DISTANCES ARE TO THE CENTER LINE OF HIGHWAYS
 4. ALL DISTANCES ARE TO THE CENTER LINE OF HIGHWAYS
 5. ALL DISTANCES ARE TO THE CENTER LINE OF HIGHWAYS
 6. ALL DISTANCES ARE TO THE CENTER LINE OF HIGHWAYS
 7. ALL DISTANCES ARE TO THE CENTER LINE OF HIGHWAYS
 8. ALL DISTANCES ARE TO THE CENTER LINE OF HIGHWAYS
 9. ALL DISTANCES ARE TO THE CENTER LINE OF HIGHWAYS
 10. ALL DISTANCES ARE TO THE CENTER LINE OF HIGHWAYS



SITE DATA

SITE ADDRESS:

3296 CAHABA HEIGHTS ROAD
VESTAVIA, AL 35243

P0917-42//28-23-2-12-2-1
3292 & 3296 Cahaba Heights Rd.
Rezone to O-1
Alpha Property, LLC VH
R-4

OWNER:

ALPHA PROPERTY, LLC
4260 CAHABA HEIGHTS COURT
BIRMINGHAM, AL 35243

ZONING: O-1 & R-1

REQUESTING REZONING FROM R-⁴1 TO O-1 WITH A RESTRICTIONS FOR OFFICE STORAGE

ADDITIONAL MODIFICATIONS TO 3292 CAHABA HEIGHTS ROAD NOT LISTED IN THE DOCUMENT TITLED "PARKING LAYOUT PLAN":

MOVE DUMPSTER OFF OF CURRENT PROPERTY AND RELOCATED TO LOWER PROPERTY CURRENTLY ZONED R-1

SPRUCE UP CURRENT STRUCTURE ON THE PROPERTY TO INCLUDE BUT NOT LIMITED TO; REPLACING FACIA AND SOFFIT, PAINT, AND MINOR LANDSCAPPING.

MOVE CURRENT 8 FOOT WOODEN FENCE CLOSER TO THE PROPERTY LINE TO LIMIT VEGETATION OVERGROWTH. VEGETATION TO INCLUDE ELAEAGNUS AND OTHER LIKE TALL GREEN PLANTS.

EXTEND CURRENT 6 FOOT WOODEN FENCE TO CREATE A BUFFER INBETWEEN PROPERTY AND ADJACENT HOMES

ADD ADDITIONAL VEGETATION ALONG FENCE LINE TO CREATE ADDITIONAL BUFFER

ADD A LIGHTING RESTRICTION TO MAKE SURE THAT NO EXTERIOR LIGHTING WILL BE INSTALLED ON THE PROPERTY

OWNER:

ALPHA PROPERTY, LLC

4260 CAHABA HEIGHTS COURT

BIRMINGHAM, AL 35243

P0917-42//28-23-2-12-2-1

3292 & 3296 Cahaba Heights Rd.

Rezone to O-1

Alpha Property, LLC

R-4

VH

The owners of Alpha Property are seeking to rezone the property located at 3292 Cahaba Heights Road in Vestavia Alabama. The purpose of the rezoning is for business purposes which include parking for the connected property located at 3296 Cahaba Heights Road.

In consideration of rezoning from R-1 to O-1 Alpha Property will construct a wooden two sided fence that connects to the existing fence and create a barrier between itself and the three connecting neighbors. Vegetation like elaeagnus and other tall green plants will be placed on the fence line to provide a greater level of privacy for the neighbors.

We will also be making aesthetic updates to the current structure located at 3292 Cahaba Heights road to include replacing the fascia, soffit, paint and minor landscaping. That building will stay as it currently does and will be used for the purposes of office storage.

[Details](#) [Add](#) [Basemap](#) [Save](#) [Share](#) [Print](#) [Directions](#) [Measure](#) [Bookmarks](#)

[About](#) [Content](#) [Legend](#)

Legend

Zoning - Vestavia_Hills_Address_Points

Zoning

-  A
-  B-1
-  B-1*
-  B-1.2
-  B-1.2*
-  B-2
-  B-2*
-  B-3
-  B-3*
-  E-2
-  E-2*
-  Inst-1
-  Inst-1*
-  O-1
-  O-1*
-  O-2
-  O-2*
-  PUD-MU
-  PUD-PB
-  PUD-PB*



Future Land Use

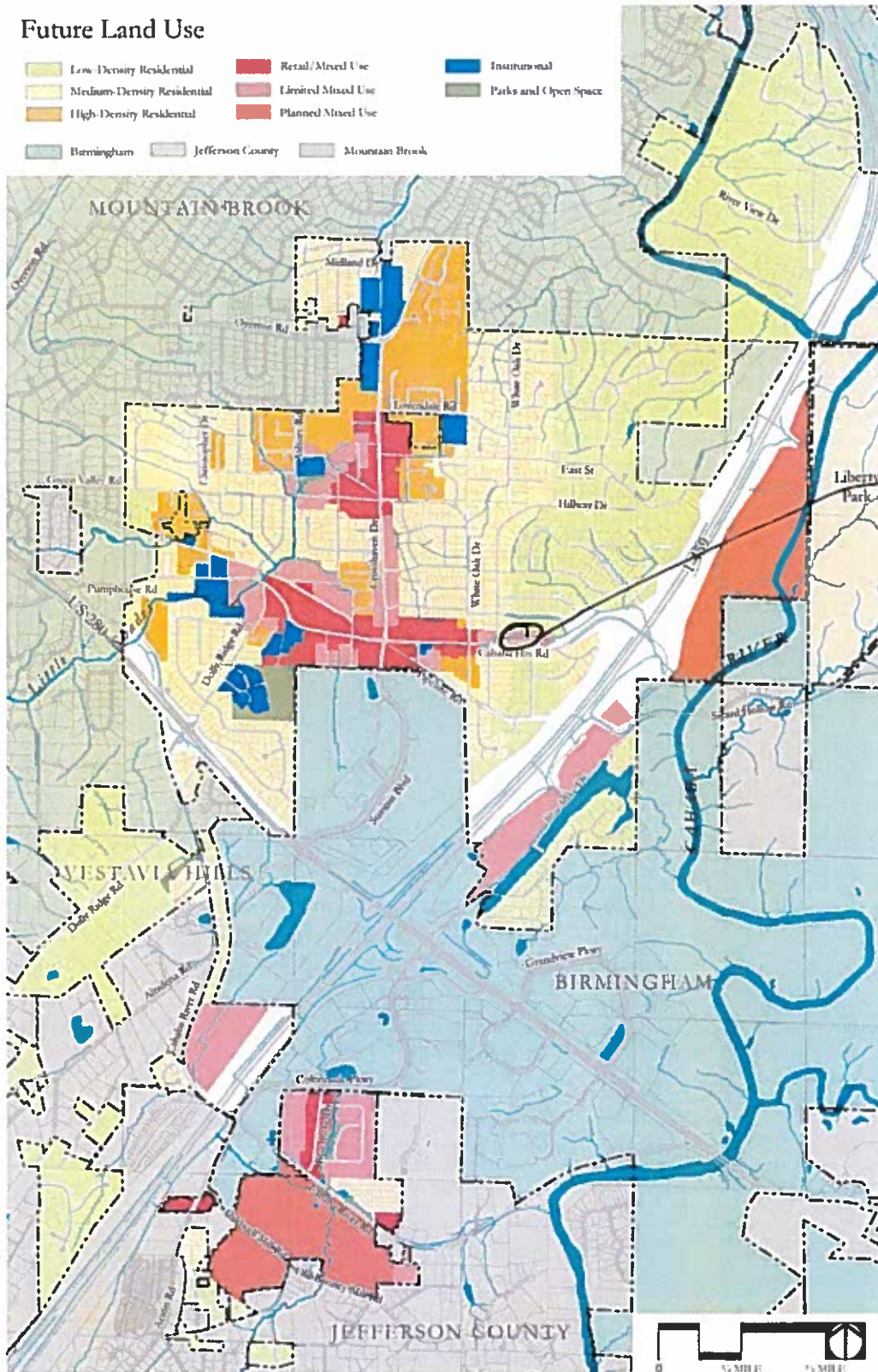


Figure 4: Future Land Use Map

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

Date: SEPTEMBER 14, 2017

- **CASE: P-0917-43**
- **REQUESTED ACTION:** Rezoning From Vestavia Hills R-3 to Vestavia Hills B-2 For Office Parking
- **ADDRESS/LOCATION:** 812 Chestnut St.
- **APPLICANT/OWNER:** Sloss HTP, Inc
- **REPRESENTING AGENT:** Goodwin, Mills, & Cawood
- **GENERAL DISCUSSION:** Applicant is seeking rezoning to build a parking lot to service Todd Mall. Lot would have 69 spaces. The request is part of an overall facelift. There is an alley separating the lot from Todd Mall. Applicants are currently in the process of getting alley vacated. Site plan is attached and appears to meet all the requirements of B-2 zoning.
- **VESTAVIA COMPREHENSIVE PLAN:** The request is consistent with the Comprehensive Plan for Village Center.
- **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 contingent on vacation of ROW
 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.

P0917-43//28-30-2-9-10
812 Chestnut Street
Rezone to B-2
Sloss HTP, Inc.

VH R-3

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

2017 AUG 10 4 6: 3

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: Sloss HTP, Inc.

ADDRESS: c/o Sloss Real Estate Company, Inc., Suite 3500, 1130 22nd Street South
Birmingham, AL 35205

MAILING ADDRESS (if different from above) (same as above)

PHONE NUMBER: Home n/a Office 205-802-2100

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: Kevin Jett
Cole Williams, Goodwyn, Mills, + Cawood, Inc.

Call for any questions

Kevin.jett@gmccnetwork.com

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: VH R-3

To: B-2

For the intended purpose of: Parking lot for building at 2017

CANYON ROAD
(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.)

812 Chestnut Street Vestavia Hills, AL

28-00-30-2-009-010.000

Property size: 100 feet X 150 feet. Acres: 0.34

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.

Sloss HTP, Inc.

By: Sloss Real Estate Company, Inc., its Agent

By: [Signature]

Its: Executive Vice President

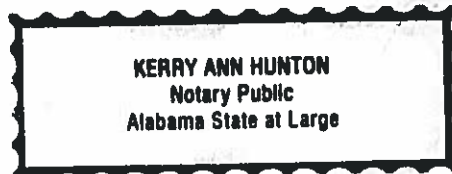
[Signature] 8-9-17

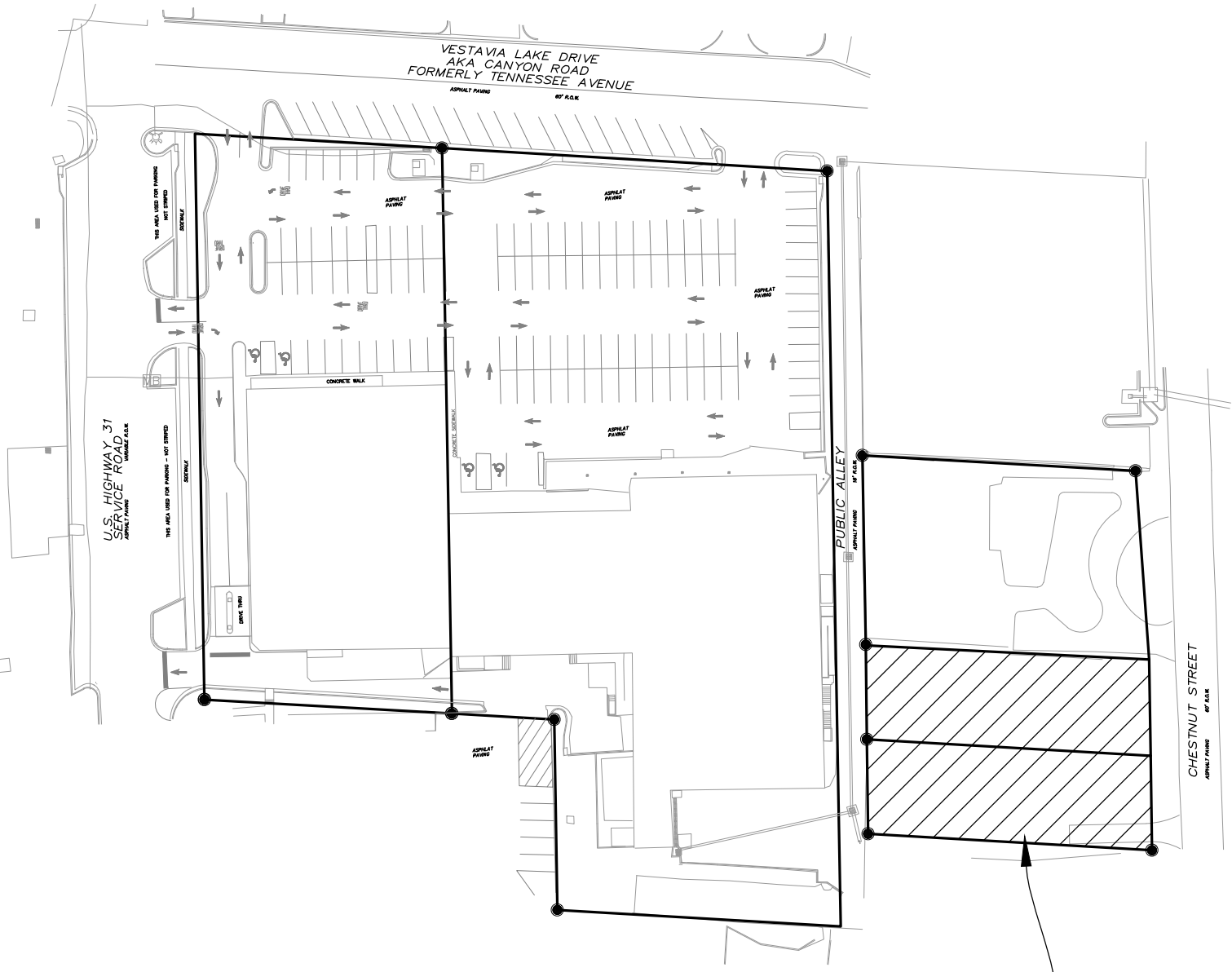
Representing Agent (if any) date

Given under my hand and seal
this 8th day of August, 202017.

[Signature]
Notary Public

My commission expires 26th
day of February 2020.





LOT 11
 LOT 12
 CHESTNUT STREET,
 VESTAVIA HILLS, ALABAMA

VESTAVIA VILLAGE
 VESTAVIA HILLS, ALABAMA

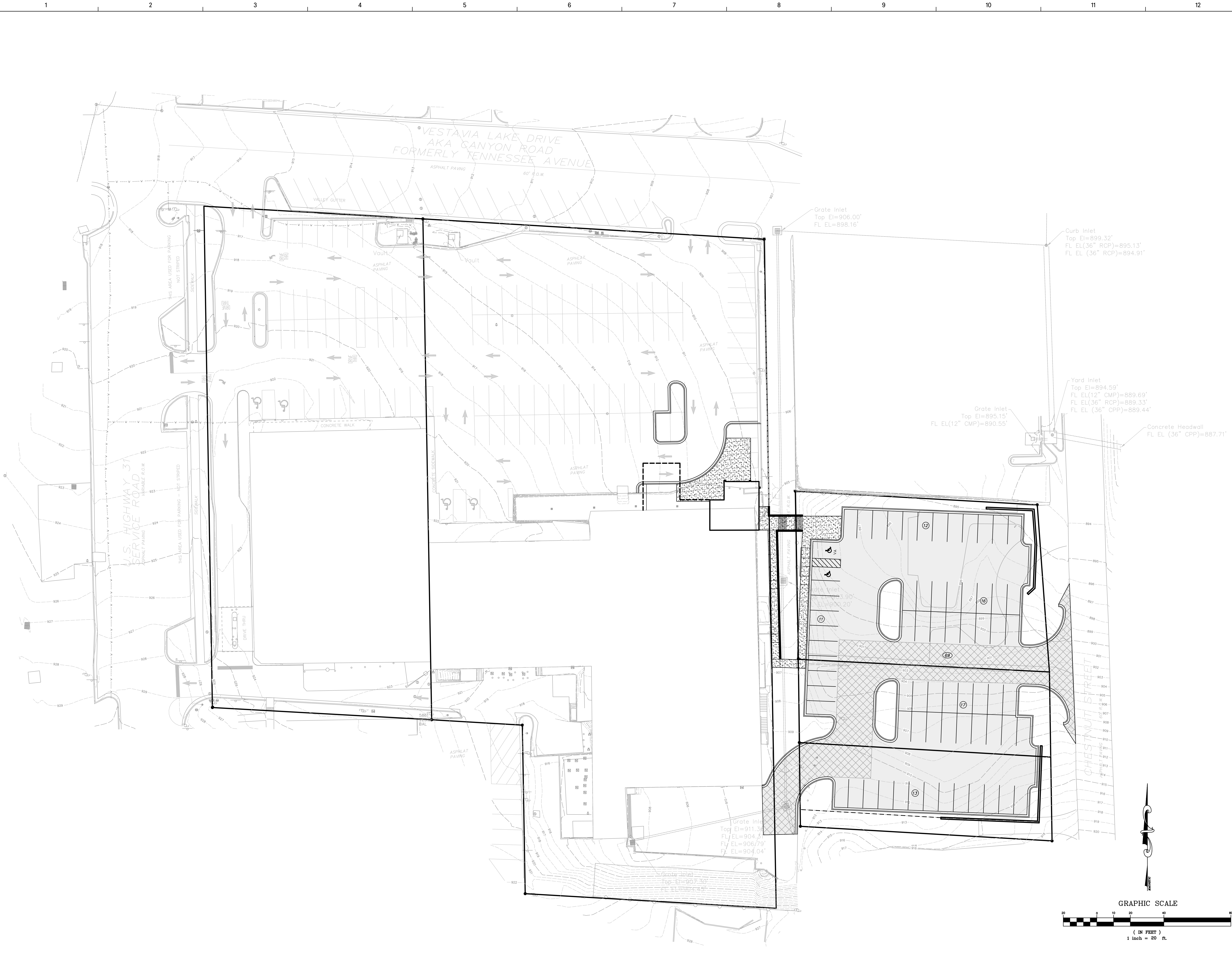
C.O.

LOT 11 & 12
 GMC # CBHM170052
 DATE: 08.09.2017
 DRAWN BY:

2701 1st Avenue S
 Birmingham, AL 35233
 T 205.879.4462
 GMCNETWORK.COM

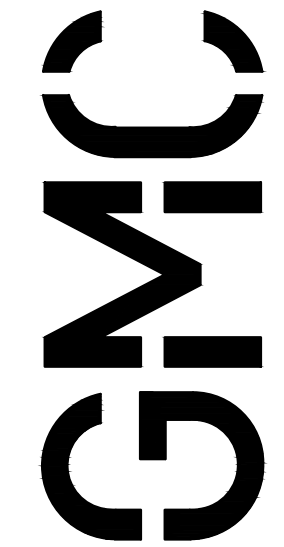


T N I T



OVERALL SITE LAYOUT

VESTAVIA VILLAGE
VESTAVIA HILLS, ALABAMA



2701 1st Avenue S
Birmingham, AL 35233
T 205.879.4462
GMCNETWORK.COM

DRAWN BY: _____
CHECKED BY: _____

MC

C1.0



Yard Inlet
 Top El=894.59'
 FL EL(12" CMP)=889.69'
 FL EL(36" RCP)=889.33'
 FL EL(36" CPP)=889.44'

Grate Inlet
 Top El=895.15'
 FL EL(12" CMP)=890.55'

Concrete Headwall
 FL EL(36" CPP)=887.71'

REQ'D 5' ACCESSIBLE RAMP
 (SEE DETAIL)

REQ'D CONCRETE STAIRS
 REQ'D 5' CONCRETE SIDEWALK
 (SEE DETAIL)

REQ'D ACCESSIBLE PARKING
 AND RAMP (SEE DETAIL)

REQ'D 18" CURB
 AND GUTTER (TYP.)

REQ'D STANDARD DUTY
 ASPHALT PAVEMENT

REQ'D HEAVY DUTY
 ASPHALT PAVEMENT

REQ'D 18" CURB
 AND GUTTER (TYP.)

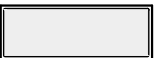


REQ'D HEAVY DUTY
 ASPHALT PAVEMENT

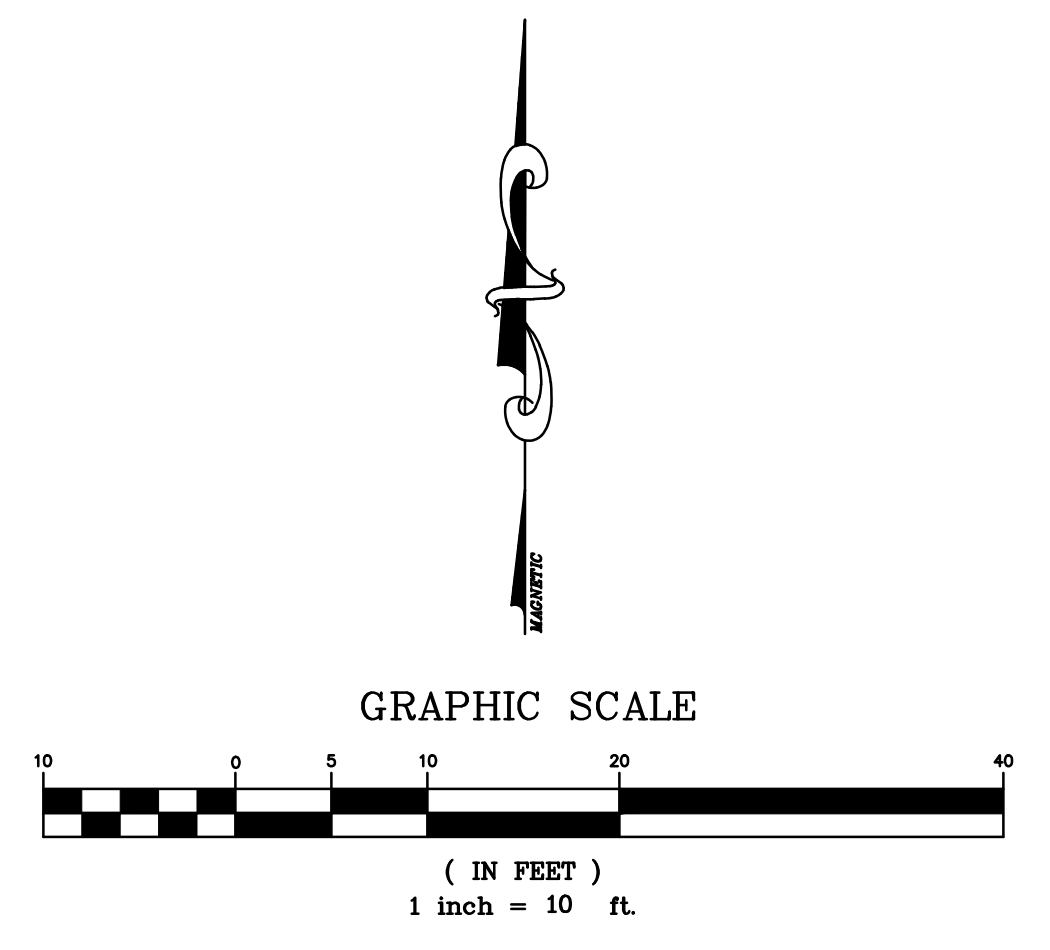
REQ'D STANDARD DUTY
 ASPHALT PAVEMENT

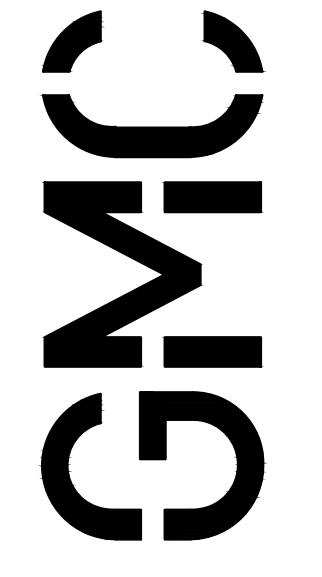
REQ'D 18" CURB
 AND GUTTER (TYP.)

EX. ASPHALT TO BE SAW CUT
 AND REMOVED. REQ'D ASPHALT
 TO BE FLUSH AND AT GRADE

Grate Inlet
 Top El=911.36'
 FL EL=904.31'
 FL EL=906.79'
 FL EL=904.04'

- LEGEND**
-  STANDARD DUTY ASPHALT
 -  HEAVY DUTY ASPHALT PAVEMENT
 -  CONCRETE SIDEWALK (SEE TYP. SEC.)

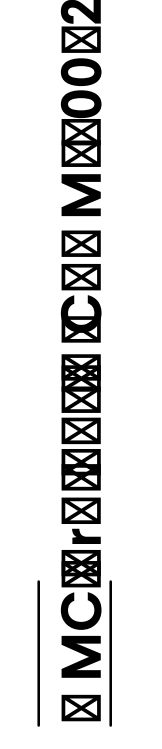




2701 1st Avenue S
 Birmingham, AL 35233
 T 205.879.4462
 GMCNETWORK.COM

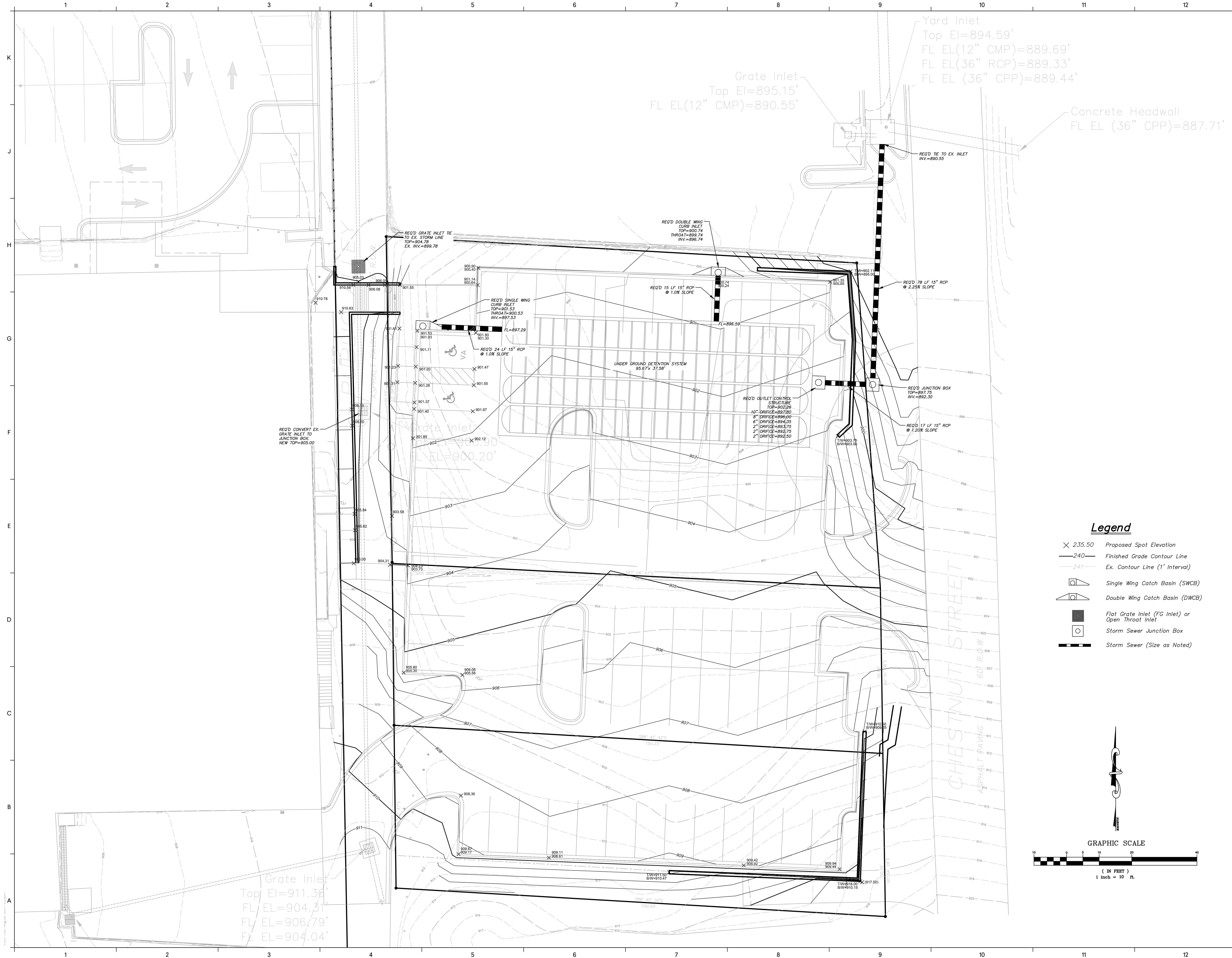
DRAWN BY:	CHECKED BY:
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VESTAVIA VILLAGE
 VESTAVIA HILLS, ALABAMA



SITELAYOUT PLAN

C1.1



Yard Inlet
 Top El=894.59'
 FL EL(12" CMP)=889.69'
 FL EL(36" RCP)=889.33'
 FL EL (36" CPP)=889.44'

Grate Inlet
 Top El=895.15'
 FL EL(12" CMP)=890.55'

Concrete Headwall
 FL EL (36" CPP)=887.71'

REQ'D CONVERT EX
 GRATE INLET TO
 JUNCTION BOX.
 NEW TOP=905.00

REQ'D GRATE INLET TIE
 TO EX. STORM LINE
 TOP=904.78
 EX. INV.=899.78

REQ'D DOUBLE WING
 CURB INLET
 TOP=900.74
 THROAT=899.74
 INV.=896.74

REQ'D SINGLE WING
 CURB INLET
 TOP=901.53
 THROAT=900.53
 INV.=897.53

REQ'D 15 LF 15" RCP
 @ 1.0% SLOPE

REQ'D 78 LF 15" RCP
 @ 2.25% SLOPE

REQ'D 24 LF 15" RCP
 @ 1.0% SLOPE

UNDER GROUND DETENTION SYSTEM
 95.67' X 37.58'

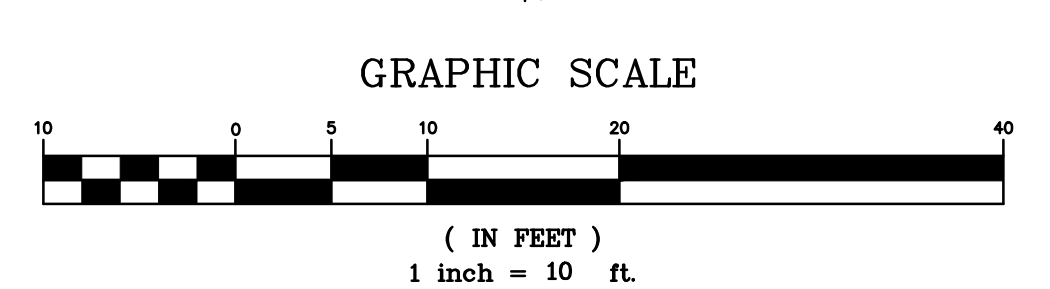
REQ'D OUTLET CONTROL
 STRUCTURE
 TOP=902.26
 10" ORIFICE=897.80
 8" ORIFICE=896.00
 6" ORIFICE=894.35
 4" ORIFICE=893.75
 2" ORIFICE=892.75
 2" ORIFICE=892.50

REQ'D JUNCTION BOX
 TOP=897.75
 INV.=892.30

REQ'D 17 LF 15" RCP
 @ 1.20% SLOPE

Legend

- 235.50 Proposed Spot Elevation
- 240 Finished Grade Contour Line
- 241 Ex. Contour Line (1' Interval)
- Single Wing Catch Basin (SWCB)
- Double Wing Catch Basin (DWCB)
- Flat Grate Inlet (FG Inlet) or Open Throat Inlet
- Storm Sewer Junction Box
- Storm Sewer (Size as Noted)



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 Birmingham, AL 35233
 T 205.879.4462
 GMCNETWORK.COM

VESTAVIA VILLAGE
 VESTAVIA HILLS, ALABAMA

SITE GRADING AND DRAINAGE PLAN

C2.0



GMC

2701 1st Avenue S
 Birmingham, AL 35233
 T 205.879.4462
 GMCNETWORK.COM

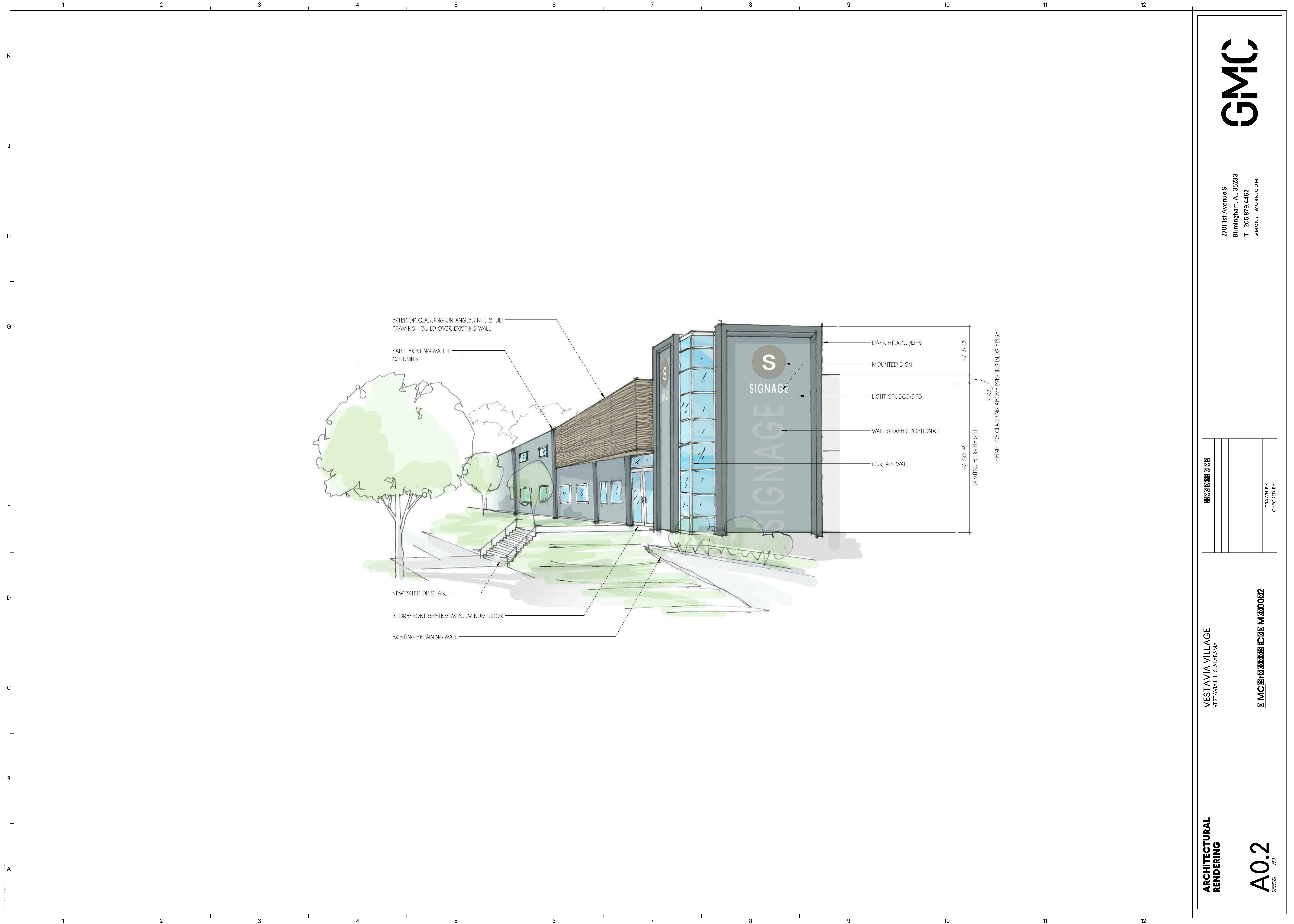
DRAWN BY:
 CHECKED BY:

VESTAVIA VILLAGE
 VESTAVIA HILLS, ALABAMA

MC T M M0002

ARCHITECTURAL
 RENDERING

A0.1



EXTERIOR CLADDING ON ANGLED MTL STUD FRAMING - BUILD OVER EXISTING WALL

PAINT EXISTING WALL & COLUMNS

NEW EXTERIOR STAIR

STOREFRONT SYSTEM W/ ALUMINUM DOOR

EXISTING RETAINING WALL

DARK STUCCO/EIFS

MOUNTED SIGN

LIGHT STUCCO/EIFS

WALL GRAPHIC (OPTIONAL)

CURTAIN WALL

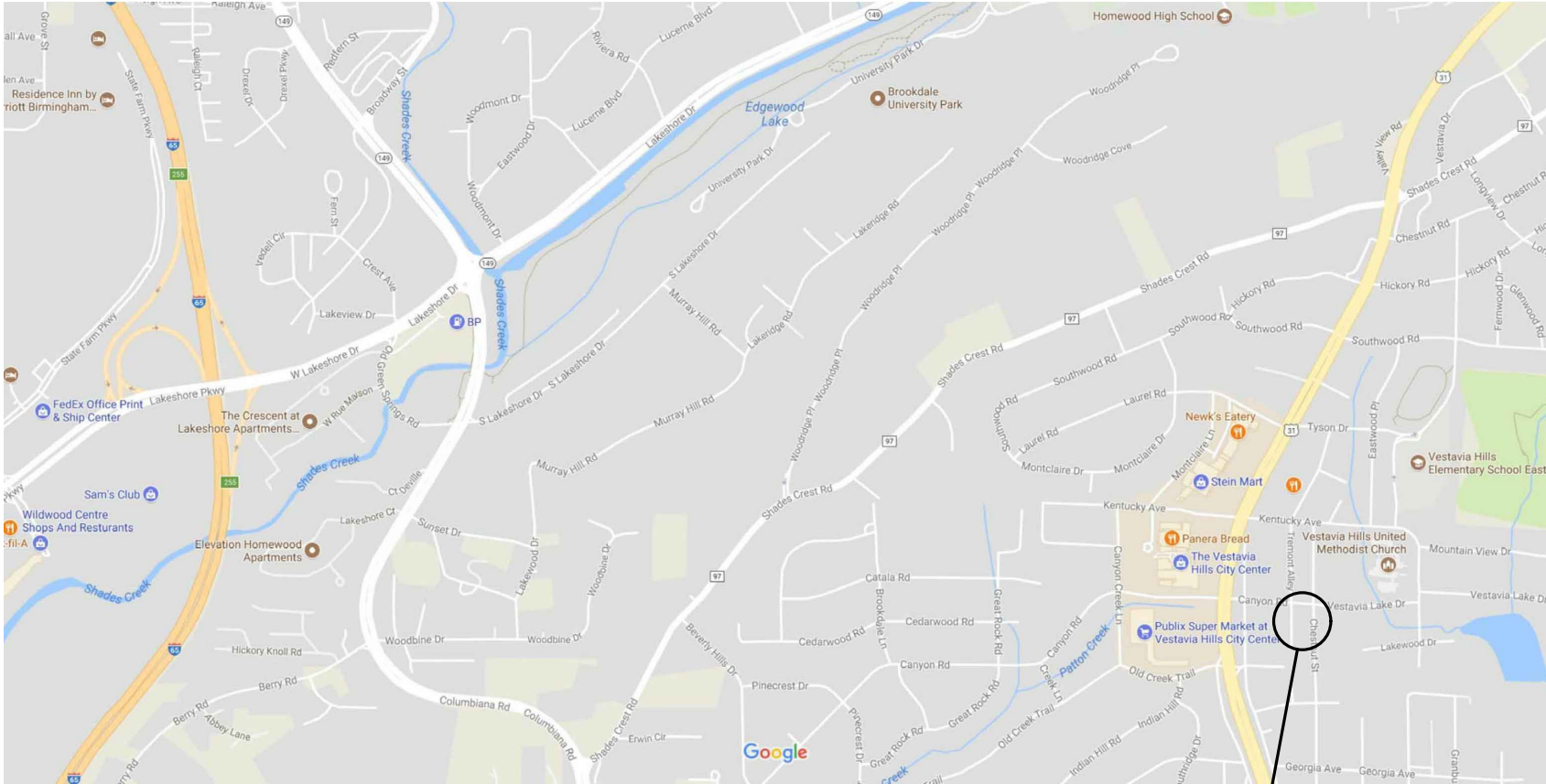
+/- 8'-0"

+/- 30'-4"

HEIGHT OF CLADDING ABOVE EXISTING BLDG HEIGHT

2'-0"

EXISTING BLDG HEIGHT



VICINITY MAP

PROJECT LOCATION

GMC

2701 1st Avenue S
 Birmingham, AL 35233
 T 205.879.4462
 GMCNETWORK.COM

C0.2

LOT RE-ZONING
 GMC # CBHM170052
 DATE: 08.09.2017
 DRAWN BY:

VESTAVIA VILLAGE
 VESTAVIA HILLS, ALABAMA

VICINITY MAP

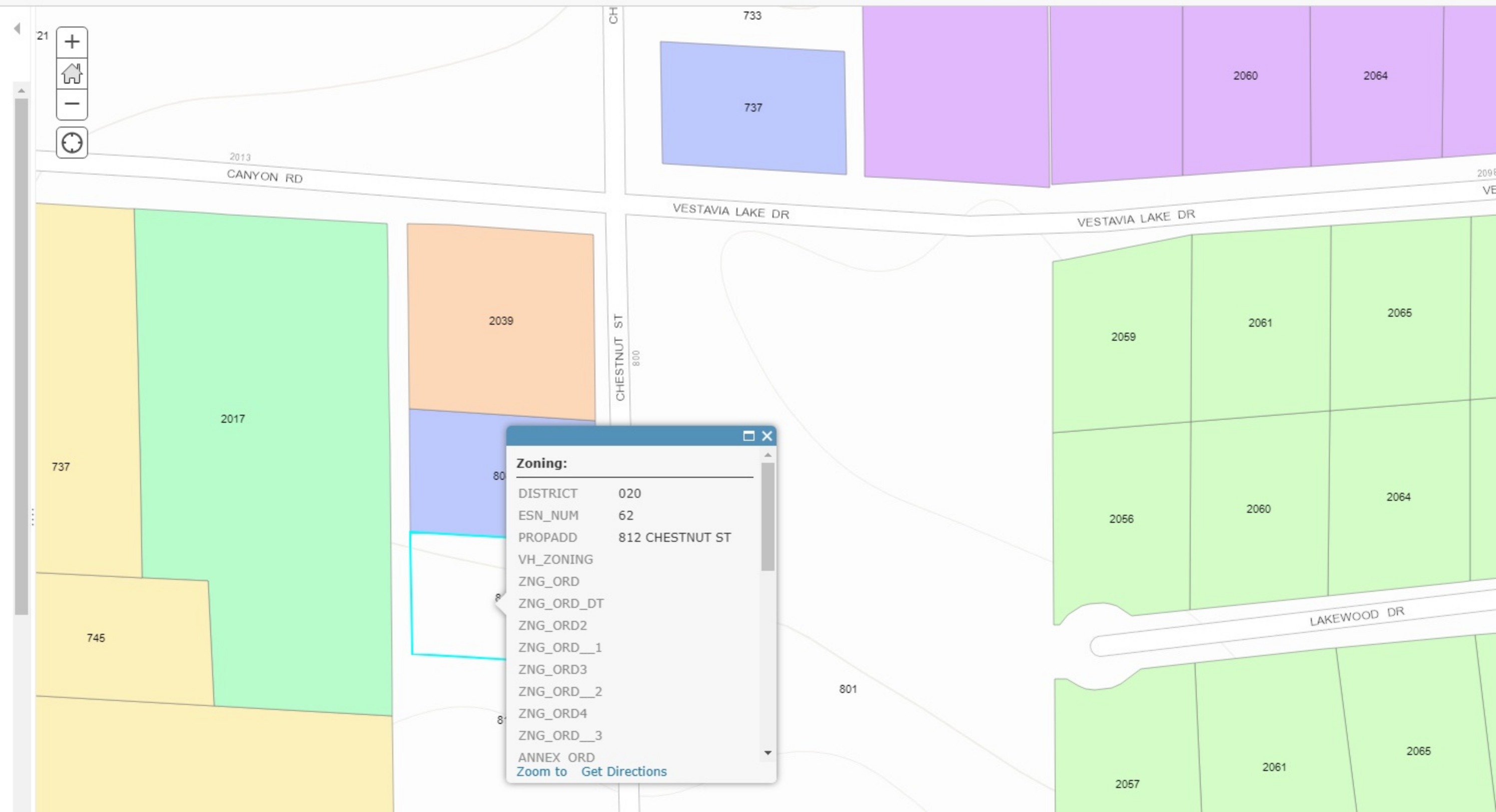
[Details](#) [Add](#) [Basemap](#)

[Save](#) [Share](#) [Print](#) [Directions](#) [Measure](#) [Bookmarks](#)

[About](#) [Content](#) [Legend](#)

Legend
Zoning - Vestavia_Hills_Address_Points

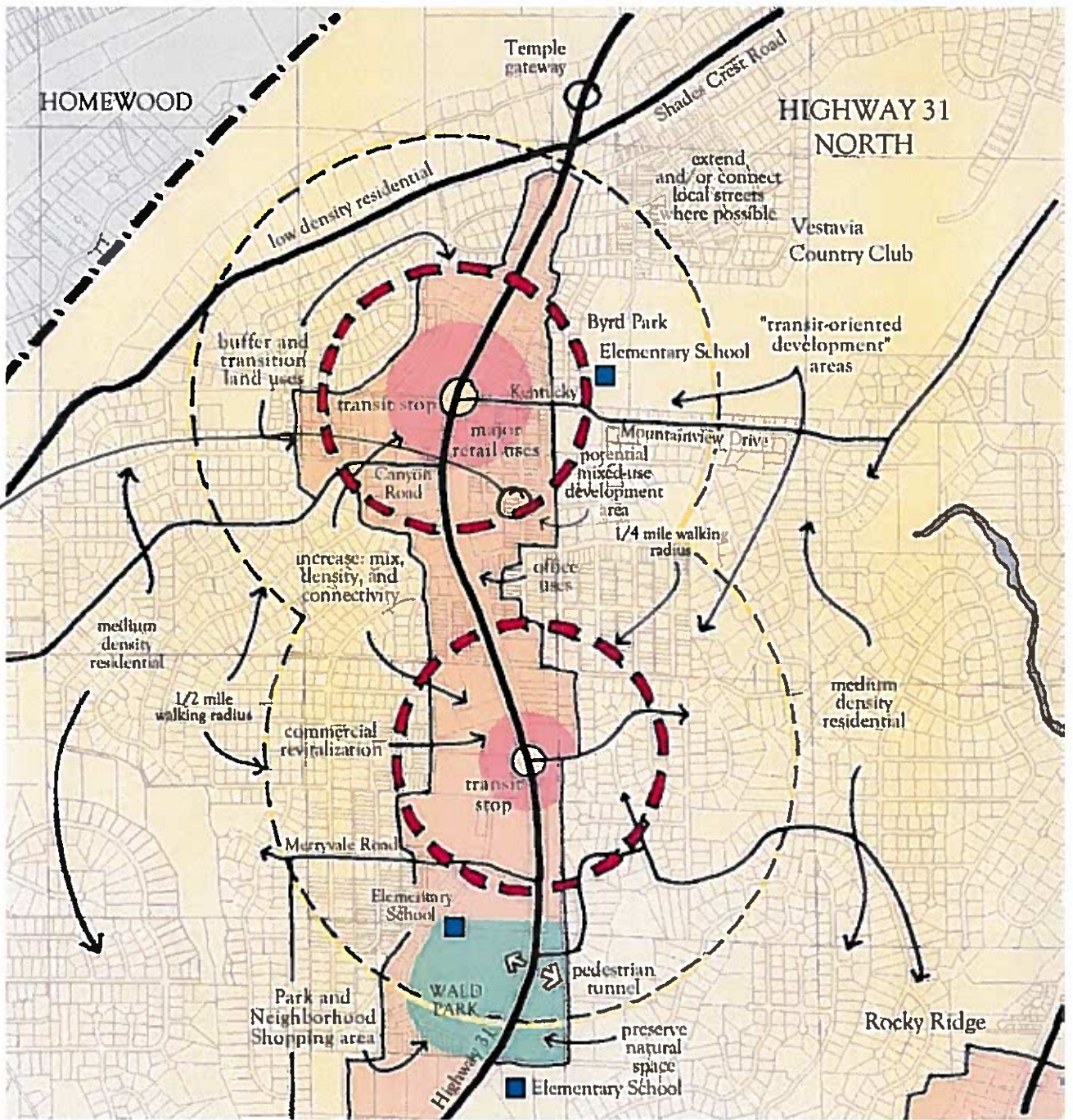
- Zoning**
- A
 - B-1
 - B-1*
 - B-1.2
 - B-1.2*
 - B-2
 - B-2*
 - B-3
 - B-3*
 - E-2
 - E-2*
 - Inst-1
 - Inst-1*
 - O-1
 - O-1*
 - O-2
 - O-2*
 - PUD-MU
 - PUD-PB
 - PUD-PB*
 - PUD-PB-CU



Zoning:

DISTRICT	020
ESN_NUM	62
PROPADD	812 CHESTNUT ST
VH_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	
ZNG_ORD__1	
ZNG_ORD3	
ZNG_ORD__2	
ZNG_ORD4	
ZNG_ORD__3	
ANNEX_ORD	

[Zoom to](#) [Get Directions](#)



Subject Parcel

Figure 17: Highway 31 North
Land Use Analysis

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

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



Kay Russom

From: Amy Maddox <maddoxav@yahoo.com>
Sent: Wednesday, August 30, 2017 8:49 PM
To: rleaving@vhal.org; Conrad Garrison; Kay Russom
Subject: Regarding proposed rezoning of 812 Chestnut Street, 35216

August 30, 2017

To all concerned parties:

We reside at 814 Chestnut Street, Vestavia Hills. We received notice of plans to rezone the vacant lot adjacent to ours from residential to commercial. The lot in question is 812 Chestnut Street, and the proposed use is to construct a parking lot for the commercial building located at 2017 Canyon Road.

These are our chief concerns regarding this proposal:

- Increased traffic flow on an already narrow, heavily trafficked street – especially during carpool hours as there is a pre-school and elementary school mere blocks from the lot.
- Disconnect of proposed parking lot from building for which it would serve. There is currently no public entrance on the side of the building that would face the parking lot. There is a through street that divides the building from the lot. Logistically, this proposal seems unworkable.
- Potential for randomly placed, isolated lot to be frequently used for loitering and other public hazards with chief concern being its use in the evening hours.
- Long-term development of the property. The proposal for rezoning and potential use is made by the current owner (Sloss Realty) who has contracted to sell the property to Harbert. Although there may be a tentative agreement to use the lot for parking, once the property is sold, this plan could change substantially.
- Finally and most importantly, security and privacy for our family.

We ask that you consider our response in the formal record for the proposal regarding the rezoning of this property.

Thank you,
Paul and Amy Maddox