

**Vestavia Hills
City Council Agenda
November 26, 2018
6:00 PM**

1. Call to Order
2. Roll Call
3. Invocation – Tom Bell, Vestavia Hills Chaplin
4. Pledge Of Allegiance
5. Candidates, Announcements and Guest Recognition
6. City Manager’s Report
7. Councilors’ Reports
8. Approval of Minutes – November 13, 2018 (Regular Meeting)

Old Business

9. Ordinance Number 2805 – Rezoning – 3070 Green Valley Road, Lots 1, 2, 3 & 4, Meadowlawn Estates, First Addition Less And Except ROW Granted To Jefferson County; Rezone From Vestavia Hills R-4 (Medium Density Residential District) To VH O-1 (Office District); Horton Realty, Inc., Owners (*public hearing*)
10. Ordinance Number 2806 – Rezoning – 1200 Vestavia Place; Lot 28, Block 7, Waldridge Terrace; Smith Corretti, LLC, Owners; Rezone From Vestavia Hills R-7 (Duplex And Triples Residential District) To Vestavia Hills R-9 (Planned Residential Community District) (*public hearing*)
11. Ordinance Number 2807 – Rezoning - An Ordinance To Further Amend The Zoning Ordinance And The Zoning Map Of The City Of Vestavia Hills, Alabama, Adopted September 16, 1985, And As Last Amended So As To Approve The Second Amendment To Patchwork Farm Planned Unit Development Zoning Application And Development Plan Dated September 6, 2018, To Increase The Number Of Attached Dwelling Units Within Certain Property Within The Patchwork Farm Planned Unit Development And To Rezone Five Single Family Residential Lots From Vestavia Hills PUD (Planned Unit Development) To Vestavia Hills R-1 (Low Density Residential District) (*public hearing*)

New Business

New Business (Unanimous Consent Requested)

First Reading (No Action Taken At This Meeting)

12. Ordinance Number 2810 – Rezoning – 4517 Pine Tree Circle; Rezone From Vestavia Hills R-1 (Low Density Residential District) To VH O-1 (Office District); Mark Hancock, Hancock Construction, Owner (*public hearing scheduled for Monday, December 17, 2018*)
13. Ordinance Number 2811 – Conditional Use Approval – 2301 Old Columbiana Road; Conditional Use Approval For Outdoor Recreation; The Property Is Currently Zoned Vestavia Hills B-2 (General Business District) With Restrictions; Richard Pennino, (*public hearing scheduled for Monday, December 17, 2018*)
14. Resolution Number 5112 – A Resolution Accepting A Bid For the Green Valley Sidewalk Addition Project (*public hearing*)
15. Citizen Comments
16. Motion For Adjournment

CITY OF VESTAVIA HILLS

CITY COUNCIL

MINUTES

NOVEMBER 13, 2018

The City Council of Vestavia Hills met in regular session on this date at 6:00 PM, following publication and posting pursuant to Alabama law. Mayor Curry called the meeting to order and the City Clerk called the roll with the following:

MEMBERS PRESENT:

Mayor Ashley C. Curry
Rusty Weaver, Mayor Pro-Tem
Kimberly Cook, Councilor
Paul Head, Councilor
George Pierce, Councilor

OTHER OFFICIALS PRESENT:

Jeff Downes, City Manager
Patrick H. Boone, City Attorney
Rebecca Leavings, City Clerk
Melvin Turner, Finance Director
George Sawaya, Asst. Finance Director
Dan Rary, Police Chief
Jason Hardin, Deputy Police Chief
Marvin Green, Fire Chief
Christopher Brady

The Mayor led the room in the Pledge of Allegiance. Butch Williams, Vestavia Hills Senior Chaplain and Pastor of Care and Support Ministries, Vestavia Hills United Methodist Church, led the invocation.

Chaplain Williams gave a short introduction of the Chaplain program and explained that the Vestavia Hills Chaplains receive about 50 hours of training and are here to service the City and her employees. He then introduced the two newest Vestavia Hills Chaplains: Don Richards and Marlin Ellington.

ANNOUNCEMENTS, GUEST RECOGNITION

- Mrs. Cook announced November 15, 2018, beginning at 8:30 AM in the Council Chambers will be a PTO legislative roundtable. She stated that this would be a good time to talk to the local delegation concerning education and what's coming up in the next legislative session.

- Mrs. Cook announced a Board of Education accreditation meeting scheduled for Monday, November 26, 3 PM, followed by Board meeting at 4 PM.
- Mr. Pierce welcomed Chamber Board member Rachel Patterson who was in attendance representing the Vestavia Hills Chamber of Commerce.
- Mr. Pierce stated Holiday in the Hills will kick off the holiday season with the official tree lighting ceremony on November 27, the December 8 Breakfast with Santa and lots of other celebrations throughout the City. Event schedules can be found on the Chamber website. He reminded everyone to shop Vestavia Hills.
- The Mayor announced that the Salute to Veterans was well received and well done. He stated the speakers as well as the entertainment were great.
- Mr. Weaver stated that the Commission met and two requests will be forthcoming to the Council.
- Mr. Weaver welcomed high school students in attendance tonight.
- Mr. Head announced a work session of the Parks and Recreation Board on Friday at 11:30 AM along with the regular meeting, 7 AM, November 20, in the Executive Conference Room.
- The Mayor announced the following applicants for the Library Board: Chad Quattlebaum, Kevin Archer, Greg Dunaway, Tina Sheikhzeinoddin, Jerome Gilroy, April Marie Jackson-MacLennan, Gregory K. Laughlin, William C. Dobbs III, and Ashley Smith. He stated that nine applications were received and interviews will be held on November 28.
- Mr. Head announced the following applicants for the Parks and Recreation Board: Lyles Box, Courtney Hatchett, Jay Morrow, Shelley Gentle, Donald Winningham, Robert Garris, Jeremy Owen, and Chad Quattlebaum. He stated that eight applications have been received for this appointment with interviews to be held on November 28.

CITY MANAGER'S REPORT

- Mr. Downes stated that the removal of the limitation of use by the federal government that was attached to Wald Park was finally approved. He stated the efforts to remove the limitation removal began about 2 years ago.
- Mr. Downes stated that the bid process has been completed for Green Valley Road and should be on the next agenda for the Council's approval to connect the existing sidewalks from Dolly Ridge/Green Valley and go to the commercial areas along Green Valley.

COUNCILOR REPORTS

- Mrs. Cook stated that she attended the Veterans program at the VHUMC and complimented the Mayor on the program. Councilor Pierce also attended the program. She indicated that the speaker was very good and all of the entertainment was terrific. She stated that, on that same day, the Pizitz Living History Day was held, which was a very moving service and attended by Mayor Curry and Councilor Pierce. Congressman Gary Palmer was the speaker for this event and he helped to make it a moving event.

- Mrs. Cook stated that also on the 8th, she attended the Deck the Heights event, which was also a well-attended event complete with children's events and trolleys. She stated this also attracted a lot of patrons to the new Martin's BBQ restaurant that just opened in that area.
- Mr. Pierce reiterated that the Salute for Veterans program was a wonderful celebration and he pointed out how great it was to remember and honor the veterans in this city. He stated that the reception was special, with cakes provided for each area of military service.
- Mr. Pierce stated that in the morning he will be attending Chamber Board meeting beginning at 7:45 AM in the Chamber office.

APPROVAL OF MINUTES

The minutes of the following meetings were presented for approval: October 15, 2018 (Work Session), October 22, 2018 (Regular Meeting) and October 29, 2018 (Special Meeting).

MOTION Motion to dispense with the reading of the minutes of the October 15, 2018 (Work Session) and approve them as presented was by Mr. Weaver and second by Mrs. Cook. Roll call vote as follows:

Mrs. Cook – yes	Mr. Head – yes
Mr. Pierce – yes	Mr. Weaver – yes
Mayor Curry – yes	Motion carried.

MOTION Motion to dispense with the reading of the minutes of the October 22, 2018 (Regular Meeting) and approve them as presented was by Mr. Weaver and second by Mr. Pierce. Roll call vote as follows:

Mrs. Cook – yes	Mr. Head – yes
Mr. Pierce – yes	Mr. Weaver – yes
Mayor Curry – yes	Motion carried.

MOTION Motion to dispense with the reading of the minutes of the October 29, 2018 (Special Meeting) and approve them as presented was by Mr. Weaver and second by Mr. Head. Roll call vote as follows:

Mrs. Cook – yes	Mr. Head – yes
Mr. Pierce – yes	Mr. Weaver – yes
Mayor Curry – yes	Motion carried.

OLD BUSINESS

NEW BUSINESS

RESOLUTION NUMBER 5109

**Resolution Number 5109 – A Resolution Declaring Certain Personal Property As Surplus
And Directing The City Manager To Sell/Dispose Of Said Property**

MOTION Motion to approve Resolution Number 5109 was by Mr. Weaver seconded by Mrs. Cook.

Mr. Downes stated that this was originally donated to the City as surplus Army equipment and is no longer needed for use for the City. The truck is no longer in running condition.

There being no one to address the Council, the Mayor called for the question.

Mrs. Cook – yes	Mr. Head – yes
Mr. Pierce – yes	Mr. Weaver – yes
Mayor Curry – yes	Motion carried.

RESOLUTION NUMBER 5110

**Resolution Number 5110 - A Resolution Authorizing The City Manager To Take All Actions
Necessary To Settle Certain Litigation**

MOTION Motion to approve Resolution Number 5110 was by Mr. Weaver seconded by Mr. Pierce.

Bent Owens, Litigation Counselor for the City, explained the background of this lawsuit and the required mediation. He explained that the circumstances included a low-speed impact vehicular accident. He stated he has studied this case and recommends approval of the mediated agreement to avoid trial in February. He pointed out that City employees are increasingly being sued in their individual capacities and have no statutory cap on damages.

Mrs. Cook stated that the Council has discussed, with state lawmakers, the concern over a recent Alabama Supreme Court ruling that essentially eliminated the statutory cap for municipal employees. She stated that it is difficult for employees to perform the duties of their jobs properly when they have to worry about being sued. She stated the City should further encourage the legislature to pass legislation to protect municipal employees when performing their duties.

The Mayor stated that he will make a point to contact our senators.

There being no one to address the Council, the Mayor called for the question.

Mrs. Cook – yes	Mr. Head – yes
Mr. Pierce – yes	Mr. Weaver – yes
Mayor Curry – yes	Motion carried.

ORDINANCE NUMBER 2808

Ordinance Number 2808 - An Ordinance Authorizing The Mayor And City Manager To Execute A Memo Of Understanding With Jefferson County For Debris Collection During Times Of Disaster

Mr. Downes explained that this memorandum was done previously and has expired. This simply renews that effort in case of emergency for debris removal and efforts of reimbursements from FEMA.

MOTION Motion to approve Ordinance Number 2808 was by Mr. Weaver seconded by Mrs. Cook.

Mrs. Cook asked if it were different from last year. Mr. Downes stated it is the same.

There being no one to address the Council, the Mayor called for the question.

Mrs. Cook – yes	Mr. Head – yes
Mr. Pierce – yes	Mr. Weaver – yes
Mayor Curry – yes	Motion carried.

ORDINANCE NUMBER 2809

Ordinance Number 2809 – An Ordinance Authorizing The Mayor And City Manager To Execute And Deliver A License Agreement With Jefferson County Emergency Management Authority To Allow Permission For Driver Safety Training Programs For UTV’s On The Former Altadena Valley Country Club Property

The Mayor stated that this item was withdrawn from the agenda at the request of Jefferson County.

NEW BUSINESS (REQUESTING UNANIMOUS CONSENT)

The Mayor indicated that the next proposed Resolution Number 5111 required unanimous consent. He opened the floor for a motion.

MOTION Motion for unanimous consent for the immediate consideration and action on Resolution Number 5111 was by Mrs. Cook and second was by Mr. Weaver. Roll call vote as follows:

Mrs. Cook – yes	Mr. Head – yes
Mr. Pierce – yes	Mr. Weaver – yes
Mayor Curry – yes	Motion carried.

RESOLUTION NUMBER 5111

Resolution Number 5111 – A Resolution Authorizing The City Manager To Expend Additional Funding To Account For A Shortfall In Budgeted Employee Longevity Pay (*public hearing*)

MOTION Motion to approve Resolution Number 5111 was by Mr. Weaver seconded by Mr. Pierce.

Mr. Downes stated there is not enough money in the budget to cover longevity pay and, he has determined an additional \$15,000 is needed.

The Mayor opened the floor for a public hearing. There being no one to address the Council, the Mayor closed the public hearing and called for the question.

Mrs. Cook – yes

Mr. Head – yes

Mr. Pierce – yes

Mr. Weaver – yes

Mayor Curry – yes

Motion carried.

FIRST READING (NO ACTION TO BE TAKEN AT THIS MEETING)

The Mayor stated that the following resolutions and/or ordinances will be presented at a public hearing at the Council's next regular meeting on November 26, 2018, at 6:00 PM.

- Ordinance Number 2805 – Rezoning – 3070 Green Valley Road, Lots 1, 2, 3 & 4, Meadowlawn Estates, First Addition Less And Except ROW Granted To Jefferson County; Rezone From Vestavia Hills R-4 (Medium Density Residential District) To VH O-1 (Office District); Horton Realty, Inc., Owners (*public hearing*)
- Ordinance Number 2806 – Rezoning – 1200 Vestavia Place; Lot 28, Block 7, Waldridge Terrace; Smith Corretti, LLC, Owners; Rezone From Vestavia Hills R-7 (Duplex And Triples Residential District) To Vestavia Hills R-9 (Planned Residential Community District) (*public hearing*)
- Ordinance Number 2807 – Rezoning - An Ordinance To Further Amend The Zoning Ordinance And The Zoning Map Of The City Of Vestavia Hills, Alabama, Adopted September 16, 1985, And As Last Amended So As To Approve The Second Amendment To Patchwork Farm Planned Unit Development Zoning Application And Development Plan Dated September 6, 2018, To Increase The Number Of Attached Dwelling Units Within Certain Property Within The Patchwork Farm Planned Unit Development And To Rezone Five Single Family Residential Lots From Vestavia Hills PUD (Planned Unit Development) To Vestavia Hills R-1 (Low Density Residential District) (*public hearing*)

CITIZEN COMMENTS

None.

At 6:32 PM, Mr. Weaver made a motion to adjourn. The meeting adjourned at 6:33 PM.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

ORDINANCE NUMBER 2805

AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY VESTAVIA HILLS R-4 TO VESTAVIA HILLS O-1

BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Vestavia Hills R-4 (medium density single family district) to Vestavia Hills O-1 (office district):

3070 Green Valley Road
Horton Realty, Inc., Owner(s)

More particularly described as follows:

Lots 1, 2, 3 and 4, Block 2, Meadowlawn Estates, First Addition less and except ROW granted to Jefferson County recorded in Volume 6388, Page 147, Jefferson County Judge of Probate

APPROVED and ADOPTED this the 26th day of November, 2018.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2805 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 26th day of November, 2018, as same appears in the official records of said City.

Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest, New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2018.

Rebecca Leavings
City Clerk

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

Date: OCTOBER 11, 2018

- **CASE: P-1018-35**
- **REQUESTED ACTION:** Rezoning Vestavia Hills R-4 to Vestavia Hills O-1
- **ADDRESS/LOCATION:** 3070 Green Valley Rd.
- **APPLICANT/OWNER:** Horton Realty, Inc
- **GENERAL DISCUSSION:** Property was part of the Cahaba Heights annexation in 2003. At that time compatible rezoning's were done by hand. At that time, a transcription error was made giving the property an R-4 zoning, instead of the appropriate O-1 zoning. This application is to correct that mistake and the City has waived all fees. There is currently an office building on site and has maintained office uses since annexation.
- **CHABA HEIGHTS COMMUNITY PLAN:** This request is consistent with the 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: No recommendation
 2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

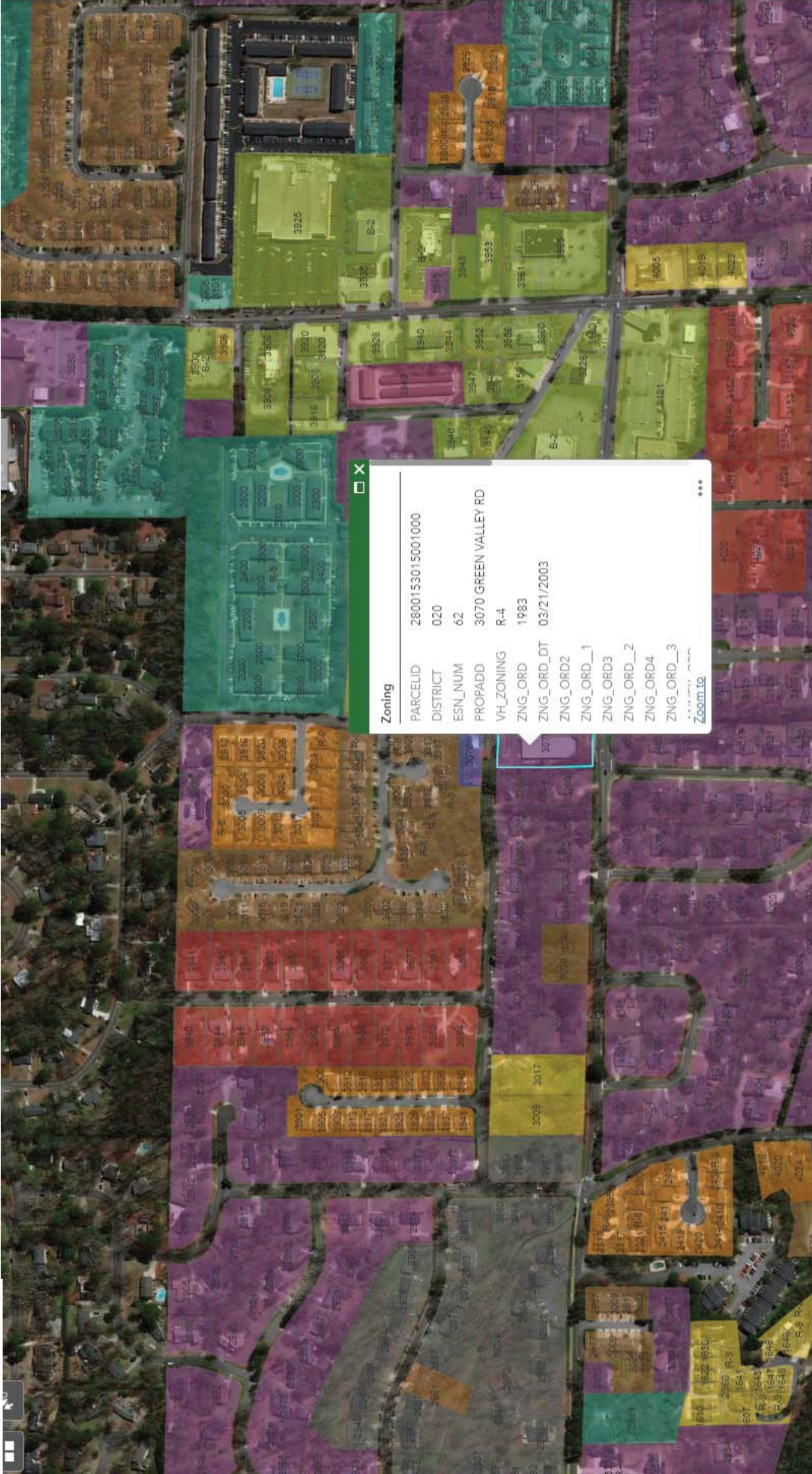
MOTION Mr. Larson made a motion to recommend rezoning for 3070 Green Valley Rd. from Vestavia Hills R-4 to Vestavia Hills O-1. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

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

Mr. Sykes – yes
Ms. Cobb – yes
Mr. Larson – yes
Mrs. Barnes – yes

Zoning

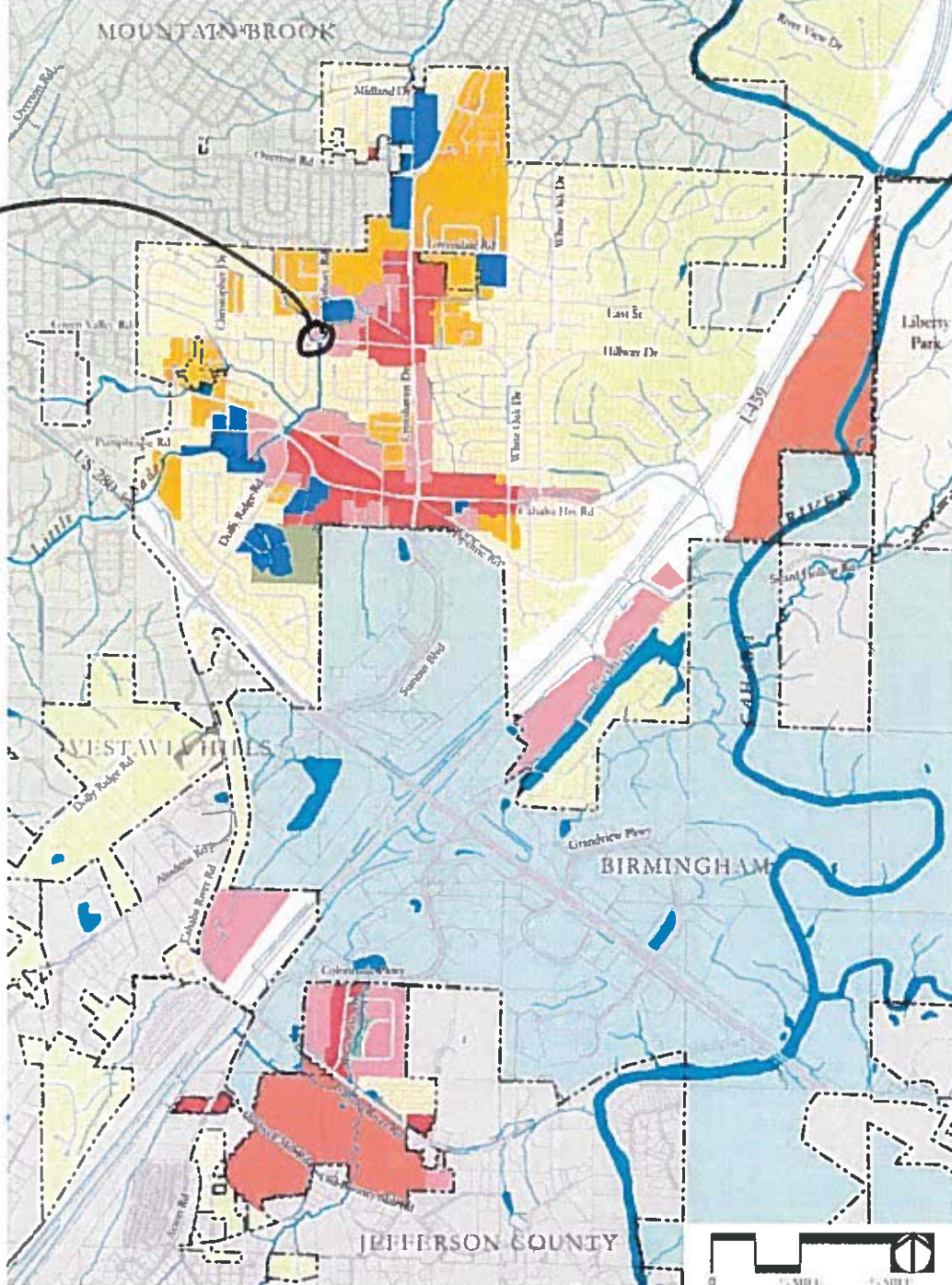
- R-2
- PUD-PR-1
- R-1
- R-4
- R-6
- R-9
- R-3
- R-8
- R-5
- R-9*
- B-3
- RC-1
- A
- E-2
- B-2
- Inst-1
- R-1*
- O-1
- PUD-PB
- R-8*
- R-6*
- B-1
- B-3*
- Inst-1*
- B-2*
- O-1*



Zoning	
PARCELID	2800153015001000
DISTRICT	020
ESN_NUM	62
PROPADD	3070 GREEN VALLEY RD
VH_ZONING	R-4
ZNG_ORD	1983
ZNG_ORD_DT	03/21/2003
ZNG_ORD2	
ZNG_ORD_1	
ZNG_ORD3	
ZNG_ORD_2	
ZNG_ORD4	
ZNG_ORD_3	
Zoom to	

Future Land Use

- | | | |
|--|---|--|
|  Low Density Residential |  Retail Mixed Use |  Institutional |
|  Medium Density Residential |  Limited Mixed Use |  Parks and Open Space |
|  High Density Residential |  Planned Mixed Use | |
|  Birmingham |  Jefferson County |  Mountain Brook |



Subject Parcel

Figure 4: Future Land Use Map

ORDINANCE NUMBER 2806

AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY VESTAVIA HILLS R-7 TO VESTAVIA HILLS R-9

BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Vestavia Hills R-7 (duplex and triplex residential district) to Vestavia Hills R-9 (planned residential community district):

1200 Vestavia Place;
Lot 28, Block 7, Waldridge Terrace (PB 16 PG 68)
Smith Corretti, LLC, Owner(s)

APPROVED and ADOPTED this the 26th day of November, 2018.

Ashley C. Curry
Mayor

ATTESTED BY:

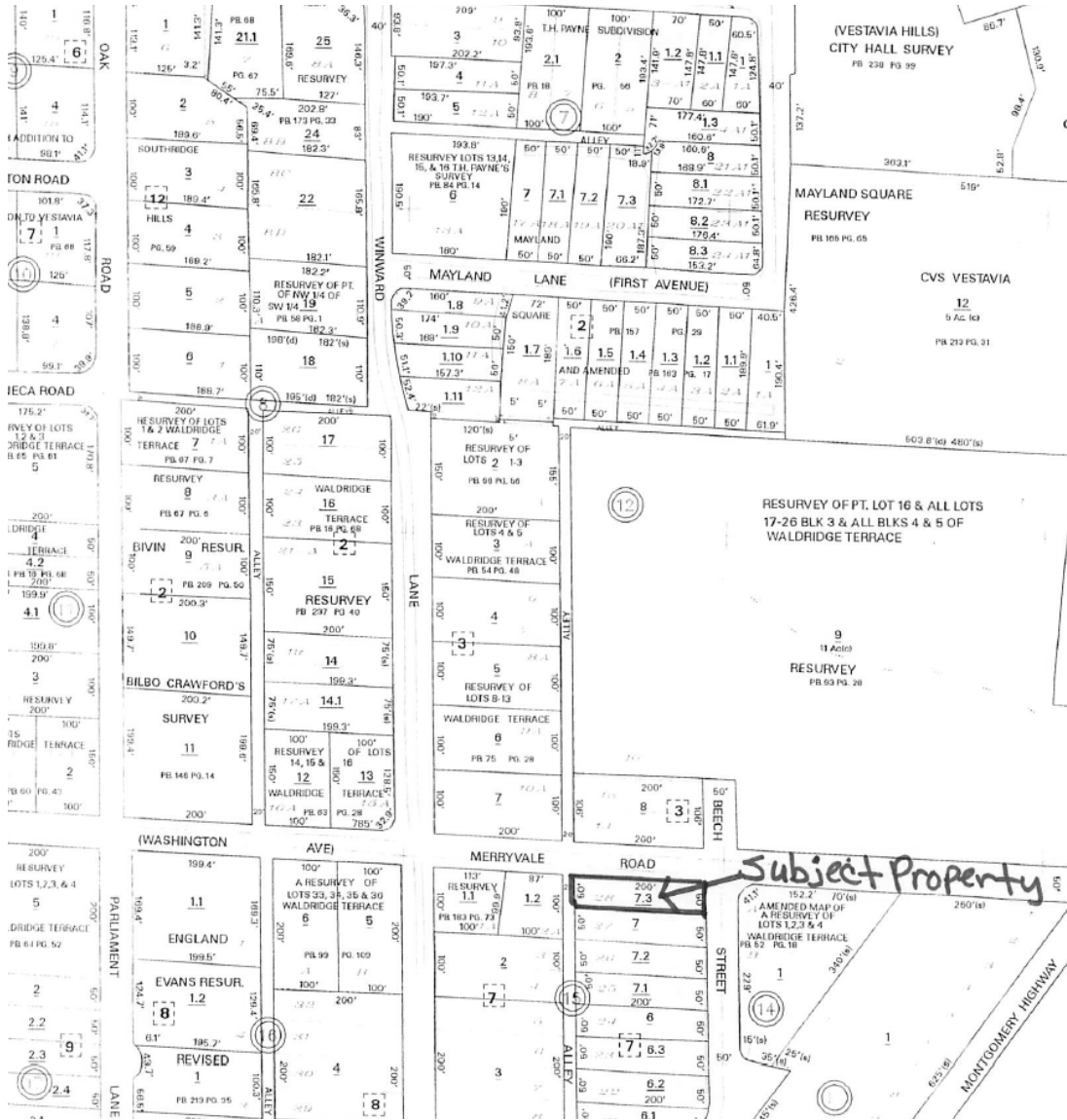
Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2806 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 26th day of November, 2018, as same appears in the official records of said City.

Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest, New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2018.

Rebecca Leavings
City Clerk



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

Date: **OCTOBER 11, 2018**

- **CASE: P-1018-36**
- **REQUESTED ACTION:** Rezoning From Vestavia Hills R-7 (Duplex/Triplex) to Vestavia Hills R-9 (Single Family)
- **ADDRESS/LOCATION:** 1200 Vestavia Place
- **APPLICANT/OWNER:** Smith Corretti, LLC
- **GENERAL DISCUSSION:** Applicant is seeking to rezone 1200 Vestavia Place from R-7 to R-4 so that the applicant may build a single family home in lieu of a duplex/triplex. Vestavia Place was originally planned as duplex development in 1984. Four years later the three adjacent parcels next to the subject parcel were rezoned to R-2 for single family development, orphaning the subject parcel. The subject parcel has the neither the required lot width nor square footage for R-2 zoning, thus requiring the change to R-9. The proposed site plan is attached with the setbacks listed as 37.9' for the frontage along Vestavia Place, 7.5' for the frontage along Marydale Rd., a 7.5' side setback and a 93' rear setback.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The request is consistent with the Comprehensive Plan for Neighborhood/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.

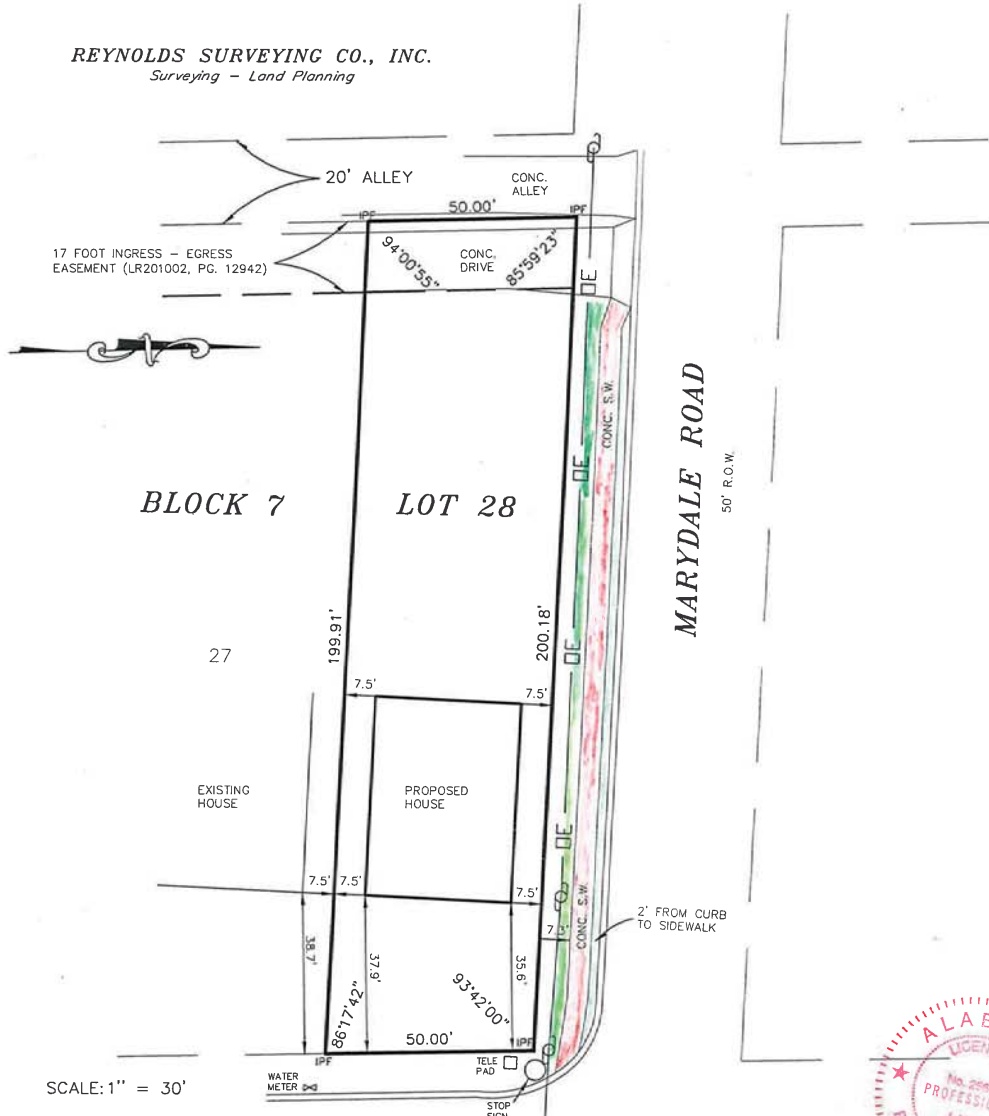
City Planner Recommendation: No recommendation.
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems notes.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

MOTION Mr. Gilchrist made a motion to recommend rezoning for 1200 Vestavia Place from Vestavia Hills R-7 (Duplex/Triplex) to Vestavia Hills R-9 (Single Family). Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

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

Mr. Sykes – yes
Ms. Cobb – yes
Mr. Larson – yes
Mrs. Barnes – yes

REYNOLDS SURVEYING CO., INC.
 Surveying - Land Planning



BLOCK 7 LOT 28

MARYDALE ROAD
 50' R.O.W.

SCALE: 1" = 30'

- LEGEND
- UTILITY POLE
 - GUY WIRE
 - RETAINING WALL
 - CONCRETE
 - FENCE
 - OE— OVERHEAD ELECTRICAL
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET

VESTAVIA PLACE
 50' R.O.W.

STATE OF ALABAMA
 JEFFERSON COUNTY

"LOT SURVEY"



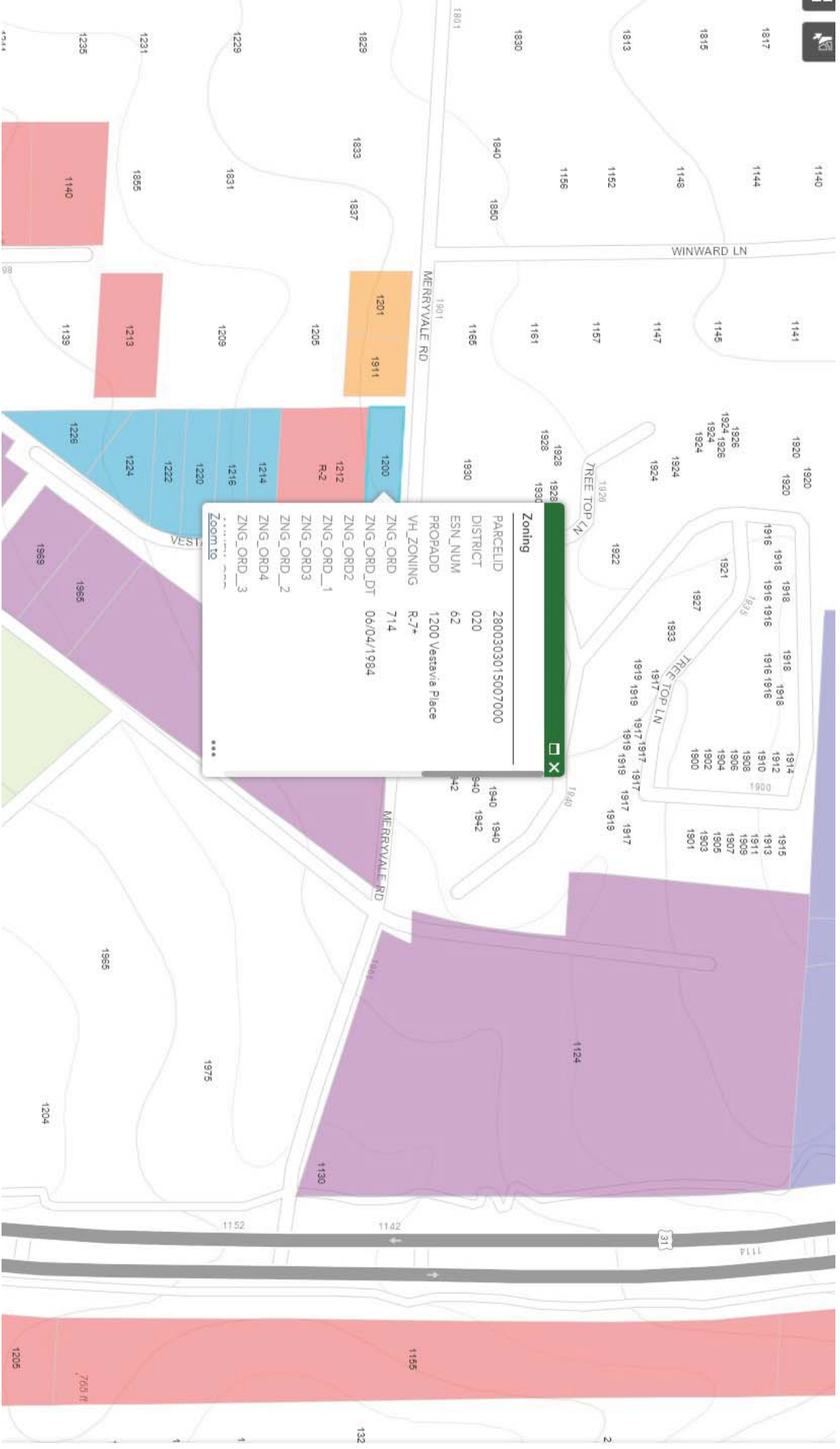
I, Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of Lot 28, Block 7, of WALDRIDGE TERRACE, as recorded in Map Book 16, Page 68 in the Office of the Judge Of Probate in Jefferson County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on over or across said lands except as shown. According to my survey this the 9th day of August, 2018.

NOTE: This survey is not transferable to any additional institutions or subsequent owners.

Owner: Corretti
 Address: 1200 Vestavia Place

Robert Reynolds
 Reg. No. 25657

B119/21

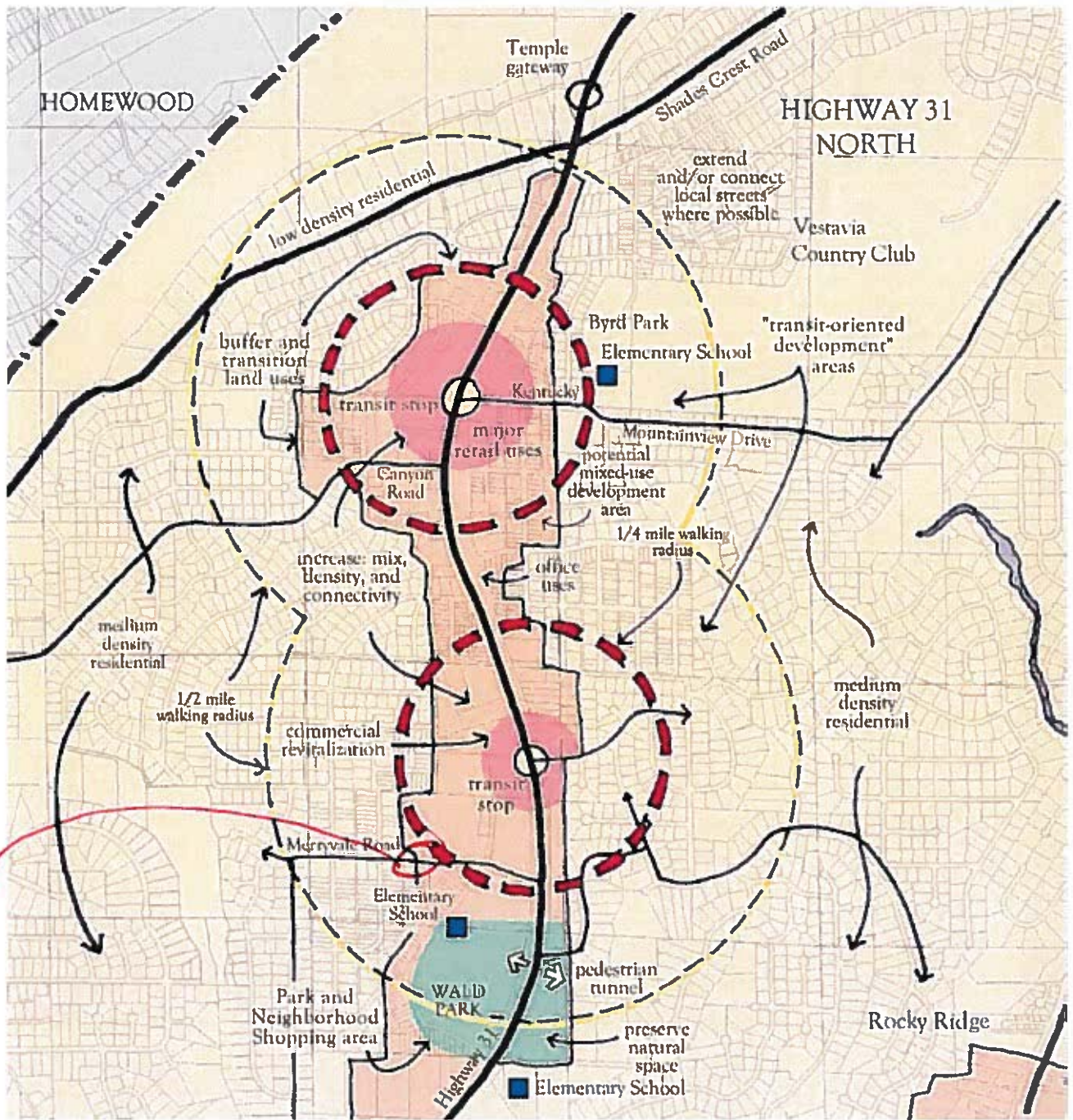


Zoning

PARCELID	2800303015007000
DISTRICT	020
ESN_NUM	62
PROPADD	1200 Vestavia Place
VH_ZONING	R-7+
ZNG_ORD	714
ZNG_ORD_DT	06/04/1984
ZNG_ORD2	
ZNG_ORD_1	
ZNG_ORD3	
ZNG_ORD_2	
ZNG_ORD4	
ZNG_ORD_3	

Zoom In

- Zoning**
- R-2
 - PUD-PP-1
 - R-1
 - R-4
 - R-6
 - R-9
 - R-3
 - R-8
 - R-5
 - R-9+
 - B-3
 - RC-1
 - A
 - E-2
 - B-2
 - Inst-1
 - R-1+
 - O-1
 - PUD-PB
 - R-8+
 - R-6+
 - B-1
 - B-3+
 - Inst-1+
 - B-2+
 - O-1+



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.
- S Schools - School facilities administered by the Vestavia Hills School System.



ORDINANCE NUMBER 2807

AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO APPROVE THE SECOND AMENDMENT TO PATCHWORK FARM PLANNED UNIT DEVELOPMENT ZONING APPLICATION AND DEVELOPMENT PLAN DATED SEPTEMBER 6, 2018, TO INCREASE THE NUMBER OF ATTACHED DWELLING UNITS WITHIN CERTAIN PROPERTY WITHIN THE PATCHWORK FARM PLANNED UNIT DEVELOPMENT AND TO REZONE FIVE SINGLE FAMILY RESIDENTIAL LOTS FROM VESTAVIA HILLS PUD (PLANNED UNIT DEVELOPMENT) TO VESTAVIA HILLS R-1 (LOW DENSITY RESIDENTIAL DISTRICT).

WHEREAS, on February 23, 2009, the City Council of the City of Vestavia Hills, Alabama adopted and approved Ordinance Number 2253 to rezone 87 +/- acres known as Patchwork Farms pursuant to the Patchwork Farm Planned Unit Development Zoning Application Development Plan dated December 3, 2008 (revised 2/26/09) (the “Patchwork Farms PUD Plan”); and

WHEREAS, on September 14, 2014, the City Council adopted and approved Ordinance Number 2532 to adopt the First Amendment to the Patchwork Farms Planned Unit Development Plan dated July 10, 2014; and

WHEREAS, various owners of property subject to the Patchwork Farms PUD Plan have filed a Second Amendment to the Patchwork Farms PUD Plan dated September 6, 2018 (the “Second Amendment”) requesting, but not limited to, the following:

- As a result of a property owner’s desire to construct thirty attached residential units on property described as Lots 5A and 5C, Patchwork Farms Lot 5 Resurvey Final Plat “Christopher Property”, as recorded in Map Book 241, Page 37, Probate Office of Jefferson County, Alabama, the maximum attached residential units density under the Patchwork Farms PUD Plan will require a 30-unit increase; and
- The owners of properties described as Lots 1, 2, 3, 4 and 5, Survey of Thuss Farms Resurvey #1 as recorded in Map Book 236, Page 85, Probate Office of Jefferson County, Alabama, desire to remove their five single-family detached lots from the Patchwork Farms PUD and rezone those parcels to Vestavia Hills R-1 (low density residential district).

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Second Amendment, a copy of which is marked as Exhibit B, attached to and incorporated into this Resolution, be, and hereby is approved by the City Council of the City of Vestavia Hills, Alabama.

BE IT FURTHER ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended, be further amended so as to allow the following described real property (which is subject to the Patchwork Farms PUD Plan) to construct thirty (30) additional single family attached units:

Lots 5A and 5C, Patchwork Farms Lot 5 Resurvey Final Plat "Christopher Property"
Christopher, LLC, owner(s); and

BE IT FURTHER ORDAINED, by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended, be further amended so as to change the class of district zoning of the following described property from Vestavia Hills PUD (planned unit development) PR-1 to Vestavia Hills R-1 (low density residential district) with said five lots hereby removed from the Patchwork Farms PUD, pursuant to Exhibit A, attached;

Lot 1, 2, 3, 4 and 5, Survey of Thuss Farms Resurvey #1
Jeff and Christina Maze, ET AL

APPROVED and ADOPTED this the 26th day of November 2018.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

CERTIFICATION:

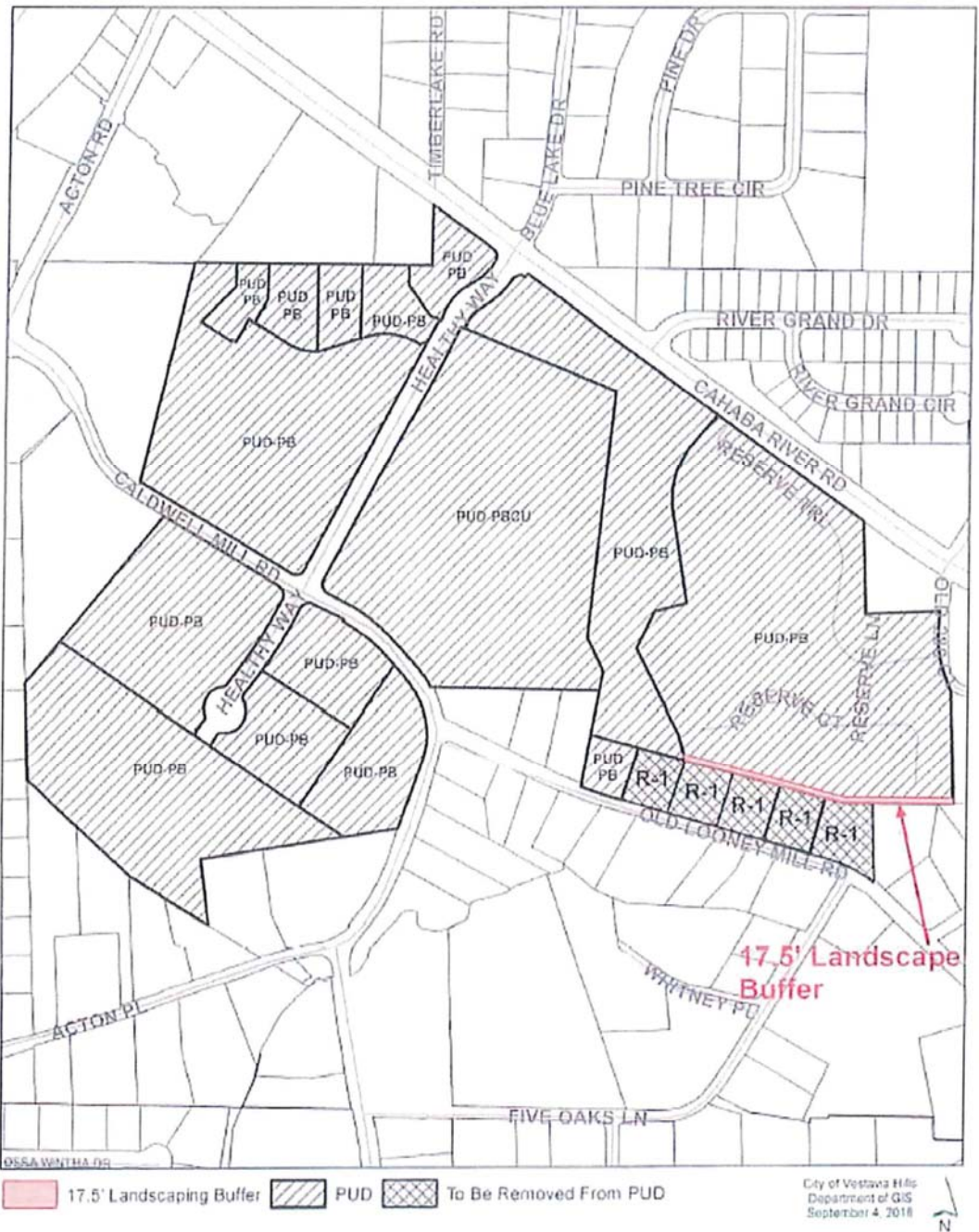
I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance #2807 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 26th day of November 2018 as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, Vestavia Hills New Merkle House and Vestavia Hills Recreational Center this the ____ day of _____, 2018.

Rebecca Leavings
City Clerk

Exhibit A

2nd Amendment to Patchwork Farms PUD



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

Date: **OCTOBER 11, 2018**

- **CASE:** P-0818-34
- **REQUESTED ACTION:** 2nd Amendment To The Patchwork Farms PUD
- **ADDRESS/LOCATION:** Patchwork Farms, Healthy Way, Caldwell Mill Rd., Old Looney Mill Rd.
- **APPLICANT/OWNER:** City of Vestavia Hills
- **REPRESENTING AGENT:** Christopher Architects
- **GENERAL DISCUSSION:** The request is to amend the Patchwork Farms in two ways.

The first change is to remove the existing five single family lots along Old Looney Mill Rd. This will make the number of detached units in the PUD zero. The excised lots would then lose the PR-1 zoning and be rezoned to R-1. This change is required due a resolution of a legal action between home owners and City/developers.

The second change will increase the maximum density of attached residential units located in the PB district from 270 to 305 with the 30 units to be located on Lots 5A and 5C. Developer Chris Reebels is proposing 30 condo units on three floors above first floor retail (four total stories) with an attached parking garage on lot 5C. The retail/condos/parking would join a hotel on Lot 5A through a raised, covered pedestrian bridge. Attached units are already a permitted use in a PB district so the motion and vote will only be to increase density. The hotel is already a permitted use in a PB district and may be used for discussion/context purposes but does not require a vote by the Commission. Attached units are also

City Council started this process with Resolution 5090 September 10, 2018. That documents, as well as, renderings of the hotel and condo units are attached.

- **PATCHWORK FARMS PUD:** This request is consistent with the PUD for business.
- **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

MOTION Mr. Gilchrist made a motion to recommend approval for “Part A” of the 2nd Amendment To The Patchwork Farms PUD. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Sykes – yes
Mr. Gilchrist – yes	Ms. Cobb – yes
Mr. Romeo – yes	Mr. Larson – yes
Mr. House – yes	Mrs. Barnes – yes

Motion carried.

MOTION Mr. Gilchrist made a motion to recommend approval for “Part B” of the 2nd Amendment To The Patchwork Farms PUD. Second was by Mr. House. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Sykes – yes
Mr. Gilchrist – yes	Ms. Cobb – yes
Mr. Romeo – yes	Mr. Larson – yes
Mr. House – yes	Mrs. Barnes – yes

Motion carried.

RESOLUTION NUMBER 5090

**A RESOLUTION TO INITIATE THE SECOND AMENDMENT TO
THE PATCHWORK PUD**

WITNESSETH THESE RECITALS

WHEREAS, on February 23, 2009, the City Council of the City of Vestavia Hills, Alabama, adopted and approved Ordinance Number 2253 to rezone the property formerly known as Patchwork Farms consisting of 87 +/- acres from various zoning classifications to Planned Unit Development pursuant to a PUD plan submitted by the City of Vestavia Hills and the City of Vestavia Hills Board of Education as owners; and

WHEREAS, on September 22, 2014, the City Council adopted and approved Ordinance Number 2532 to adopt the First Amendment to the Patchwork Farm Planned Unit Development in order to change the classifications of 22 +/- acres owned by the Board of Education and to increase the maximum attached residency to be located within any PB district from 100 units to 270 units; and

WHEREAS, applications have been filed by various property owners which warrants a Second Amendment to the Patchwork Farms Planned Unit Development including, but not limited to the following;

- Reducing the PUD detached single-family density from 5 units to zero, rezoning the existing five (5) single-family units from Vestavia Hills PR-1 to Vestavia Hills R-1 and withdrawing said units from the Patchwork Farms Planned Unit Development; and
- Increasing the maximum density of attached residential units located within the PB districts from 270 to 305 with the additional 30 units to be located on Lot 5A and/or Lot 5C, according to the Survey of the Patchwork Farms Resurvey of Lot 5, recorded in MB 241, MP 37 in the Office of the Judge of Probate, Jefferson County, Alabama, and

WHEREAS, the Mayor and City Council agree it would be in the best public interest to initiate the Second Amendment to the Patchwork Farms Planned Unit Development (“the Amendment”), a copy of which is marked as Exhibit A, attached to and incorporated into this Resolution Number 5090 as though written fully therein; and

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

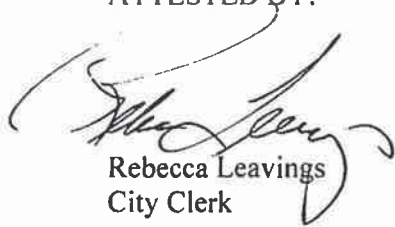
1. That the City Clerk initiate the process for the Amendment pursuant to the Vestavia Hills Zoning Code.

APPROVED and ADOPTED this the 10th day of September, 2018.



Rusty Weaver
Mayor Pro-Tem

ATTESTED BY:



Rebecca Leavings
City Clerk

**SECOND AMENDMENT TO PATCHWORK FARM PLANNED UNIT
DEVELOPMENT ZONING APPLICATION AND DEVELOPMENT PLAN**

THIS SECOND AMENDMENT TO PATCHWORK FARM PLANNED UNIT DEVELOPMENT ZONING APPLICATION AND DEVELOPMENT PLAN (this "Amendment") is dated as of the 6th day of September, 2018 and is submitted by CITY OF VESTAVIA HILLS, ALABAMA, an Alabama municipal corporation ("Developer"), DANIEL/RIME PATCHWORK FARMS, LLC, a Delaware limited liability company ("Daniel/Rime"), PATCHWORK FARM COMMERCIAL ASSOCIATION, INC., an Alabama nonprofit corporation (the "Association"), CHRISTOPHER, LLC, an Alabama limited liability company ("Christopher"), CLARENCE CHAPIN, an unmarried man ("Chapin"), and those certain owners (collectively, the "Thuss Farms Property Owners") whose signatures are attached to this Amendment.

R E C I T A L S:

Developer has heretofore submitted certain real properties situated in the City of Vestavia Hills, Jefferson County, Alabama to the terms and provisions of the Patchwork Farm Planned Unit Development Zoning Application and Development Plan dated December 3, 2008, as revised on February 26, 2009 and approved by the City of Vestavia Hills, Alabama (the "City") as Ordinance No. 2253, as amended by First Amendment thereto dated July 10, 2014 and approved by the City as Ordinance No. 2532 (collectively, the "PUD Plan"). *Capitalized terms not otherwise expressly defined herein shall have the same meanings given to them in the PUD Plan.*

Daniel/Rime is the owner of that certain real property ("Lot 3") which is more particularly described in Exhibit A-1 attached hereto and incorporated herein by reference. Lot 3 is subject to the terms and provisions of the PUD Plan.

The Thuss Farms Property Owners are the owners of that certain real property (collectively, the "Thuss Farms Property") described in Exhibit A-2 attached hereto and incorporated herein by reference. The Thuss Farms Property is currently subject to the PUD Plan.

Chapin is the owner of that certain real property (the "Chapin Property") which is more particularly described in Exhibit A-3 attached hereto and incorporated herein by reference. The Chapin Property is not subject to the PUD Plan.

The Thuss Farms Property and the Chapin Property are adjacent to and abut Lot 3.

The Thuss Farms Property Owners desire to have their respective properties removed from the terms and provisions of the PUD Plan and contemporaneously herewith, have filed with the City a rezoning request to rezone the Thuss Farms Property under the "R-1" zoning classification of the Zoning Ordinance.

Christopher is the owner of that certain real property (the "Christopher Property") which is more particularly described in Exhibit A-4 attached hereto and incorporated herein by reference. The Christopher Property is subject to the PUD Plan and is zoned Planned Business (PB) under the PUD Plan.

The parties hereto desire to amend the PUD Plan in order to (a) remove the Thuss Farms Property from the terms and provisions of the PUD Plan, (b) establish specific rear setback requirements and landscaping buffer requirements which are applicable to Lot 3 and (c) add, for the sole benefit of the Christopher Property, the right to add thirty (30) attached, for-sale condominium units to the PUD Plan to be developed as part of a boutique hotel and mixed use development within the Christopher Property.

The Association is the property owners' association created for all of the Property (other than the Thuss Farms Property) subject to the PUD Plan and has agreed to enter into this Amendment to confirm its obligations to maintain that certain real property ("Lot 3C") which is more particularly described in Exhibit A-5 attached hereto and incorporated herein by reference as part of the Nature Park Parcel.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the PUD Plan is amended as follows:

1. Exhibit B-1. Exhibit B-1 to the PUD Plan is deleted in its entirety and Exhibit B-1-1 attached to this Amendment is substituted in lieu thereof.

2. Removal of Thuss Farms Property from PUD Plan. All of the Thuss Farms Property is hereby removed from, and shall no longer be subject to, any of the terms and provisions of the PUD Plan. Contemporaneously herewith, the Thuss Farms Property Owners have filed with the City a rezoning request to rezone all of the Thuss Farms Property to an "R-1" zoning classification under the Zoning Ordinance.

3. Setback/Yards Applicable to Lot 3. Paragraph 2 of Exhibit E-1 of the PUD Plan is amended as follows:

"Notwithstanding anything provided to the contrary in the PUD Plan, the Zoning Ordinance, or any other documents, instruments or agreements, including, without limitation, any subdivisions plats applicable to Lot 3 (collectively, the "Governmental Filings"), with respect to Lot 3 only, there is no minimum setback requirement for any portions of Lot 3 which abut and are directly adjacent to any portions of the Thuss Farms Property and the Chapin Property, subject to the following:

(a) All existing improvements situated on Lot 3, including, specifically, all garages, walkways, and pavement (collectively, the "Existing Improvements"), which are currently situated within 35 feet of the common boundary of Lot 3 and the Thuss Farms Property and/or the Chapin Property, are hereby approved and the same may, from time to time and at any time, be torn-down, restored and otherwise re-built in the same locations as the same currently exist.

(b) Except for the Existing Improvements (as the same may be torn down, restored or rebuilt as provided above), no additional buildings or other structures shall be constructed, erected, operated or maintained within 35 feet of

the common boundary of Lot 3 and the Thuss Farm Property and/or the Chapin Property.

(c) The parties hereto acknowledge and agree that the improvements, including the Existing Improvements, constructed on Lot 3 are hereby approved and are in compliance with all of the terms and provisions of the Zoning Ordinance and the PUD Plan, as amended by this Amendment.”

4. Greenbelt Requirements. Paragraph 8 of Exhibit E-1 of the PUD Plan is amended by adding the following thereto:

“Subject to the remaining terms of this Paragraph 8, the existing 17.5 foot wide landscaping buffer along the rear of Lot 3 adjacent to and abutting the Thuss Farms Property and the Chapin Property is hereby approved and the parties hereto confirm that the same satisfies all of the terms and provisions of Paragraph 8 of Exhibit E-1 of the PUD Plan and the Zoning Ordinance. Notwithstanding anything provided herein to the contrary, Daniel/Rime has agreed to construct and install certain additional landscaping behind the Compere Property, as defined in Exhibit A-2 hereto, and the Chapin Property pursuant to the terms and provisions of a separate agreement between said parties.”

5. PUD Exhibit G-1. PUD Exhibit G-1 attached to the PUD Plan is deleted in its entirety.

6. Affirmation of Setback and Landscaping Requirements. The parties hereto do hereby acknowledge, affirm and agree that, notwithstanding anything provided to the contrary in any of the Governmental Filings with respect to Lot 3, the setback requirements and the greenbelt requirements specified in this Amendment shall supersede anything provided to the contrary in any of the Governmental Filings and shall be binding upon all of the parties hereto, including their respective heirs, personal representatives, successors and assigns.

7. Confirmation of Maintenance Obligation. The Association does hereby confirm that Lot 3C is part of the Nature Park Parcel and does further agree to maintain said Lot 3C in good condition and repair in substantially the same manner as it maintains the remainder of the Nature Park Parcel.

8. Uses Allowed in Planned Business Districts. Paragraph 1(b) of Exhibit E-1 of the PUD Plan is amended as follows:

(a) The first sentence of Paragraph 1(b) of Exhibit E-1 of the PUD Plan is amended by adding the phrase “Subject to the provisions of Paragraph 1(d) below,”.

(b) The second “Paragraph 1(b)” of Exhibit E-1 of the PUD Plan is hereby renumbered as “Paragraph 1(c)”.

(c) The following is added as Paragraph 1(d) of Exhibit E-1 of the PUD Plan:

“(d) Notwithstanding anything provided to the contrary in Paragraph 1(a) above, the Christopher Property may be developed with up to thirty (30) attached, for-sale condominium units which must be developed and constitute a part of a boutique hotel and the mixed-use development planned for the Christopher Property.”

9. Full Force and Effect. Except as expressly modified and amended herein, all of the terms and provisions of the PUD Plan shall remain in full force and effect and are hereby ratified, confirmed and approved.

[The remainder of this page has been intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year first above written.

DEVELOPER:

CITY OF VESTAVIA HILLS, ALABAMA, an Alabama municipal corporation

By: Ashley C. Curry
Printed Name: Ashley C. Curry
Title: Mayor

By: Jeffrey Downes
Printed Name: Jeffrey Downes
Title: City Manager

DANIEL/RIME:

DANIEL/RIME PATCHWORK FARMS, LLC, a Delaware limited liability company

By: RIME, INC., an Alabama corporation, Its Manager

By: _____
Printed Name: _____
Title: _____

ASSOCIATION:

PATCHWORK FARM COMMERCIAL ASSOCIATION, INC., an Alabama nonprofit corporation

By: _____
Printed Name: _____
Title: _____

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year first above written.

DEVELOPER:

CITY OF VESTAVIA HILLS, ALABAMA, an Alabama municipal corporation

By: _____
Printed Name: _____
Title: _____

By: _____
Printed Name: _____
Title: _____

DANIEL/RIME:

DANIEL/RIME PATCHWORK FARMS, LLC, a Delaware limited liability company

By: RIME, INC., an Alabama corporation, Its Manager

By: 
Printed Name: LAWRENCE S. NICKLES
Title: SECT. TREAS.

ASSOCIATION:

PATCHWORK FARM COMMERCIAL ASSOCIATION, INC., an Alabama nonprofit corporation

By: _____
Printed Name: _____
Title: _____

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year first above written.

DEVELOPER:

CITY OF VESTAVIA HILLS, ALABAMA, an Alabama municipal corporation

By: _____
Printed Name: _____
Title: _____

By: _____
Printed Name: _____
Title: _____

DANIEL/RIME:

DANIEL/RIME PATCHWORK FARMS, LLC, a Delaware limited liability company

By: RIME, INC., an Alabama corporation, Its Manager

By: _____
Printed Name: _____
Title: _____

ASSOCIATION:

PATCHWORK FARM COMMERCIAL ASSOCIATION, INC., an Alabama nonprofit corporation



By: _____
Printed Name: Chris Reebals
Title: Association President

CHRISTOPHER:

CHRISTOPHER, LLC, an Alabama limited liability company



By: _____
Printed Name: Chris Reebals
Title: Managing Member for Christopher, LLC

CHAPIN:

Clarence Chapin

CHRISTOPHER:

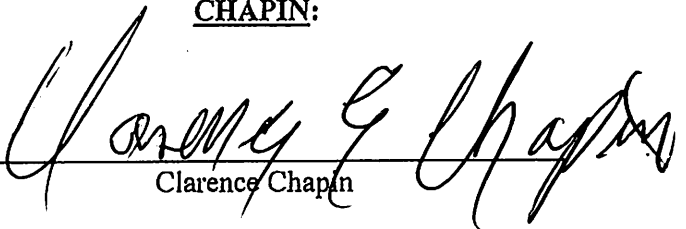
CHRISTOPHER, LLC, an Alabama limited liability company

By: _____

Printed Name: _____

Title: _____

CHAPIN:




Clarence Chapin

THUSS FARMS PROPERTY OWNERS:



Jeff Maze



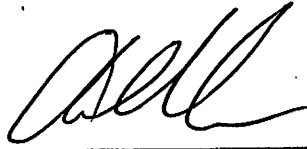
Christina Maze

S. Collins Compere

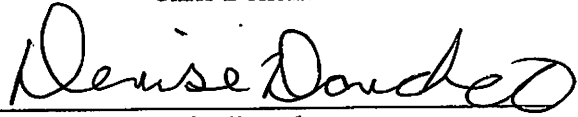
Collins Compere

Jennifer Compere

Jennifer Compere



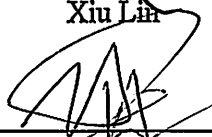
Chris Donohoo



Denise Donohoo



Xiu Lin



Yong Chen



Tyler Joseph Auton



Eliza Grawell Auton

CONSENT OF SCHOOL BOARD //

The undersigned, Vestavia Hills Board of Education, joins in the execution of this Amendment and does hereby approve the foregoing Amendment.

VESTAVIA HILLS BOARD OF EDUCATION


By: 
Printed Name: Dr. Michael Todd Freeman
Title: Superintendent

Exhibit A-1

Legal Description of Lot 3

Lot 3B, according to the Resurvey of Patchwork Farms Lot 3 Resurvey Final Plat, as recorded in Map Book 239, Page 90 in the Probate Office of Jefferson County, Alabama, Birmingham Division.

Exhibit A-2

Legal Description of Thuss Farms Property

Maze:

Lot 5A, according to the Survey of Thuss Farms Resurvey #1, as recorded in Map Book 236, Page 85, in the Probate Office of Jefferson County, Alabama.

Comperc:

Lot 1A, according to the Survey of Thuss Farms Resurvey #1, as recorded in Map Book 236, Page 85, in the Probate Office of Jefferson County, Alabama.

Donohoo:

Lot 3A, according to the Survey of Thuss Farms Resurvey #1, as recorded in Map Book 236, Page 85, in the Probate Office of Jefferson County, Alabama.

Chen:

Lot 4A, according to the Survey of Thuss Farms Resurvey #1, as recorded in Map Book 236, Page 85, in the Probate Office of Jefferson County, Alabama.

Auton:

Lot 2A, according to the Survey of Thuss Farms Resurvey #1, as recorded in Map Book 236, Page 85, in the Probate Office of Jefferson County, Alabama.

Exhibit A-3

Legal Description of Chapin Property

Lot 6, according to the survey of Old Looney Mill Estates, as recorded in Map Book 117, page 17, in the Probate Office of Jefferson County, Alabama.

Exhibit A-4

Legal Description of Christopher Property

Lots 5A and 5C, according to the Survey of the Patchwork Farms Resurvey of Lot 5 Final Plat, as recorded in Map Book 241, Page 37 in the Office of the Judge of Probate of Jefferson County, Alabama.

Exhibit A-5

Legal Description of Lot 3C

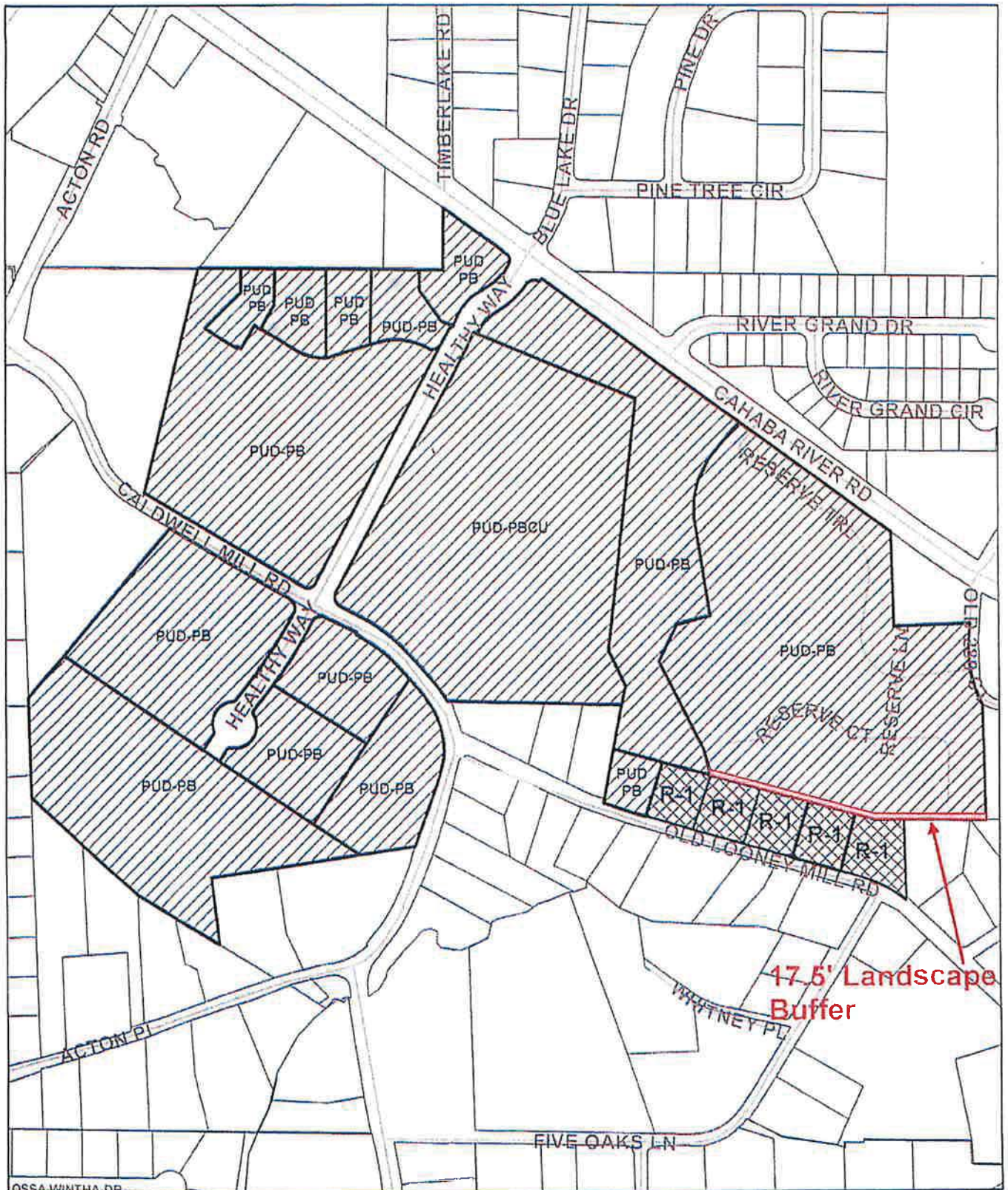
Lot 3C, according to the Resurvey of Patchwork Farms Lot 3 Resurvey Final Plat, as recorded in Map Book 239, Page 90 in the Probate Office of Jefferson County, Alabama, Birmingham Division.

Exhibit B-1-1

Zoning Plan

See Attached.

Exhibit B-1-1 2nd Amendment to Patchwork Farms PUD



17.5' Landscaping Buffer PUD To Be Removed From PUD

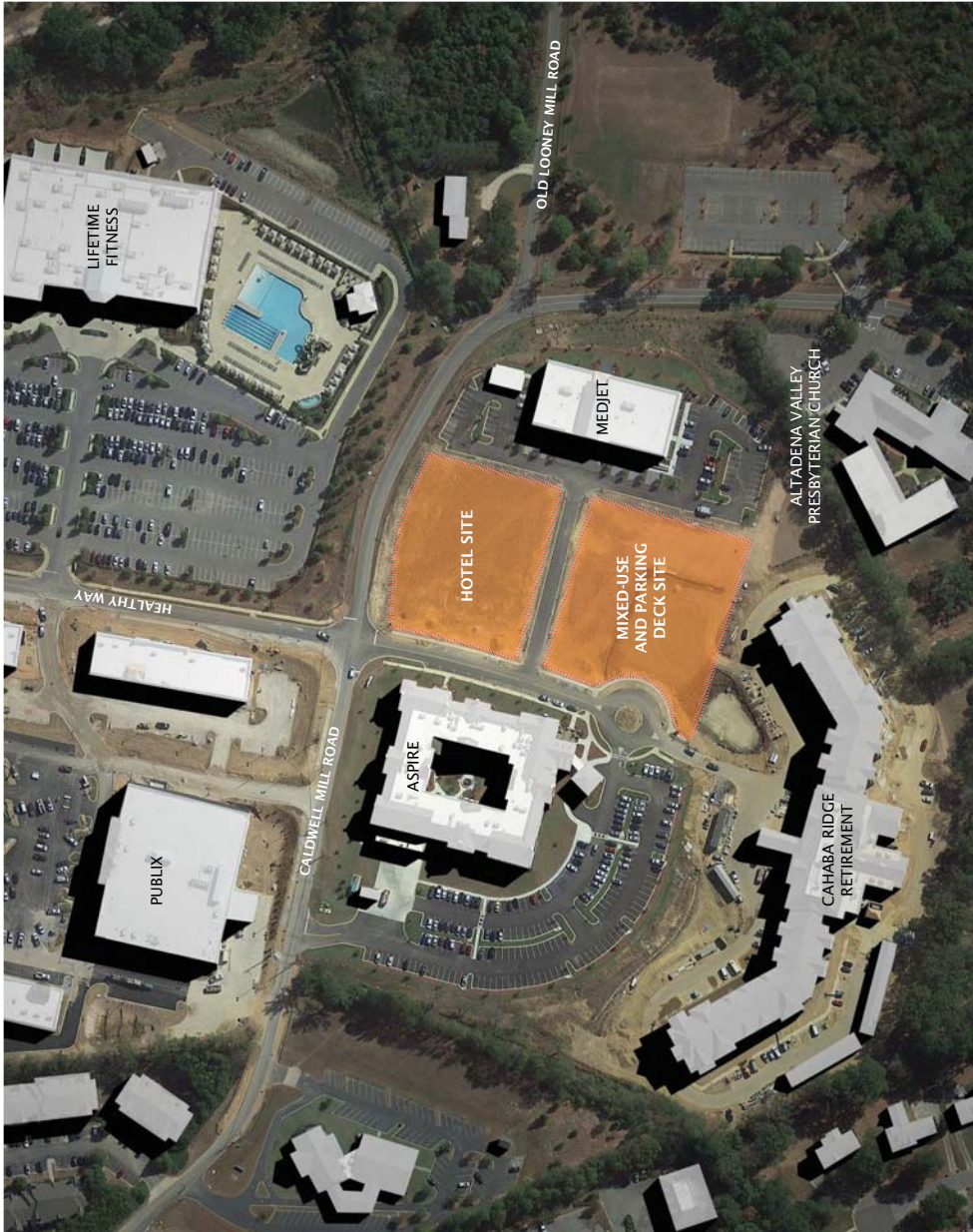
City of Vestalva Hills
Department of GIS
September 4, 2018



Patchwork Hotel:
Proposed Concepts

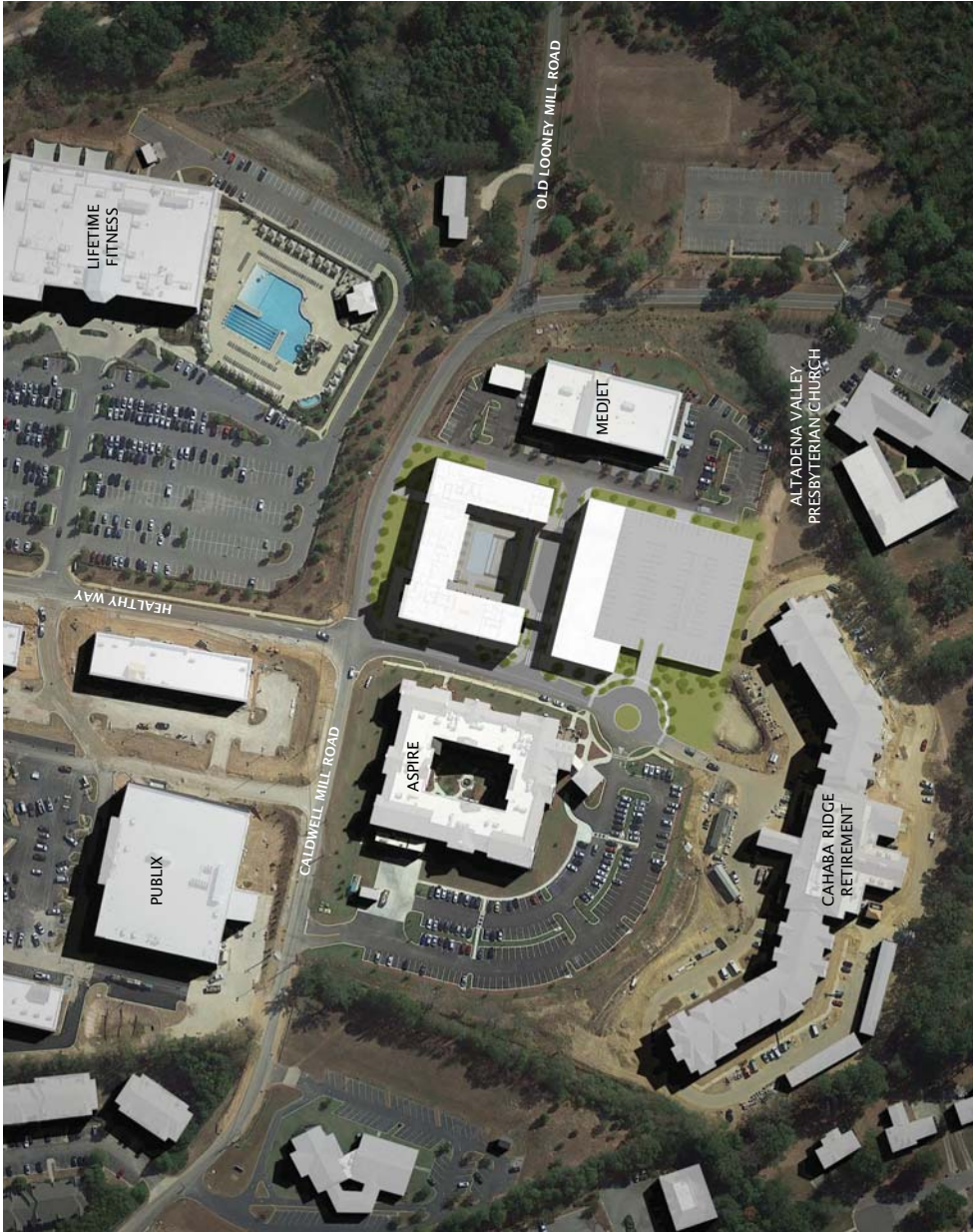


CHRISTOPHER



Patchwork Hotel | SITE STUDY





Patchwork Hotel | Ground Floor Site



Patchwork Hotel | Ground Floor Use Diagram

HOTEL SQUARE FOOTAGE
 GROUND FLOOR - GSF 28,350 SF
 SECOND FLOOR - GSF 28,285 SF
 THIRD FLOOR - GSF 24,525 SF
 FOURTH FLOOR - GSF 24,525 SF
TOTAL GROSS SQUARE FOOTAGE - 105,685 GSF

HOTEL AMENITIES

FIRST FLOOR
 COFFEESHOP 1,400 SF
 LOBBY AND SUPPORT - 4,100 SF
 RESTAURANT/CATERING - 5,080 SF
 CONFERENCE CENTER - 10,882 SF
 EXTERIOR AMENITIES
 POOL SIZE - 2,400 SF
 POOL PLAZA - SEATING, (5) GAZEBO'S, RESTROOMS - 6,500 SF
 SECOND FLOOR
 SPA - 2,850 SF
 MAIN BALCONY - 2,580 SF

HOTEL UNITS COUNT

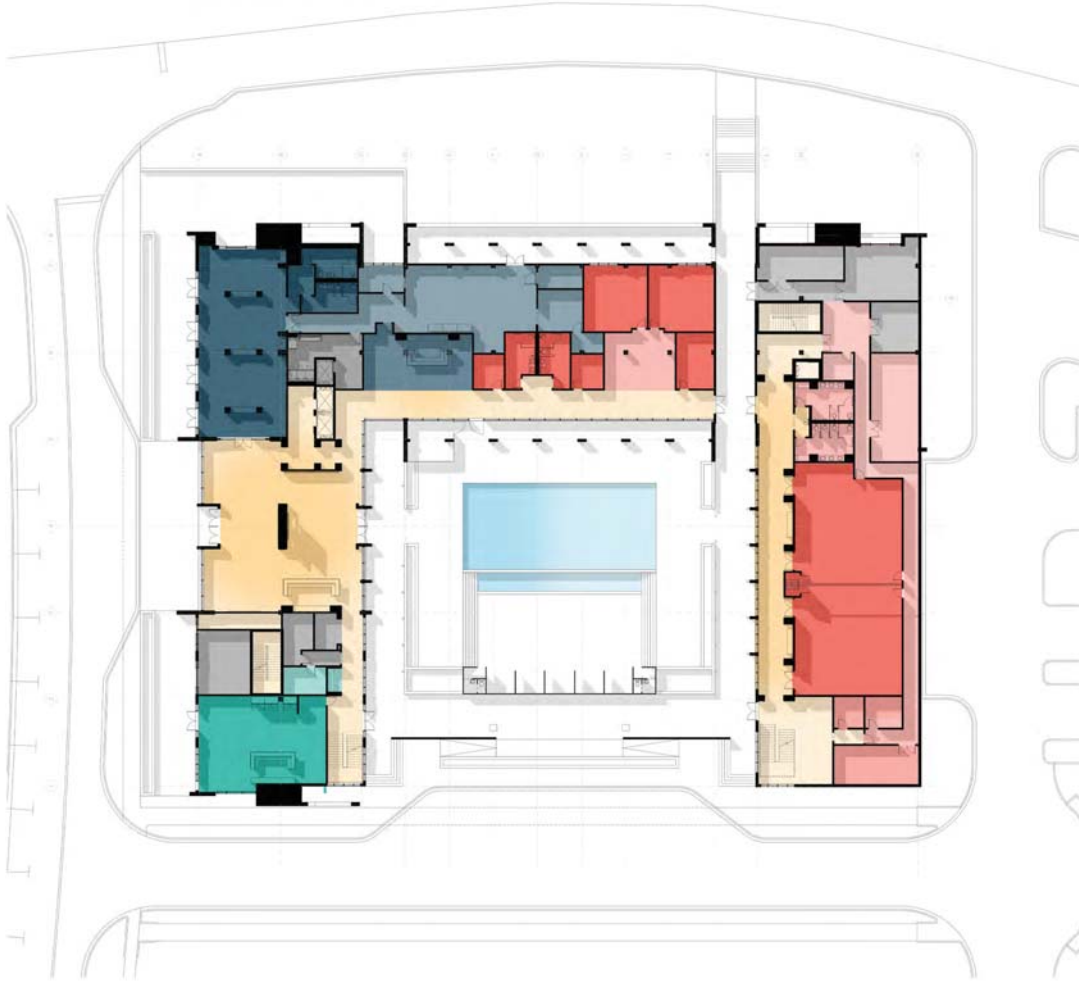
TYPICAL UNITS = +/- 400 SF
 SUITE UNITS = 650 SF - 1,200 SF
 GROUND FLOOR
 NO UNITS PROVIDED
 SECOND FLOOR
 SINGLE/DOUBLE BED - 35 UNITS
 SUITE - 3 UNITS
 THIRD FLOOR
 SINGLE/DOUBLE BED - 35 UNITS
 SUITE - 4 UNITS
 FOURTH FLOOR
 SINGLE/DOUBLE BED - 35 UNITS
 SUITE - 4 UNITS

TOTAL UNITS
 TOTAL SINGLE/DOUBLE BED - 105 UNITS
 TOTAL SUITE - 11 UNITS
TOTAL UNITS 116 UNITS

RETAIL/CONDOS - 16,250 SF FOOTPRINT

FIRST FLOOR
 RETAIL - 3,500 SF
 OFFICE SPACE - 9,500 SF
 SECOND FLOOR
 (8) 2 BEDROOM UNITS - 1,150 SF EACH
 (2) 3 BEDROOM UNITS - 1,400 SF EACH
 THIRD FLOOR
 (8) 2 BEDROOM UNITS - 1,150 SF EACH
 (2) 3 BEDROOM UNITS - 1,400 SF EACH
 FOURTH FLOOR
 (8) 2 BEDROOM UNITS - 1,150 SF EACH
 (2) 3 BEDROOM UNITS - 1,400 SF EACH
TOTAL UNITS
 (8) 2 BEDROOM UNITS
 (6) 3 BEDROOM UNITS
30 TOTAL UNITS

- RESTAURANT
- KITCHEN/CATERING
- COFFEE SHOP
- RETAIL SUPPORT
- CONFERENCE CENTER SPACE
- CONFERENCE CENTER SUPPORT
- CIRCULATION
- BUILDING SUPPORT



Patchwork Hotel | Ground Floor Use Diagram

HOTEL SQUARE FOOTAGE
 GROUND FLOOR - GSF 28,350 SF
 SECOND FLOOR - GSF 28,265 SF
 THIRD FLOOR - GSF 24,525 SF
 FOURTH FLOOR - GSF 24,525 SF
TOTAL GROSS SQUARE FOOTAGE - 105,665 GSF

HOTEL AMENITIES

FIRST FLOOR
 COFFEESHOP 1,400 SF
 LOBBY AND SUPPORT - 4,100 SF
 RESTAURANT/CATERING - 5,080 SF
 CONFERENCE CENTER - 10,682 SF
 EXTERIOR AMENITIES
 POOL SIZE - 2,400 SF
 POOL PLAZA - SEATING, (5) GAZEBO, RESTROOMS - 6,500 SF
 SECOND FLOOR
 SPA - 2,950 SF
 MAIN BALCONY - 2,580 SF

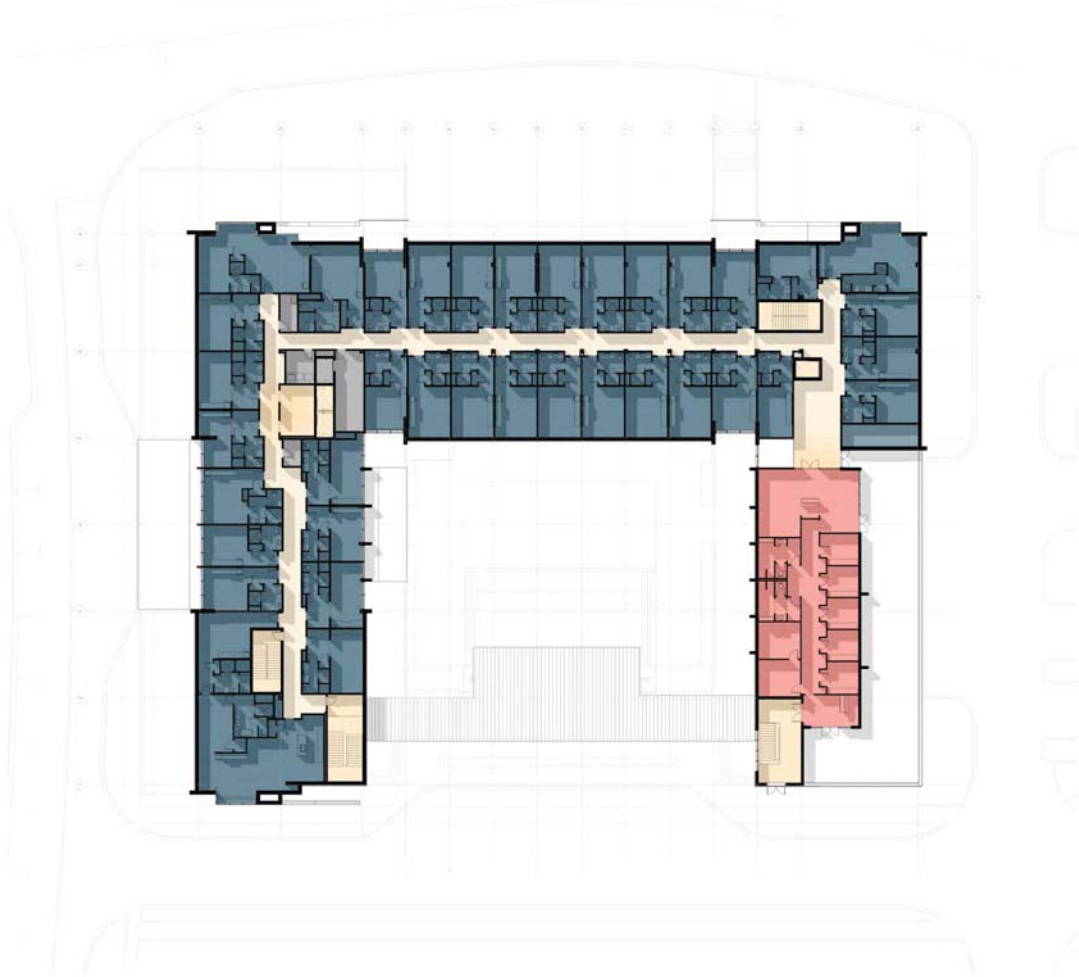
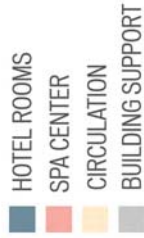
HOTEL UNITS COUNT

TYPICAL SUITE = +/- 400 SF
 SUITE UNITS = 650 SF - 1,200 SF
 GROUND FLOOR
 NO UNITS PROVIDED
 SECOND FLOOR
 SINGLE/DOUBLE BED - 35 UNITS
 SUITE - 3 UNITS
 THIRD FLOOR
 SINGLE/DOUBLE BED - 35 UNITS
 SUITE - 4 UNITS
 FOURTH FLOOR
 SINGLE/DOUBLE BED - 35 UNITS
 SUITE - 4 UNITS

TOTAL UNITS
 TOTAL SINGLE/DOUBLE BED - 105 UNITS
 TOTAL SUITE - 11 UNITS
TOTAL UNITS 116 UNITS

RETAIL/CONDOS - 16,250 SF FOOTPRINT

FIRST FLOOR
 RETAIL - 3,500 SF
 OFFICE SPACE - 9,500 SF
 SECOND FLOOR
 (8) 2 BEDROOM UNITS - 1,150 SF EACH
 (2) 3 BEDROOM UNITS - 1,400 SF EACH
 THIRD FLOOR
 (8) 2 BEDROOM UNITS - 1,150 SF EACH
 (2) 3 BEDROOM UNITS - 1,400 SF EACH
 FOURTH FLOOR
 (8) 2 BEDROOM UNITS - 1,150 SF EACH
 (2) 3 BEDROOM UNITS - 1,400 SF EACH
TOTAL UNITS
 (24) 2 BEDROOM UNITS
 (6) 3 BEDROOM UNITS
30 TOTAL UNITS



Patchwork Hotel | Third & Fourth Floor Use Diagram

HOTEL SQUARE FOOTAGE
 GROUND FLOOR - GSF 28,350 SF
 SECOND FLOOR - GSF 28,265 SF
 THIRD FLOOR - GSF 24,525 SF
 FOURTH FLOOR - GSF 24,525 SF
TOTAL GROSS SQUARE FOOTAGE - 105,665 GSF

HOTEL AMENITIES

FIRST FLOOR
 COFFEESHOP 1,400 SF
 LOBBY AND SUPPORT - 4,100 SF
 RESTAURANT/CATERING - 5,080 SF
 CONFERENCE CENTER - 10,682 SF
 EXTERIOR AMENITIES
 POOL SIZE - 2,400 SF
 POOL PLAZA - SEATING, (5) GAZEBOES, RESTROOMS - 6,500 SF
 SECOND FLOOR
 SPA - 2,950 SF
 MAIN BALCONY - 2,580 SF

HOTEL UNITS COUNT

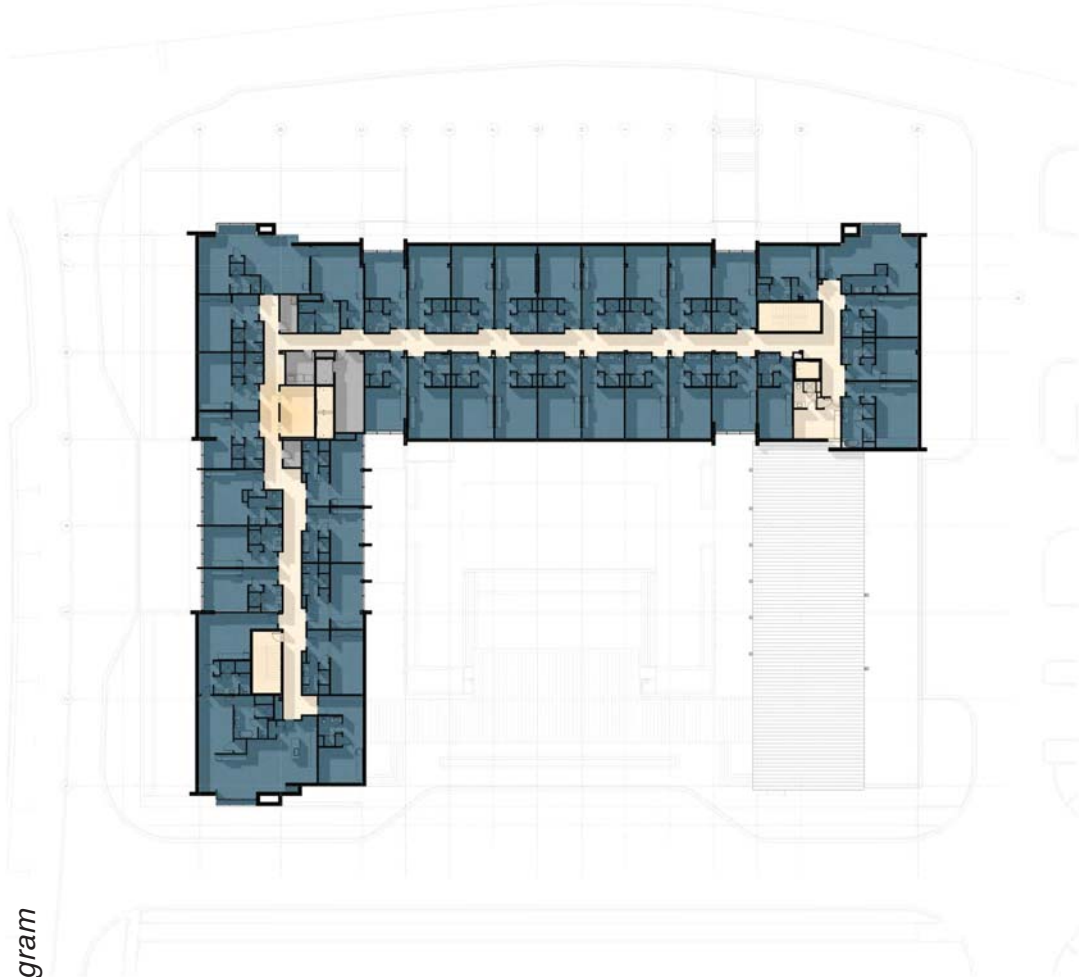
TYPICAL UNITS = +/- 400 SF
 SUITE UNITS = 650 SF - 1,200 SF

GROUND FLOOR
 NO UNITS PROVIDED
 SECOND FLOOR
 SINGLE/DOUBLE BED - 35 UNITS
 SUITE - 3 UNITS
 THIRD FLOOR
 SINGLE/DOUBLE BED - 35 UNITS
 SUITE - 4 UNITS
 FOURTH FLOOR
 SINGLE/DOUBLE BED - 35 UNITS
 SUITE - 4 UNITS

TOTAL UNITS
 TOTAL SINGLE/DOUBLE BED - 105 UNITS
 TOTAL SUITE - 11 UNITS
TOTAL UNITS 116 UNITS

RETAIL/CONDOS - 16,250 SF FOOTPRINT

FIRST FLOOR
 RETAIL - 3,500 SF
 OFFICE SPACE - 9,500 SF
 SECOND FLOOR
 (8) 2 BEDROOM UNITS - 1,150 SF EACH
 (2) 3 BEDROOM UNITS - 1,400 SF EACH
 THIRD FLOOR
 (8) 2 BEDROOM UNITS - 1,150 SF EACH
 (2) 3 BEDROOM UNITS - 1,400 SF EACH
 FOURTH FLOOR
 (8) 2 BEDROOM UNITS - 1,150 SF EACH
 (2) 3 BEDROOM UNITS - 1,400 SF EACH
TOTAL UNITS
 (24) 2 BEDROOM UNITS
 (6) 3 BEDROOM UNITS
30 TOTAL UNITS



Patchwork Hotel | Parking Requirements

PARKING PROVIDED
STREET PARKING- 14 SPACES
DECK - 43,750 SF FOOTPRINT
DECK - LEVEL 1 - 118 SPACES
DECK - LEVEL 2 - 118 SPACES
TOTAL PARKING SPACES - 250 SPACES

Table 8.1.1: Typical Shared Parking Demand by Use and Time of Day

Parking Demand by Use*	Weekday 8am-5pm		Weekday 12am-6am		Weekend 8am-5pm		Weekend 12am-6am	
	60%	100%	20%	100%	5%	5%	100%	100%
Residential	90%	100%	80%	100%	5%	5%	100%	100%
Office	70%	100%	100%	100%	70%	100%	100%	100%
Lodging	40%	100%	10%	100%	80%	100%	100%	100%
Restaurant	100%	100%	20%	100%	5%	5%	100%	100%
Movie Theater	100%	100%	5%	100%	100%	100%	100%	100%
Institutional (non-church)	10%	5%	100%	100%	50%	5%	5%	5%

* Different parking demands may be used than the typical shown here if documented in a parking demand study.

Shared Parking Demand by Use and Time of Day

Parking Demand	Conventional Demands	Weekday 8am-5PM	Weekday 6pm - 12am	Weekday 12am-6am
Residential	54	32.4	54	54
Office	38	38	7.6	1.9
Commercial	47	42.3	37.6	2.35
Lodging	116	81.2	116	116
Restaurant	28	19.6	28	2.8
Conference?	33	23.1	33	3.3
Totals	316	236.6	276.2	180.35

Total provided 250
Shared Demand 277
Total Difference -27

Shared Reduction 39

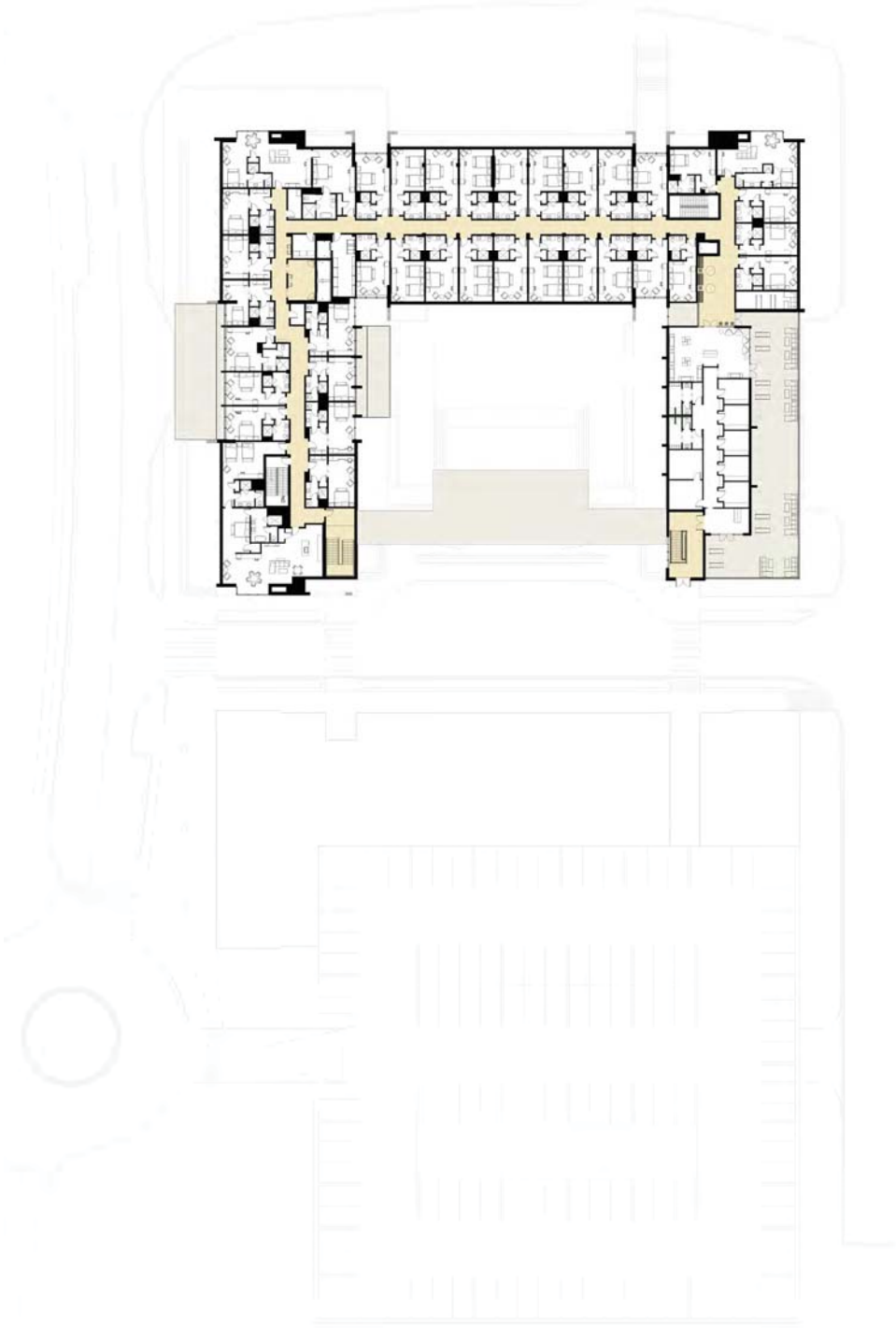
Table 8.1: Minimum Required Off-street Parking Spaces

Use Category	Minimum Required Off-street Parking Spaces
Residential Use	<ul style="list-style-type: none"> Single-family dwellings (attached or detached), duplexes and triplexes per dwelling unit <ul style="list-style-type: none"> • 1.25 spaces • 1.25 spaces • 2.00 spaces • 2.00 spaces
Multifamily Use	<ul style="list-style-type: none"> • 1.00 of off-street unit • 1.00 of off-street unit • 1.00 of off-street unit • 1.00 of off-street unit
Lodging Use	<ul style="list-style-type: none"> • 1.00 per sleeping unit • 1.00 per sleeping unit • 1.00 per sleeping unit • 1.00 per sleeping unit
Leisure and Amusement Use	<ul style="list-style-type: none"> • 1.00 per 100 sq. ft. of floor area • 1.00 per 100 sq. ft. of floor area • 1.00 per 100 sq. ft. of floor area • 1.00 per 100 sq. ft. of floor area
Business, Professional, and Office Use	<ul style="list-style-type: none"> • 1.00 per 100 sq. ft. of floor area • 1.00 per 100 sq. ft. of floor area • 1.00 per 100 sq. ft. of floor area • 1.00 per 100 sq. ft. of floor area
Government Use	<ul style="list-style-type: none"> • 1.00 per 100 sq. ft. of floor area • 1.00 per 100 sq. ft. of floor area • 1.00 per 100 sq. ft. of floor area • 1.00 per 100 sq. ft. of floor area
Public Use	<ul style="list-style-type: none"> • 1.00 per 100 sq. ft. of floor area • 1.00 per 100 sq. ft. of floor area • 1.00 per 100 sq. ft. of floor area • 1.00 per 100 sq. ft. of floor area
Other Use	<ul style="list-style-type: none"> • 1.00 per 100 sq. ft. of floor area • 1.00 per 100 sq. ft. of floor area • 1.00 per 100 sq. ft. of floor area • 1.00 per 100 sq. ft. of floor area

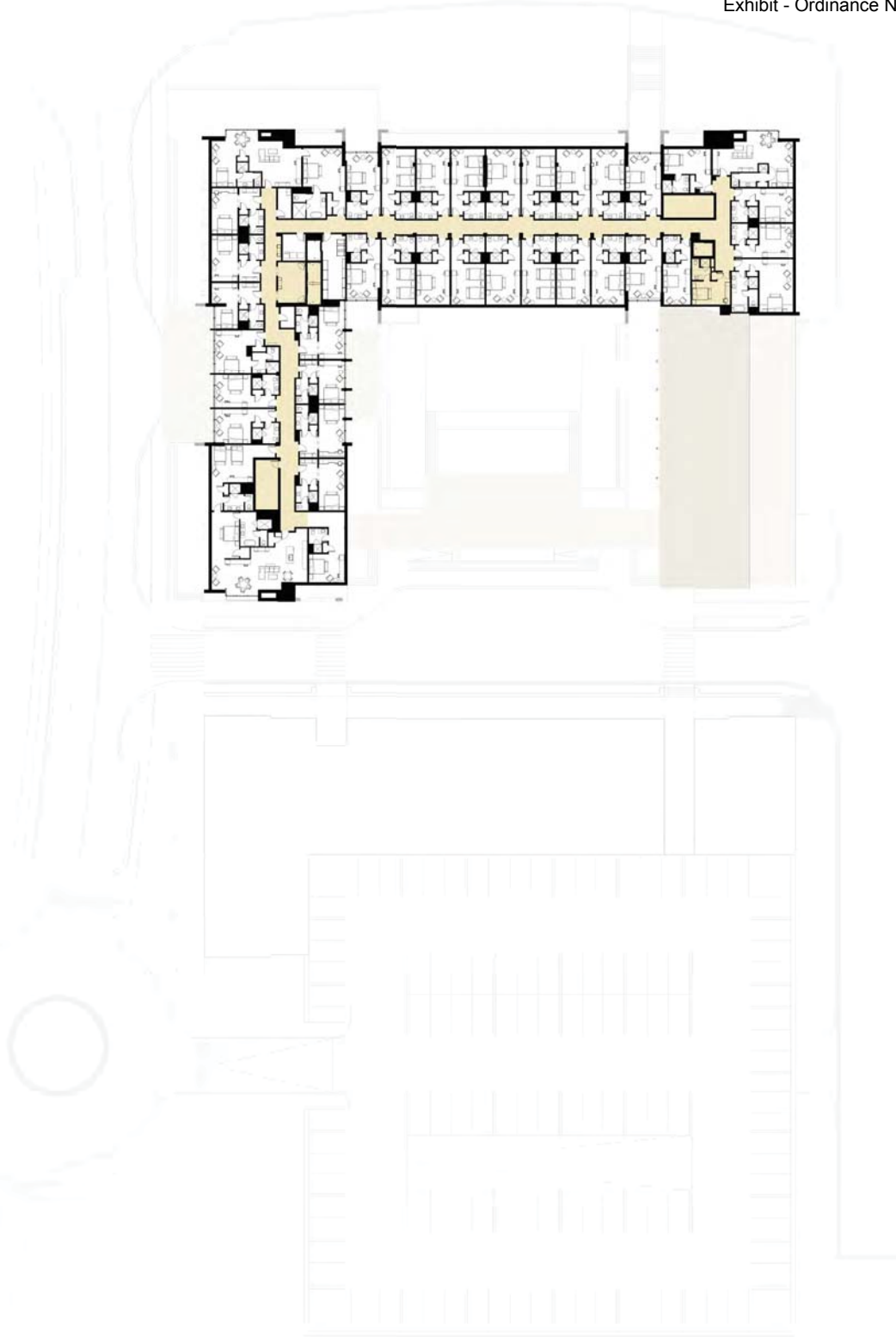
Patchwork Hotel | Ground Floor Site and Furniture Plan



Patchwork Hotel | Second Floor Furniture Plan



Patchwork Hotel | *Third & Fourth Floor Furniture Plan*



Patchwork Hotel | Aerial View Looking South



Patchwork Hotel | View Looking South



Patchwork Hotel | View at Restaurant Patio





View of Hotel Lobby Entry

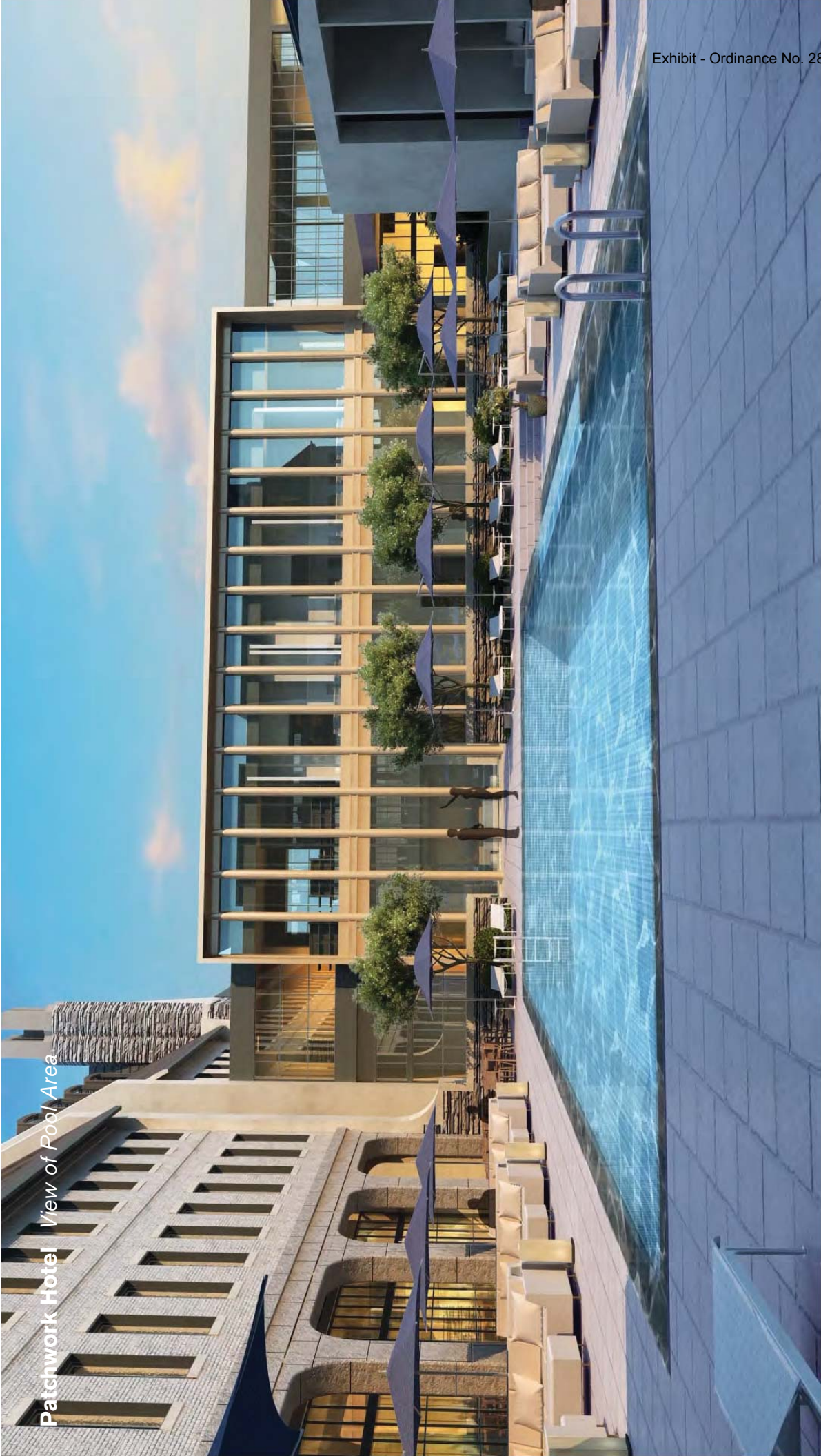
Patchwork Hotel



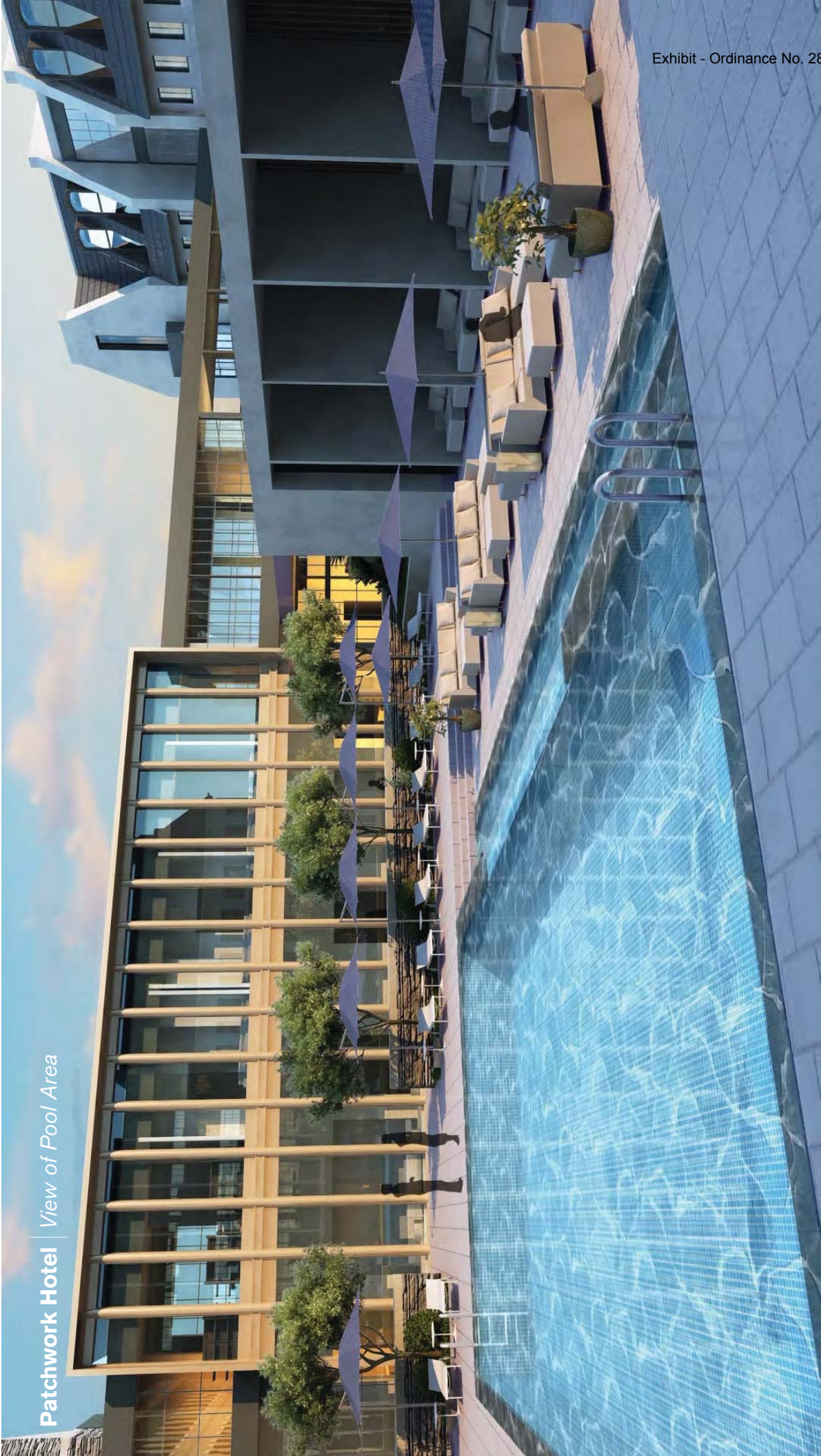
Patchwork Hotel | *View of Hotel Lobby*



Patchwork Hotel | View of Pool Area

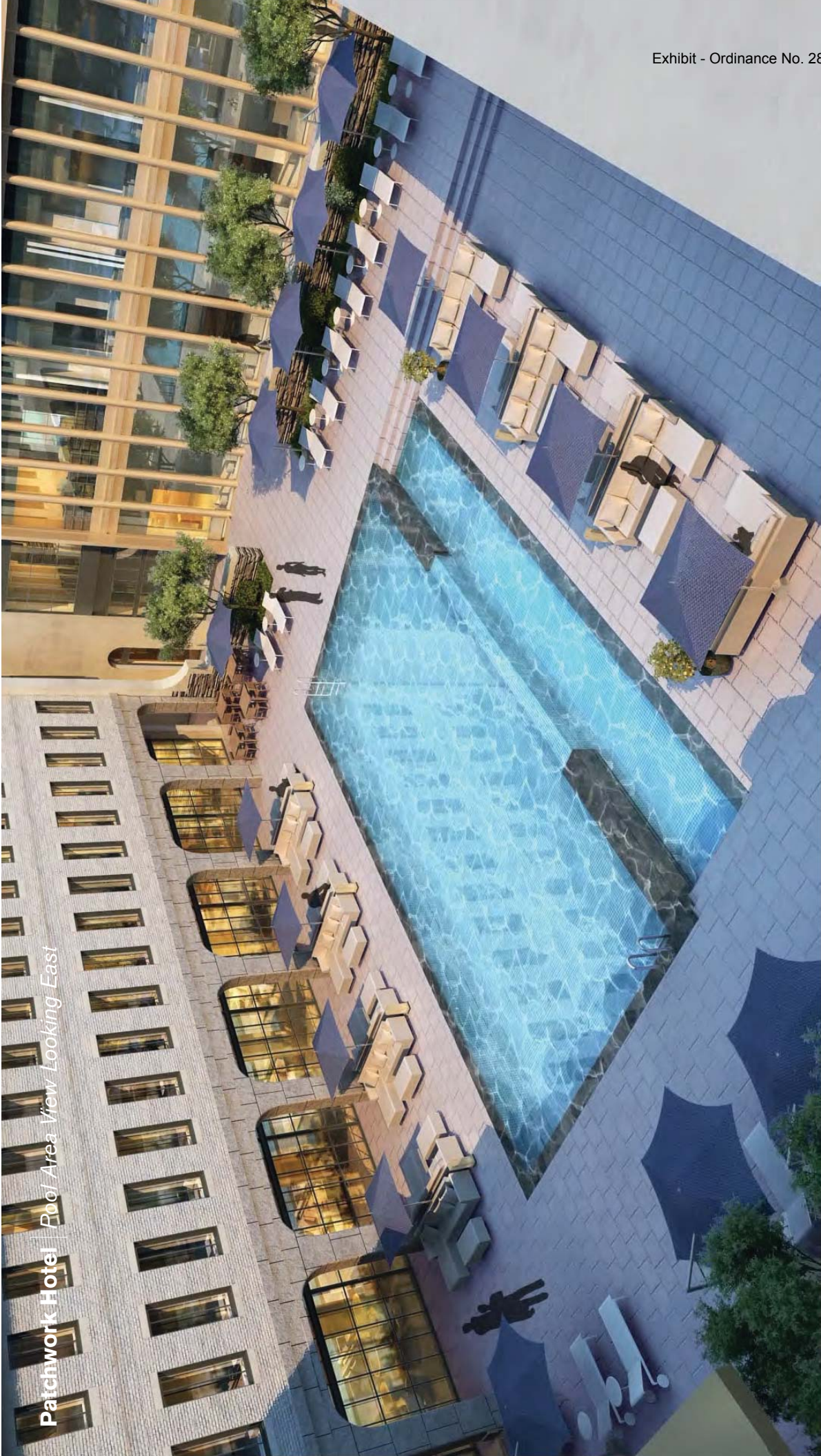


Patchwork Hotel | View of Pool Area





Patchwork Hotel Pool View

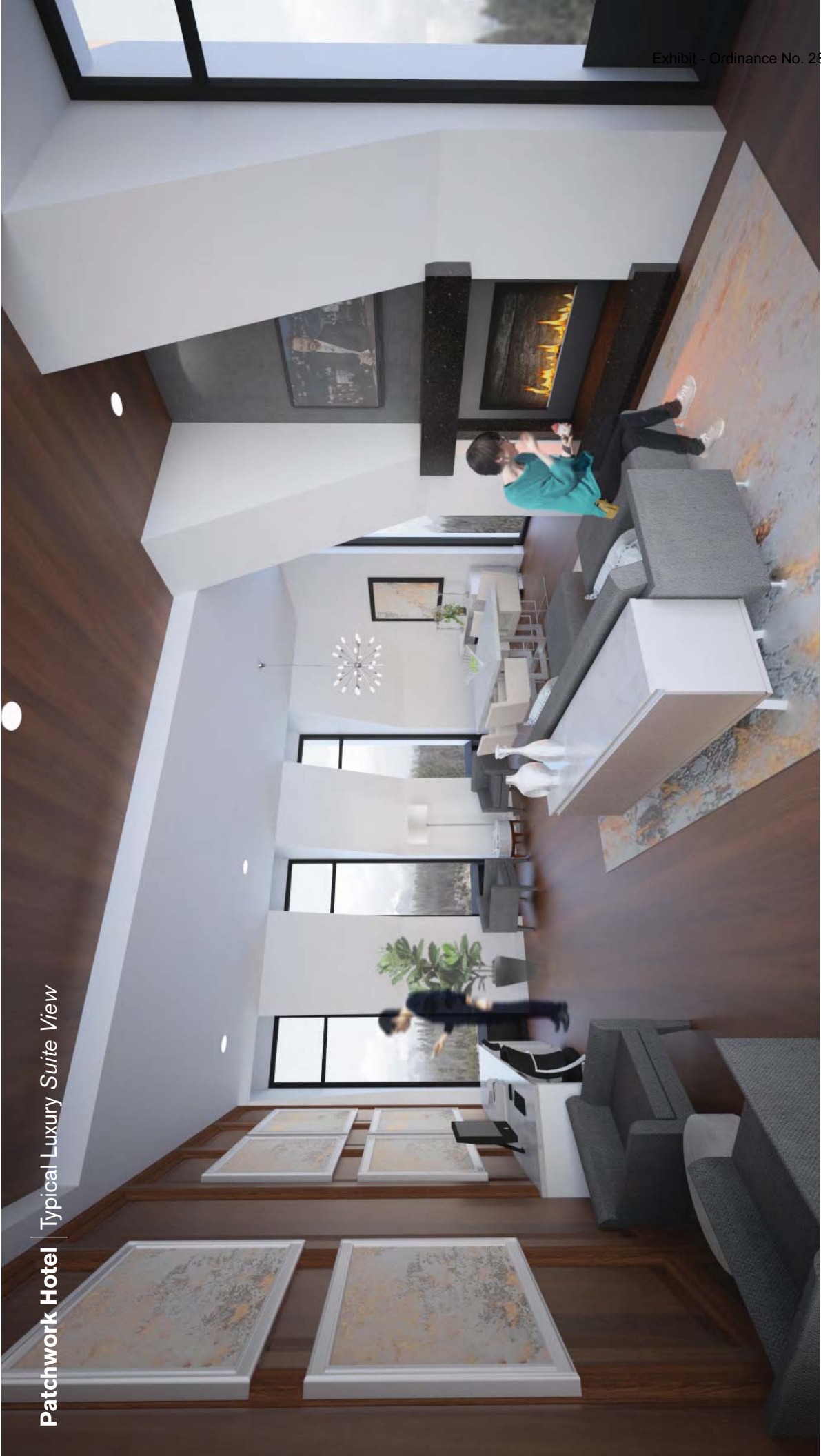


Patchwork Hotel | Roof Area View Looking East

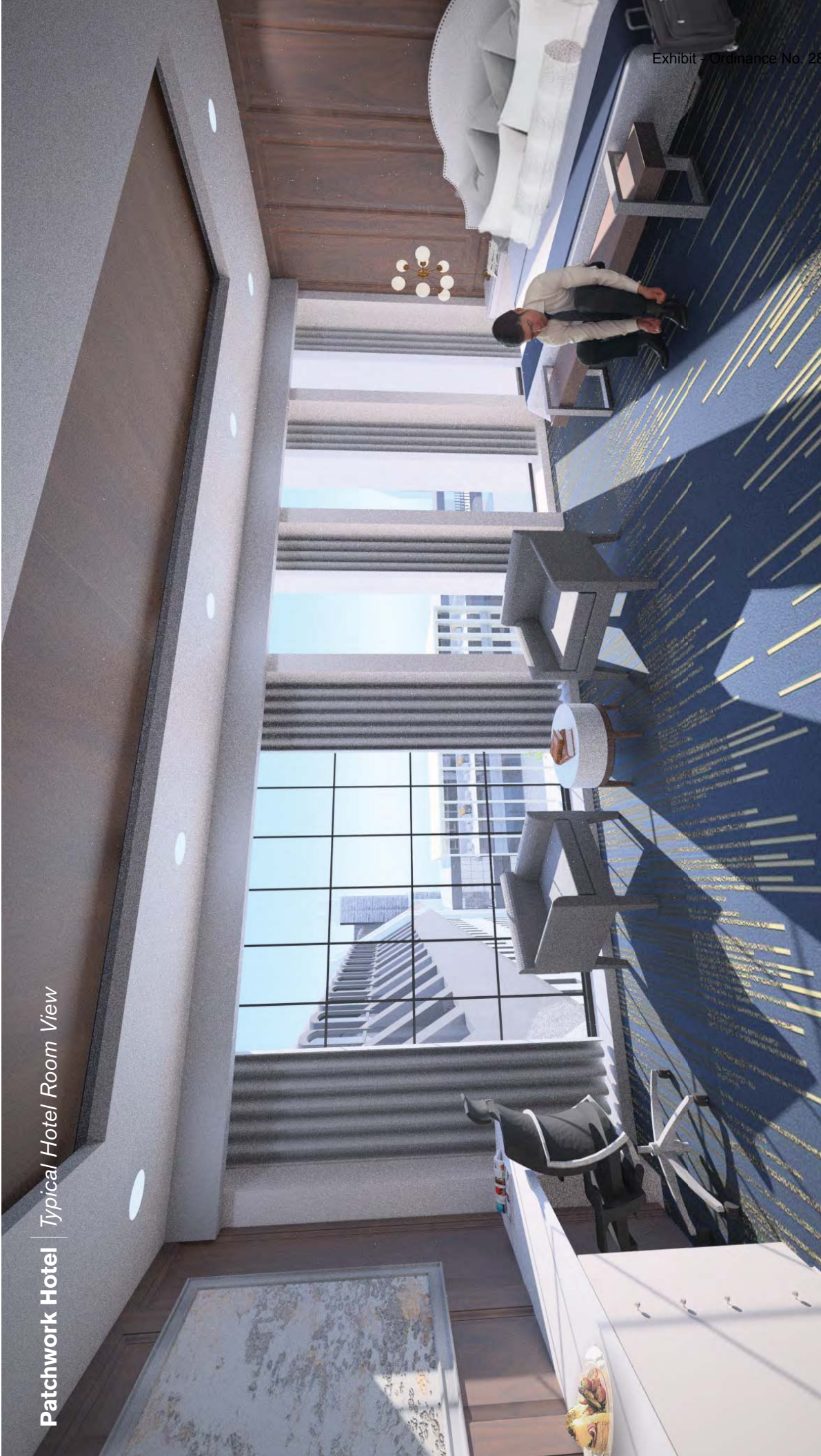
Patchwork Hotel | Aerial View Looking North



Patchwork Hotel | Typical Luxury Suite View



Patchwork Hotel | Typical Hotel Room View



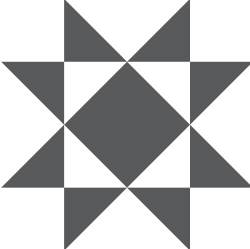
Patchwork Hotel | *Additional Perspective Views*



Patchwork Hotel | *Additional Perspective Views*



Patchwork Hotel | *Branding*



PATCHWORK



Patchwork Hotel | Branding

ORDINANCE NUMBER 2810

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

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

4517 Pine Tree Circle;
Mark Hancock, Owner(s)

More Particularly Described As Follows:

That part of the SW ¼ of the SE ¼ of Section 27, Township 18 South, Range 2 West, situated in Jefferson County, Alabama, more particular described as follows:

Begin at the SW corner of said 1/4-1/4 section and run thence Eastwardly along the south line of said 1/4-1/4 section for a distance of 833.5 feet to the point of beginning of tract here described; from point of beginning true obtained continue eastwardly along south line for a distance of 100 feet; thence turn an angle to the left of 90 degrees and run northwardly for a distance of 250 feet; thence turn an angle to the left of 90 degrees and run westwardly for a distance of 100 feet; thence turn an angle to the left of 90 degrees and run southwardly for a distance of 250 feet to the point of beginning.

APPROVED and ADOPTED this the 17th day of December, 2018.

Ashley C. Curry
Mayor

ATTESTED BY:

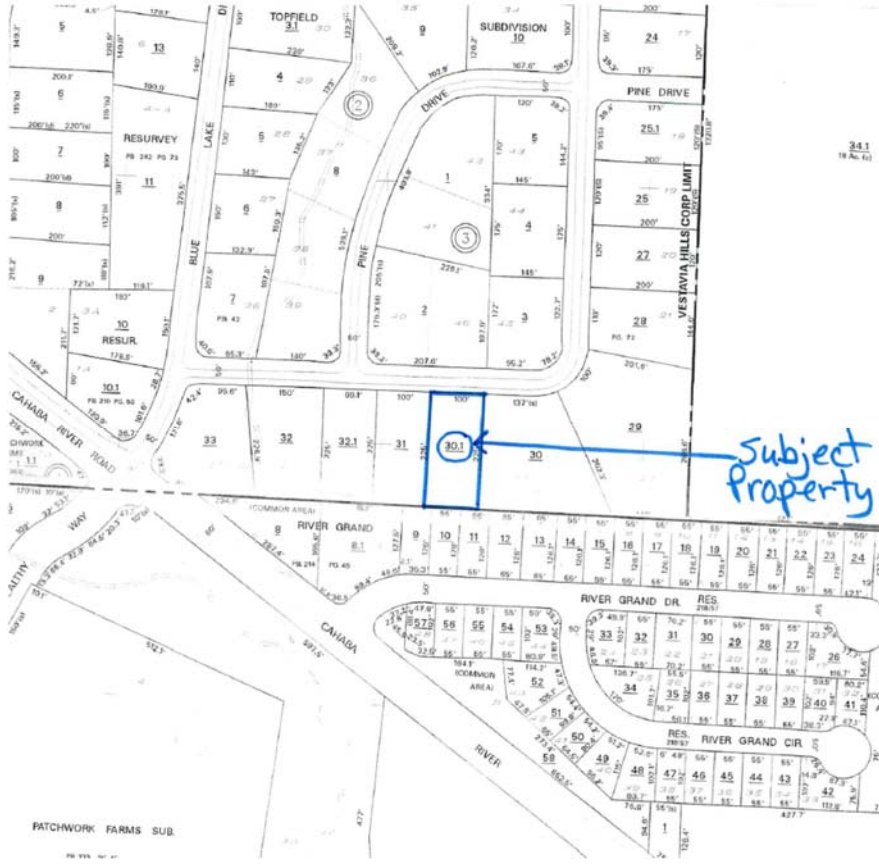
Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2810 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 17th day of December, 2018, as same appears in the official records of said City.

Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest, New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2018.

Rebecca Leavings
City Clerk



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

Date: **NOVEMBER 8, 2018**

- **CASE:** P-1118-42
- **REQUESTED ACTION:** Rezoning Vestavia Hills R-1 Vestavia Hills O-1
- **ADDRESS/LOCATION:** 4517 Pine Tree Cir.
- **APPLICANT/OWNER:** Mark A. Hancock
- **REPRESNTING AGENT:**
- **GENERAL DISCUSSION:** Property is on the southern end of Pine Tree Cir. Applicant is seeking rezoning to build a two story office building (6,000 sq. ft. +/-). The proposed building meets all requirements of an O-1 zoning, including parking and buffering. The proposed architecture is similar to what was approved in the Blue Lake area. A sidewalk will be constructed as required by the Blue Lake Area Study. A proposed site plan, landscaping plan, and rendering is attached.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Cahaba Heights Community Plan for limited mixed use and Blue Lake Area Study
- **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:
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

MOTION Mr. Larson made a motion to recommend rezoning approval for 4517 Pine Tree Cir. from Vestavia Hills R-1 Vestavia Hills O-1. Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes

Mr. Romeo – yes

Mr. House – yes

Mrs. Barnes – yes

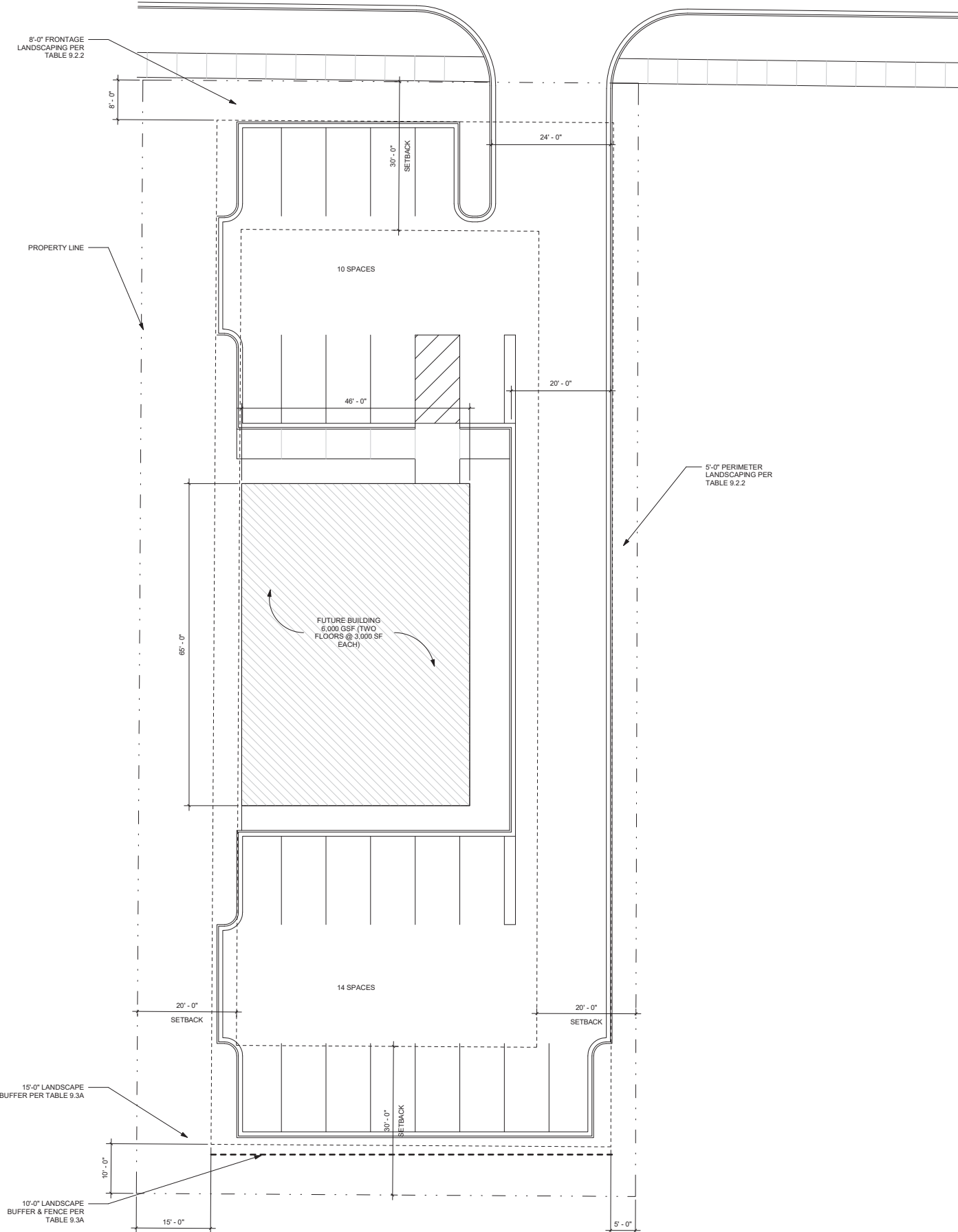
Motion carried.

Mr. Sykes – yes

Ms. Cobb – yes

Mr. Larson – yes

PINE TREE CIRCLE





- R-2
- PUD-PR-1
- R-1
- R-4
- R-6
- R-9
- R-3
- R-8
- R-5
- R-9*
- B-3
- RC-1
- A
- E-2
- B-2
- Inst-1
- R-1*
- O-1
- PUD-FB
- R-8*
- R-6*
- B-1
- B-3*
- Inst-1*
- B-2*
- O-1*



Future Land Use

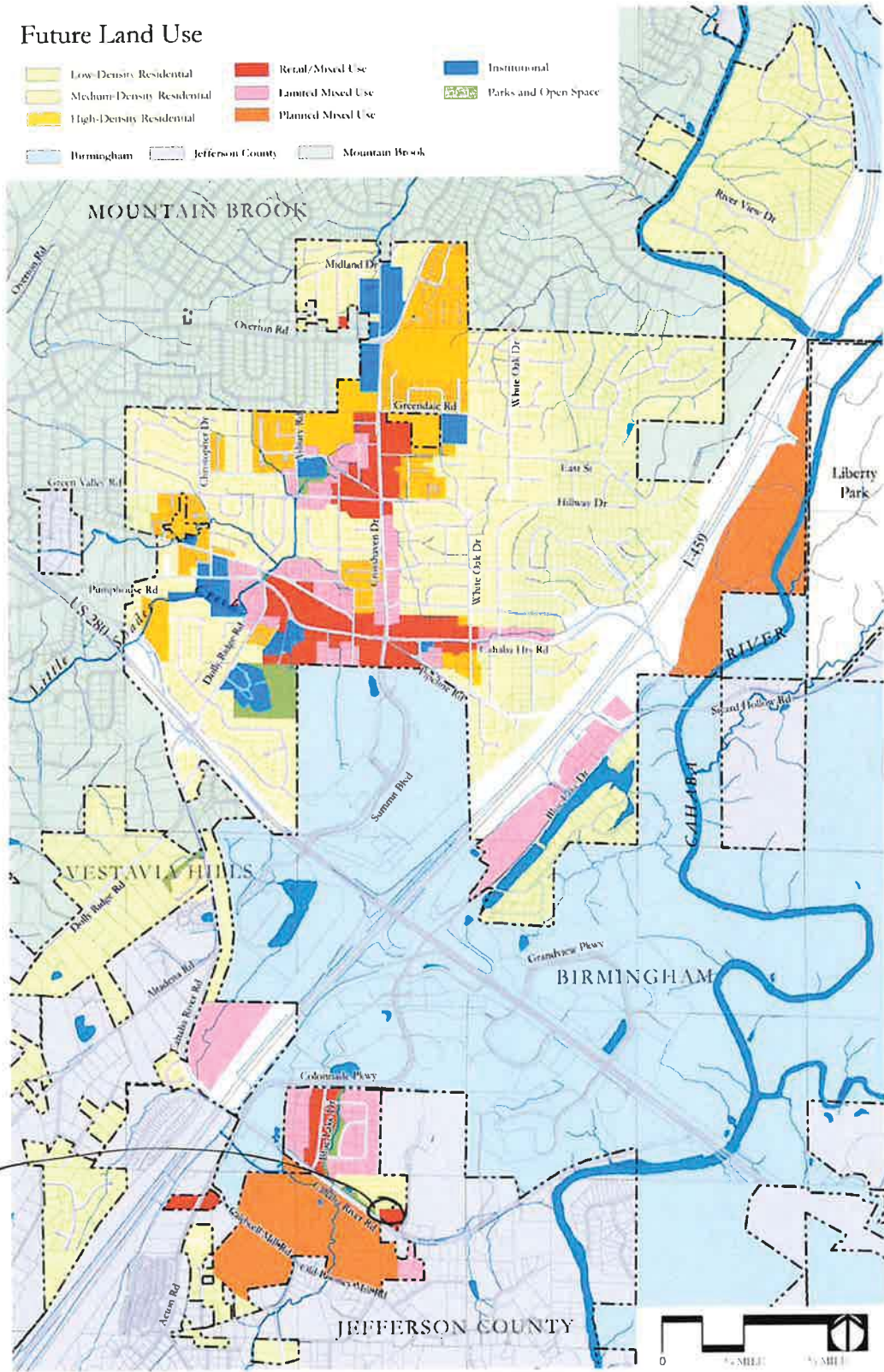


Figure 4: Future Land Use Map

ORDINANCE NUMBER 2811

AN ORDINANCE GRANTING A CONDITIONAL USE APPROVAL TO ALLOW OUTDOOR RECREATION AND PHYSICAL TRAINING

WHEREAS, on December 13, 2010 the City Council of the City of Vestavia Hills, Alabama approved and adopted Ordinance Number 2331 entitled the Vestavia Hills Zoning Code and establishing a conditional use approval for certain uses not permissible by right in zoning classifications; and

WHEREAS, on January 22, 2018, the City Council adopted and approved Ordinance Number 2741 to rezone the property located at 2301 Old Columbiana Road from Institutional to Vestavia Hills B-2, general business district for recreation and physical fitness; and

WHEREAS, on August 20, 2018, Richard Pennino, owner of Forge Fitness, submitted an application to allow outdoor recreation training such as jogging, running, fitness, obstacle training, etc; on the property located at 2301 Old Columbiana Road and

WHEREAS, the property located at 2301 Old Columbiana Road, is presently zoned Vestavia Hills B-2 (business district) with restrictions; and

WHEREAS, Table 6 of the Vestavia Hills Zoning Code sets forth the permissible uses within a B-2 classification; and

WHEREAS, a copy of said application dated August 20, 2018 is attached and hereby incorporated into this Ordinance Number 2811; and

WHEREAS, the Vestavia Hills Planning and Zoning Commission considered said application at their regular meeting of October 11, 2018 and recommended approval with the following conditions: (1) No unreasonable outdoor noise in violation of the standards set in the City's noise ordinance, as amended, before 8 AM or after 9 PM, Monday through Friday and before 9AM or after 5PM on Saturdays or anytime on Sunday; (2) outdoor batting cages are prohibited on premise; (3) no amplified music outside of the building; and (4) any changes to outdoor lighting to be approved by the Design Review Board.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VESTAVIA HILLS, ALABAMA, AS FOLLOWS:

1. Conditional Use Approval is hereby approved for Richard Pennino, Forge Fitness, for use of the property located at 2301 Old Columbiana Road to allow outdoor recreational and fitness activities including, but not limited to jogging, running, fitness, obstacle training with the following conditions:
 - a) No unreasonable outdoor noise in violation of the standards set in the City's noise ordinance, as amended, before 8 AM or after 9 PM, Monday through Friday and before 9AM or after 5PM on Saturdays or anytime on Sunday;
 - b) Outdoor batting cages are prohibited on premise; and
 - c) No amplified music outside of the building; and
 - d) Any changes to outdoor lighting to be approved by the Design Review Board
 - e) This conditional use approval is location specific and if the outdoor fitness use ceases on the premises for a period of 12 months, said conditional use shall be considered null and void;

ADOPTED and APPROVED this the 17th day of December, 2018.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as Acting City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2811 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 17th day of December, 2018 as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2018.

Rebecca Leavings
City Clerk

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

Date: **OCTOBER 11, 2018**

- **CASE: P-1018-33**
- **REQUESTED ACTION:** Conditional Use Approval For Outdoor Recreation/Training Such as Jogging, Running, Fitness, & Obstacle Training
- **ADDRESS/LOCATION:** 2301 Old Columbiana Rd.
- **APPLICANT/OWNER:** Richard Pennino
- **REPRESENTING AGENT:**
- **GENERAL DISCUSSION:** Property is currently the home of Forge Fitness, a crossfit gym. The applicants have also included a list of possible activities and proposed locations on site. Outdoor recreation is specifically listed as requiring conditional use approval for B-2 zoning and the Commission may recommend specific activities at their discretion.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The request is consistent with the Comprehensive Plan for Neighborhood (recreational areas).
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: Rezoning conditioned on uses presented.
 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.

MOTION Mr. House made a motion to recommend Conditional Use approval for Outdoor Recreation for 2301 Old Columbiana Rd. with the following conditions:

1. No outdoor noise before 8AM and 9PM, M-F;
before 9AM and after 5PM, Sat
2. Batting cages are prohibited
3. No amplified music outside of building
4. Any changes to outdoor lighting to be approved by
DRB.

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

Mr. Goodwin – yes
Mr. Romeo – yes
Mr. House – yes
Mrs. Barnes – yes
Motion carried.

Mr. Sykes – yes
Ms. Cobb – yes
Mr. Larson – yes

Oct 11th
P&Z

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: Richard Pennino

ADDRESS: 2301 Old Columbia Road
Birmingham, AL 35216

MAILING ADDRESS (if different from above) 1756 Mountain Woods Cir
Birmingham, AL 35216

PHONE NUMBER: Home (770) 262-5741 Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____
French McMillan

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: B2

Requested Conditional use For the intended purpose of: out door recreation training such as jogging, running, fitness, obstacle training
(Example: From "VH R-1" to "VH O-1" for office building)
if additional information is needed, please attached full description of request see attached

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

Forge Fitness
2301 Old Colombian Road

Property size: 4 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]
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 20 day of August, 2018.

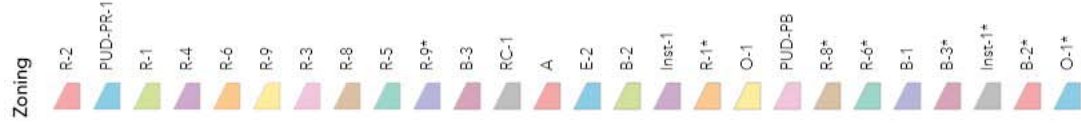
Kay Russony
Notary Public

My commission expires _____
day of _____, 20____.

My Commission Expires
November 8 2020



1. **Running track:** We will be running around our building and around other parts of the building for exercise and other types of sports specific training, i.e. tossing football or baseball. We will also continue to use the running track that is on the property.
2. **Weight training:** We will be lifting weights outside with barbells, dumbbells, or kettle bells.
3. **Batting Cage:** We may decide on a batting cage for hitting baseball or other type of outside sports.
4. **Adult Play Ground:** We will have an outdoor obstacle course with rope climbs, monkey bar, sand pit, wall for climbing over, wall traverse, etc...



Zoning	
PARCELID	2900362002004000
DISTRICT	020
ESN_NUM	62
PROPADD	2301 COLUMBIANA RD
VH_ZONING	B-2*
ZNG_ORD	2741
ZNG_ORD_DT	01/22/2018
ZNG_ORD2	28F
ZNG_ORD_1	10/22/1956
ZNG_ORD3	
ZNG_ORD_2	
ZNG_ORD4	
ZNG_ORD_3	
Zoom to	

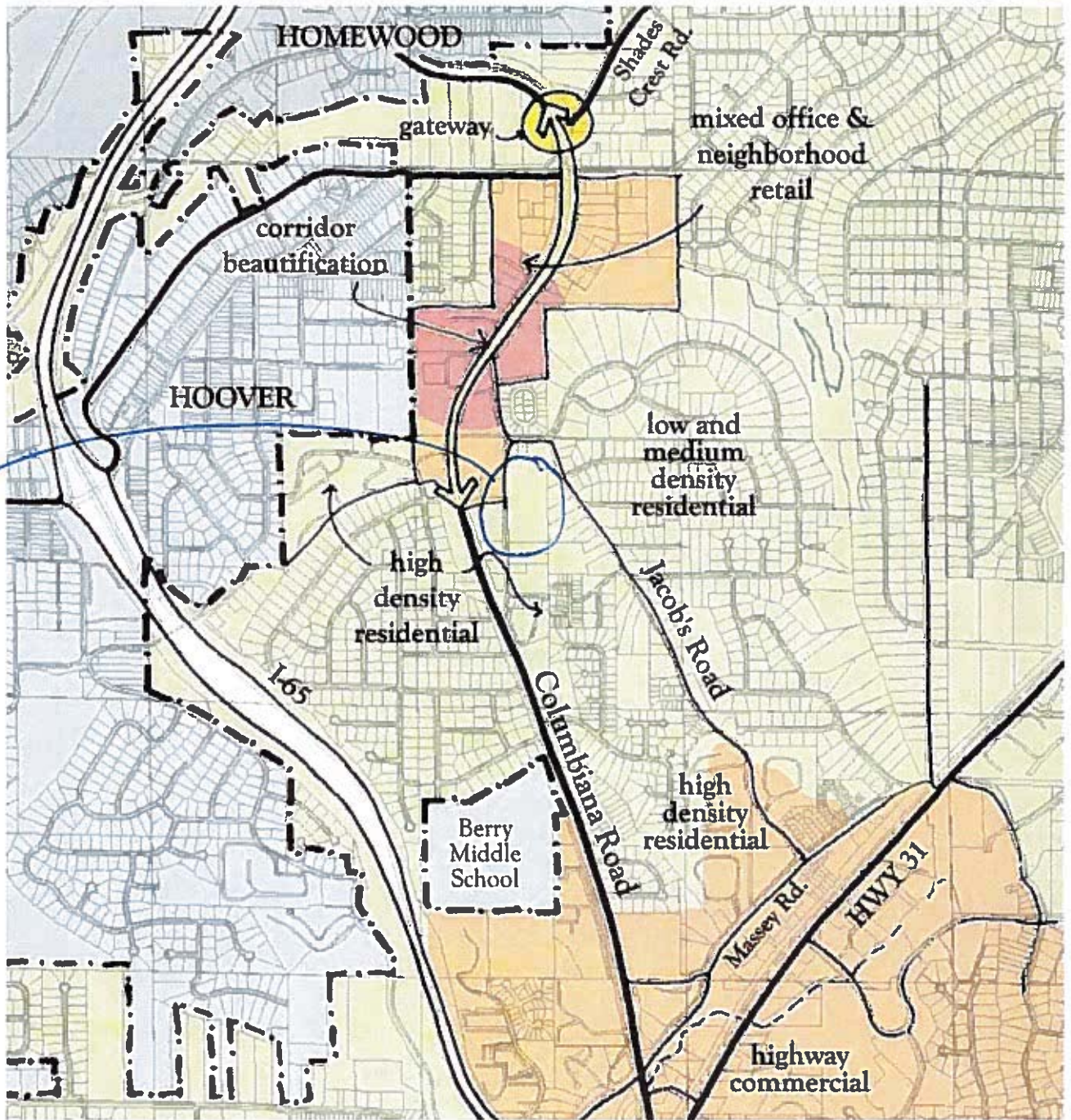


Figure 20: Columbiana Road
Land Use Analysis

- 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 hike racks, seating, parking, and public amenities are provided for trail users.
- Schools** - School facilities administered by the Vestavia Hills School System.



RESOLUTION NUMBER 5112

**A RESOLUTION ACCEPTING A BID FOR THE GREEN VALLEY
SIDEWALK ADDITION PROJECT**

WHEREAS, on October 18, 2018 at 10:00 a.m. the City of Vestavia Hills publicly read aloud bids submitted for the Green Valley Road Sidewalk Addition; and

WHEREAS, the City Engineer has reviewed the bids, detailed them in an Interoffice Memorandum to the City Council and City Manager dated November 19, 2018 and recommended acceptance of the bid submitted by Triple J Construction. A copy of said Interoffice Memorandum is marked as Exhibit A attached to and incorporated into this Resolution Number 5112 as if written fully therein; and

WHEREAS, the Mayor and City Council feel it is in the best public interest to accept the recommendation of the City Engineer and accept said bid as detailed in Exhibit A.

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

1. The bid submitted by Triple J Construction as detailed in attached Exhibit A and recommended by the City Engineer, is hereby accepted; and
2. The City Manager is hereby authorized the expenditure of said funds from the Capital Projects Fund;
3. The City Manager is hereby authorized and directed to execute and deliver all required agreements, contracts and documents in order to complete said project; and
4. This Resolution Number 5112 shall become effective immediately upon adoption and approval.

DONE, ORDERED, ADOPTED and APPROVED this the 10th day of December, 2018.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

Exhibit A

CITY OF VESTAVIA HILLS
DEPARTMENT OF PUBLIC SERVICES
OFFICE OF CITY ENGINEER
INTER-DEPARTMENT MEMO

November 19, 2018

To: Rebecca Leavings, City Clerk

CC: Jeff Downes, City Manager
Brian Davis, Director of Public Services

From: Christopher Brady, City Engineer

RE: Green Valley Sidewalk Bid Award

On October 18, 2018, the City received 4 bids to construct the Green Valley Road Sidewalk Addition. Please see attached Bid Summary.

We recommend award of bid to Triple J Construction with a contract amount of \$125,095.

Please let me know if questions,

Sincerely,
-Christopher

A handwritten signature in blue ink that reads "C. Brady".