

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

NOVEMBER 8, 2018

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: October 11, 2018

Final Plats

- (1) **P-1118-48** Daniel/Rime Patchwork Farms, LLC Is Requesting **Final Plat Approval For Resurvey Of Patchwork Farms Lot 3B.** The Purpose For This Request Is To Amend Setbacks. The Property Is Owned By Daniel/Rime Patchwork Farms, LLC and Is Zoned Vestavia Hills PUD PB.

Consent Agenda

- (2) **P-1118-43** Jon & Diane Nickolson Are Requesting **Final Plat Approval For Resurvey Of Lots 36 & 38 Rosemont Subdivision.** The Purpose For This Request Is To Combine Lots. The Property Is Owned By Jon & Diane Nickolson and Is Zoned Vestavia Hills R-1.
- (3) **P-1118-44** Adam Rhodes, Steve Silver, & Derrick Mills Are Requesting **Final Plat Approval For Resurvey Of Lots 5, 6, 4A, & 17A of Rosemont Subdivision.** The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Adam Rhodes, Steve Silver, & Derrick Mills and Is Zoned Vestavia Hills R-1.
- (4) **P-1118-45** Rollins Montgomery Is Requesting **Final Plat Approval For Resurvey Of Lots 21 & 22 Rosemont Subdivision.** The Purpose For This Request Is To Combine Lots. The Property Is Owned By Rollins Montgomery and Is Zoned Vestavia Hills R-1.
- (5) **P-1118-46** Patrick Barrett & Lewis Hunt Are Requesting **Final Plat Approval For Resurvey Of Lots 35, 39, & 40 Rosemont Subdivision.** The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Patrick Barrett & Lewis Hunt and Is Zoned Vestavia Hills R-1.
- (6) **P-1118-47** Veronica Dent Is Requesting **Final Plat Approval For Resurvey Of Lot 5A of Old Overton.** The Purpose For This Request Is To Subdivide One Lot Into Two. The Property Is Owned By Veronica Dent and Is Zoned Vestavia Hills PR-1.

- (7) **P-1118-49** Murphy Home Builders Is Requesting **Final Plat Approval** For **Resurvey Of Lot 16 of South Bend Subdivision**. The Purpose For This Request Is To Amend Easements. The Property Is Owned By Veronica Dent and Is Zoned Vestavia Hills R-9.

Rezoning/Conditional Use Recommendations:

- (8) **P-1018-33** Richard Pennino Is Requesting **Conditional Use Approval** for **Outdoor Recreation** Located At **2301 Old Columbiana Rd.** The Property Is Owned By Richard Pennino And Is Zoned Vestavia Hills B-2.
- (9) **P-1118-42** Mark A. Hancock Is Requesting **Rezoning** for **4517 Pine Tree Cir.** from **Vestavia Hills R-1 to Vestavia Hills O-1** For The Purpose Of Office Development.

Time of Adjournment.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

MINUTES

OCTOBER 11, 2018

6:00 P.M.

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

MEMBERS PRESENT:

Erica Barnes, Chair
Blaine House, Vice-Chair
Lyle Larson
Hasting Sykes
Fred Goodwin
Cheryl Cobb
Greg Gilchrist
Johnathan Romeo

MEMBERS ABSENT:

Rusty Weaver

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer

APPROVAL OF MINUTES

Mr. Larson stated that the minutes of the meeting of September 13, 2018 are presented for approval.

MOTION Motion to approve minutes was by Mr. Larson and second was by Mr. House. Voice vote as follows:

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

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

Final Plats

P-1018-38 Salter Enterprises, Inc. Is Requesting **Final Plat Approval For A Resubdivision Of Lot 6 Of Youngs' Addition To Shades Cliff.** The Purpose For This Request Is To Subdivide One Lot Into Two. The Property Is Owned By Salter Enterprises, Inc. and Is Zoned Vestavia Hills R-4.

P-1018-39 Thorton Construction Company, Inc. Is Requesting **Final Plat Approval For Rocky Ridge Estates Resurvey Of Lots 15 17 & 18.** The Purpose For This Request Is To Subdivide Two Lots Into Four. The Property Is Owned By Thorton Construction Company, Inc. and Is Zoned Vestavia Hills R-2.

P-1018-40 Patchwork Retail Venture, LLC. Is Requesting **Final Plat Approval For Covenant Daycare Resurvey Of Patchwork.** The Purpose For This Request Is To Resurvey Three Lots Into One. The Property Is Owned By Patchwork Retail Venture, LLC. and Is Zoned Vestavia Hills PB.

MOTION Mr. Larson made a motion to approve P-1018-38, P-1018-39, and P-1018-40. 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. House – yes	Mr. Romeo – yes
Mr. Larson – yes	Mrs. Barnes – yes
Motion carried.	

P-1018-41 Timothy B. Higgins Is Requesting **Final Plat Approval For A Resurvey Of A Resurvey Of Part Of Lots 7 & 8 Of New Merkle Heights.** The Purpose For This Request Is To Resurvey One Lot Into Two. The Property Is Owned By Timothy B. Higgins and Is Zoned Vestavia Hills B-3.

Mr. Brady stated that the covenants needed to be amended for storm and sanitary sewer before signatures.

MOTION Mr. House made a motion to approve Final Plat Approval For A Resurvey Of A Resurvey Of Part Of Lots 7 & 8 Of New Merkle Heights with the condition that the covenants be amended before signatures. Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

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

Rezoning/Conditional Use Recommendations:

P-1018-34 City of Vestavia Hills Is Requesting Approval To The **Second Amendment** to the **Patchwork Farms PUD**.

Mr. Garrison explained the background of the amendments and that they would be broken up into “Part A” and “Part B”.

Mr. Garrison stated the Part A Amendment would remove the five single family lots and rezone them to R-1. This action is part of a resolution to legal action.

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

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.	

Mr. Garrison stated that Part B of the amendment would increase the amount of attached units in the PUD.

Chris Reebals, developer of the project provided a detailed explanation of the project.

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

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.	

P-1018-35 Horton Realty Inc. Is Requesting **Rezoning** for **3070 Green Valley Rd.** from **Vestavia Hills R-4** to **Vestavia Hills O-1** For The Purpose Of Office Development.

Mr. Garrison stated that the property was erroneously rezoned to R-4 during the Cahaba Heights annexation and should have always been zoned O-1.

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

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

P-1018-36 Smith Corretti LLC. Is Requesting **Rezoning** for **1200 Vestavia Place** from **Vestavia Hills R-7 to Vestavia Hills R-9** For The Purpose Of Single Family Residential Development.

Mr. Garrison stated that the property was originally part of a duplex development, however, over time single family development has occurred next to the lot..

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

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

Conrad Garrison, City Planner

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

Date: NOVEMBER 8, 2018

- **CASE:** P-1118-48
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Of Patchwork Farms Lot 3B
- **ADDRESS/LOCATION:** Patchwork Farms
- **APPLICANT/OWNER:** Daniel/Rime Patchwork Farms, LLC
- **REPRESENTING AGENT:** Stephen Monk
- **GENERAL DISCUSSION:** Property was subject of litigation for a number of years and was recently settled. This plat is remove recorded setback line on south end of property to mirror covenants recorded relevant to the court settlement regarding setbacks of existing properties on the southern portion of the property as well as to note variances being requested through the BZA later this month.
- **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: Before signatures and recordation plat must include:
 - A. Recorded affidavit to be presented and recording information noted on the plat that includes an alta survey showing exact locations of all buildings on the southern portion of the property as well as the buildings adjacent to the Rocky Ridge Fire Station or noted setbacks on the plat showing exact setbacks at the various encroachment locations
 - B. Variances granted & approval dates
 - C. Zoning must be amended on plat to read VH PUD-PB
 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: DANIEL/RIME PATCHWORK FARMS, LLC

ADDRESS: 505 20th St. N Suite 1000

BIRMINGHAM, AL 352

MAILING ADDRESS (if different from above)

PHONE NUMBER: Home _____ Office (205) 443-4763

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT:

EARL MORRIS, PLS GOODWIN, MILLS, CANWOOD

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: LOT 3B HAS REMOVED A SETBACK
ALONG THE SOUTHERN LINE - INSTRUMENT # 2018096293.
if additional information is needed, please attached full description of request

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

LOT 3B, ACCORDING TO THE SURVEY OF PATCHWORK FARMS
LOT 3 RESURVEY FINAL PLAT, AS RECORDED IN MAP BOOK*

Property size: _____ feet X _____ feet. Acres: 17.58

VI. ZONING/REZONING:

The above described property is presently zoned: _____

* 239, PAGE 90 IN THE OFFICE OF THE JUDGE OF
PROBATE OF JEFFERSON COUNTY, ALABAMA.

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

EARL MORRIS, PLS

Representing Agent (if any)/date

Given under my hand and seal
this 24th day of OCTOBER, 2018.

GOODWYN, MILLS, CAWOOD



Notary Public

My commission expires 15th
day of JANUARY, 20 20.

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

Date: NOVEMBER 8, 2018

- **CASE:** P-1118-43
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Of Lots 36 & 38 Rosemont Subdivision
- **ADDRESS/LOCATION:** Rosemont Lane
- **APPLICANT/OWNER:** Jon & Diane Nickolson
- **REPRESENTING AGENT:** Weygand
- **GENERAL DISCUSSION:** Plat is to resurvey lots 36 & 38 into one lot (36A). All existing easements will remain.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for medium density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No 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: Jon Nickolson / Diane Nickolson

ADDRESS: 19660 Rosemont Lane
Birmingham, AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Combine two lots to
one

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

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

Res. Lots 38 + 36 Rosemont
subdivision

Property size: _____ feet X _____ feet. Acres: 1.00

VI. ZONING/REZONING:

The above described property is presently zoned: _____

2018 OCT 17 12:58

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

Date: NOVEMBER 8, 2018

- **CASE:** P-1118-44
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Of Lots 5, 6, 4A, & 17A of Rosemont Subdivision
- **ADDRESS/LOCATION:** Rosemont Place
- **APPLICANT/OWNER:** Adam Rhodes, Steve Silver, & Derrick Mills
- **REPRESENTING AGENT:** Weygand
- **GENERAL DISCUSSION:** Plat is to resurvey lots 5, 6, 4A, & 17A into 4B, 6A, & 17B. Lot 5 will be split three ways; the north end will go to lot 4B, the east end will go to 17B, and the south end will go to 6A. All existing easements will remain.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for medium density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No 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: Adam Rhodes, Steve Silver, and

ADDRESS: Derrick Mills

2038 Rosemont Place Birmingham, AL
35243

MAILING ADDRESS (if different from above) 3419 Colonnade Pl

(Steve Silver); 1956 Rosemont Place (Derrick Mills)

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Divide lot 5 three ways

and combine w/ 2038 Rosemont Place

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

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

Property size: _____ feet X _____ feet. Acres: 0.70


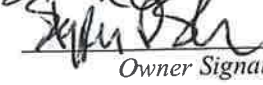
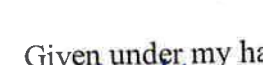
VI. ZONING/REZONING:

The above described property is presently zoned: _____

2018 OCT 17 P 12:56

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.

 Adam Rhodes
 Denise Mills
 Steve Silver

Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 10th day of October, 2018.



Notary Public

My commission expires _____
day of _____, 20____.

**My Commission Expires
November 8, 2020**



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

Date: NOVEMBER 8, 2018

- **CASE:** P-1118-45
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Of Lots 21 & 22 Rosemont Subdivision
- **ADDRESS/LOCATION:** Rosemont Lane
- **APPLICANT/OWNER:** Rollins Montgomery
- **REPRESENTING AGENT:** Weygand
- **GENERAL DISCUSSION:** Plat is to resurvey lots 21 & 22 into one lot (21A). All existing easements will remain.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for medium density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

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

**PLANNING AND ZONING COMMISSION
FINAL MAP APPLICATION**

II. APPLICANT INFORMATION: (owner of property)

NAME: Rollins Montgomery

ADDRESS: 2025 + 2021 Rosemont Place
Birmingham, AL 35243

MAILING ADDRESS (if different from above) _____
2025 Rosemont Place - 35243

PHONE NUMBER: Home 205-968-7579 Office 205-320-6000

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: To combine two lots

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

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

Res. of lots 21 and 22 Rosemont
subdivision

Property size: _____ feet X _____ feet. Acres: 1.8

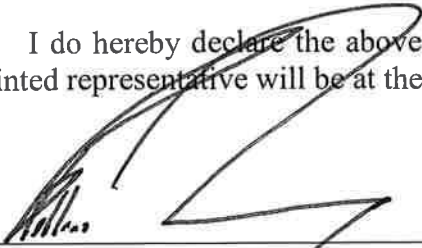
VI. ZONING/REZONING:

The above described property is presently zoned: _____

2010 OCT 17 P 12: 59

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 10th day of October, 2018.


Notary Public

My commission expires _____
day of _____, 20____.

**My Commission Expires
November 8, 2020**

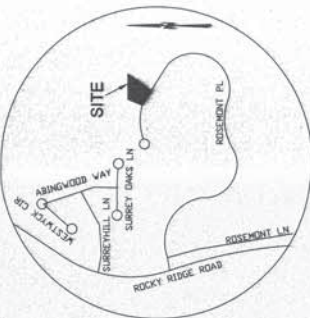
RESURVEY OF LOTS 21 & 22 ROSEMONT SUBDIVISION

AS RECORDED IN MAP BOOK 199 PAGE 84 IN THE OFFICE OF
THE CLERK OF THE COMMISSIONERS OF THE LANDS,
JEFFERSON COUNTY, ALABAMA

SCALE: 1"=30'

DATE: JUNE 2018

VEYGAND SURVEYORS, INC.
Roy Veygand, Reg. L.S. 82473
169 Doonick Road, Doonick, AL 36869
Prepared 09/14/2018 14:25:23 142-9897



I, **ROY VEYGAND**, Registered Professional Land Surveyor, State of Alabama, do hereby certify that I have personally surveyed and reduced to the horizontal and vertical datum of the earth the lines and angles shown on this map, and that the same are true and correct to the best of my knowledge and belief, and that I am a duly licensed and qualified land surveyor under the laws of the State of Alabama.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14th day of August, 2018.

Roy Veygand
Roy Veygand, Registered Professional Land Surveyor, State of Alabama, License No. 82473

I, **MARCO S. SPOFFORD**, County Public in and for said County and State, do hereby certify that Roy Veygand, whose name is subscribed to the foregoing map, is known to me, and being informed of the contents of said map and of all the facts relating thereto, I believe him to be duly qualified to perform the duties of a land surveyor, and I believe that he is duly licensed and qualified to perform the same under the laws of the State of Alabama.

Given under my hand and seal this 14th day of August, 2018.

Marco S. Spofford
Marco S. Spofford, County Public in and for said County and State, License No. 14297

I, **WILLIAM S. SPOFFORD**, County Public in and for said County and State, do hereby certify that Roy Veygand, whose name is subscribed to the foregoing map, is known to me, and being informed of the contents of said map and of all the facts relating thereto, I believe him to be duly qualified to perform the duties of a land surveyor, and I believe that he is duly licensed and qualified to perform the same under the laws of the State of Alabama.

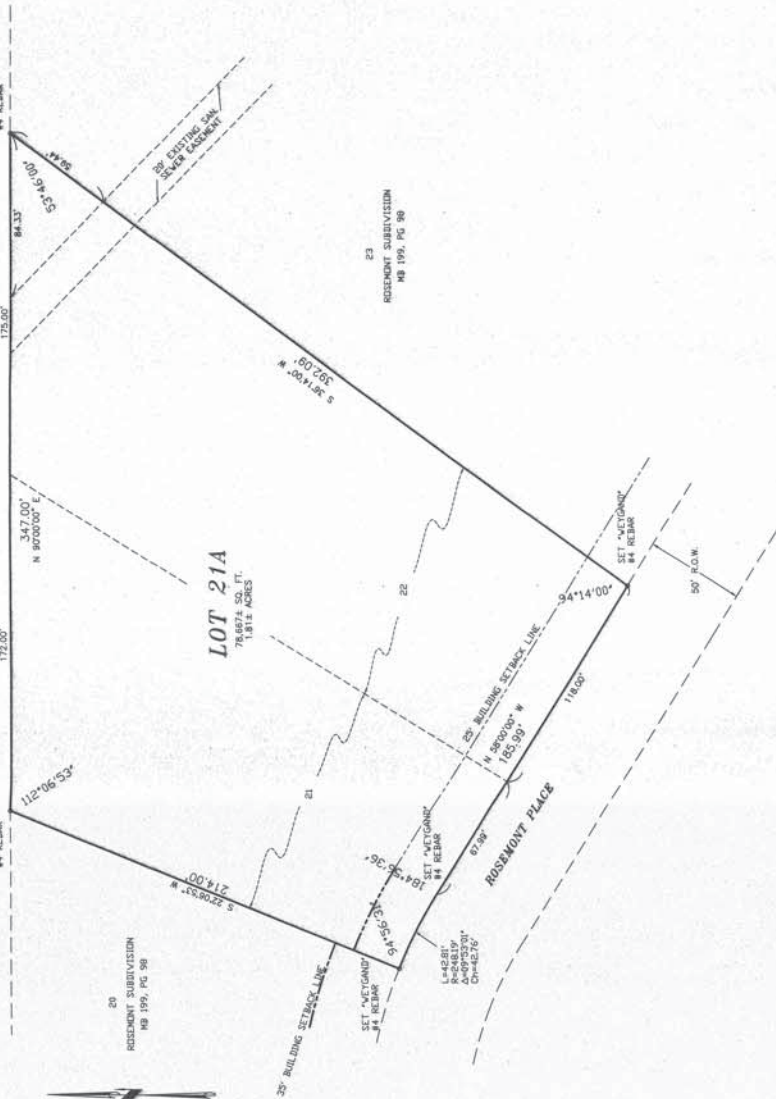
Given under my hand and seal this 14th day of August, 2018.

William S. Spofford
William S. Spofford, County Public in and for said County and State, License No. 14297

I, **WILLIAM S. SPOFFORD**, County Public in and for said County and State, do hereby certify that Roy Veygand, whose name is subscribed to the foregoing map, is known to me, and being informed of the contents of said map and of all the facts relating thereto, I believe him to be duly qualified to perform the duties of a land surveyor, and I believe that he is duly licensed and qualified to perform the same under the laws of the State of Alabama.

Given under my hand and seal this 14th day of August, 2018.

William S. Spofford
William S. Spofford, County Public in and for said County and State, License No. 14297



APPROVED: _____ DATE: _____
City Engineer

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

APPROVED: _____ DATE: _____
Manager and City Clerk

NOTE: Environmental Services Department approval indicates that comments have been deleted for Energy Efficiency County outside of the City limits. Any change in the right-of-way of adjacent lots shall be approved by the City of Vernon Hills.

APPROVED: _____ DATE: 8/1/18
Jefferson County Environmental Services

ALL STATEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DRAINAGE, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BY AND WITHOUT THE INTERVENTION OF OTHERS (OTHER THAN THE CITY).

THE CITY OF VERNON HILLS IS NOT RESPONSIBLE FOR ANY DAMAGE TO OR AROUND EACH BUILDING AND YARD OR TO ANY OTHER PROPERTY OR PERSONS ARISING FROM THE USE OF THIS MAP.

THE LOT OWNER/BUILDER SHALL BE RESPONSIBLE FOR ADJUSTING THE LOTS OR TOP ELEVATION FOR ALL MANHOLES AND BUILDERS SHALL BE RESPONSIBLE FOR ADJUSTING THE LOTS OR TOP ELEVATION FOR ALL MANHOLES AND BUILDERS OR OTHER MEANS TO PROVIDE A BUILDING BITE FREE OF SURFACE OR SUBSURFACE DRAINAGE FROM AN ADJACENT AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWERS OR OTHER UTILITIES, THIS CHECKER PRIOR TO CONSTRUCTION OF BUILDING FOUNDATION.

NO FENCE SHALL BE PLACED TO OBSTRUCT THE VIEW OR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT LOT.

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

VEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTING AND DID NOT CONDUCT ANY SOIL OR SUBSURFACE INVESTIGATIONS.

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

NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C859H, DATED SEPTEMBER 3, 2018.

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

Date: NOVEMBER 8, 2018

- **CASE:** P-1118-46
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Of Lots 35, 39, & 40 Rosemont Subdivision
- **ADDRESS/LOCATION:** Rosemont Lane
- **APPLICANT/OWNER:** Patrick Barrett & Lewis Hunt
- **REPRESENTING AGENT:** Weygand
- **GENERAL DISCUSSION:** Plat is to resurvey lots 35, 39, & 40 and divide them equally into two lots (39A & 40A). All existing easements will remain.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for medium density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No 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 VESTAL S
PLANNING AND ZONING COMMISSION
FINAL MAP APPLICATION

II. APPLICANT INFORMATION: (owner of property)

NAME: Patl Barrett + Lewis Hunt

ADDRESS: 1964 Rosemont Lane Birmingham
AL 35243 / 1968 Rosemont Lane

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 334-333-3436 Cell 205-296-6666 Lewis Office _____ Pat.

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Splitting lot equally

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

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

Res. of lots 35, 39, + 40
Rosemont Subdivision

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

VI. ZONING/REZONING:

The above described property is presently zoned: _____

2019 OCT 17 P 12:50

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 10 day of October, 2018.



Notary Public

My commission expires **My Commission Expires**
November 8, 2020
day of _____, 20____.

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

Date: NOVEMBER 8, 2018

- **CASE:** P-1118-47
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Of Lot 5A of Old Overton
- **ADDRESS/LOCATION:** Kings Mountain Road
- **APPLICANT/OWNER:** Veronica Dent
- **REPRESENTING AGENT:** Weygand
- **GENERAL DISCUSSION:** Plat is to resurvey lot 5A into two lots (5A and 6A). All existing easements will remain.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for medium density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No 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: Veronica Dent

ADDRESS: 7541 Kings Mountain Rd

Vestavia Hills, Az 35242

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Splitting Lots

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

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

Res. #2 of Lots 5-A of Old Overton

5th Sector 224/17

Property size: _____ feet X _____ feet. Acres: 1.53 / 1.88

VI. ZONING/REZONING:

The above described property is presently zoned: _____

OCT 17 12:11

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.

Wesley J. Dett 10/10/18
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 10-10 day of _____, 2018.

Kay Russon
Notary Public

My commission expires _____
day of _____, 20____.

**My Commission Expires
November 8, 2020**



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

Date: NOVEMBER 8, 2018

- **CASE:** P-1118-49
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Of Lot 16 of South Bend Subdivision
- **ADDRESS/LOCATION:** South Bend Lane/Circle
- **APPLICANT/OWNER:** Murphy Home Builders
- **REPRESENTING AGENT:** Daniel Statum
- **GENERAL DISCUSSION:** Final plat of easement. Existing storm drainage easement has been vacated by council and is moved to the northern end of the lot.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for medium density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No 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: Murphy Home Builders
ADDRESS: 135 Belcher Drive Pelham AL 35124

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205-266-1186 Office 205-283-7939

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Daniel Statum - 205-283-7939

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Final Plat of Easement

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

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

Lot 16 Southbend

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

VI. ZONING/REZONING:

The above described property is presently zoned: R9

2018 OCT 24 P 5:25

VI. OWNER AFFIDAVIT:

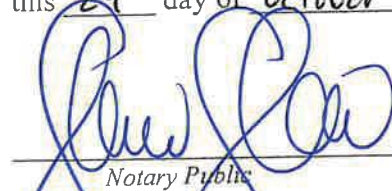
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.



Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 24 day of October, 2018.



Notary Public

JAMIE G. SCREWS
Notary Public, Alabama State At Large
My Commission Expires Aug. 2, 2020

My commission expires 2
day of August, 2020.

MURPHY'S RESURVEY OF SOUTH BEND LOT 9

BEING A RESURVEY OF 16, ACCORDING TO THE SURVEY OF "SOUTH BEND SUBDIVISION" AS RECORDED IN MAP BOOK 243, PAGE 40, IN THE PUBLIC OFFICE OF JEFFERSON COUNTY, ALABAMA.

SITUATION IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 22 N, RANGE 2 W, JEFFERSON COUNTY, ALABAMA.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, KYLE MURPHY, A PERSON WHO IS REGISTERED AS SURVEYOR, STATE OF ALABAMA, AND KYLE MURPHY'S OWNER, MILLENNIAL BANK, MORTGAGE HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR, AND THAT THE SAME IS A TRUE AND CORRECT MAP OF SAID LANDS SHOWN THEREIN AND KNOWN AS "MURPHY'S RESURVEY OF SOUTH BEND LOT 9". THE LENGTH AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, AND THE NAME OF EACH STREET, AS WELL AS SHOWING THE RELATION OF THE LANDS TO THE SURVEY OF SOUTH BEND SUBDIVISION AS RECORDED IN THE PUBLIC OFFICE OF JEFFERSON COUNTY, ALABAMA, AND THE CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY THE SURVEYOR, AND THAT THE SAME IS SUBJECT TO A MORTGAGE HELD BY MILLENNIAL BANK.

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

SURVEYOR

OWNER LOT 16

BY: KYLE MURPHY
DATE: _____

JEFF D. ARRINGTON
ALABAMA LIC. NO. 18964

MORTGAGEE: MILLENNIAL BANK
BY: MATT ROCKETT
ITS OWNER
DATE: _____

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT KYLE MURPHY, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, HAS BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE HAS EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF ALABAMA
COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT KYLE MURPHY, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, HAS BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE HAS EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF ALABAMA
COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT MATT ROCKETT, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, OF MILLENNIAL BANK, AND WHOSE NAME IS KNOWN TO ME AS AN AGENT OF SAID BANK, HAS BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE HAS EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF ALABAMA
COUNTY OF _____

DRAWING TITLE: SURVEY OF SOUTH BEND LOT 9

DATE: 10/24/2018

PROJECT NO.: 6709

SHEET: 1 OF 1

DRAWN BY: JMA

CHECKED BY: JMA

DATE: 10/24/2018

SCALE: 1" = 20'

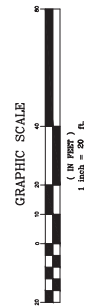
PARTY CHIEF: _____

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF ALABAMA

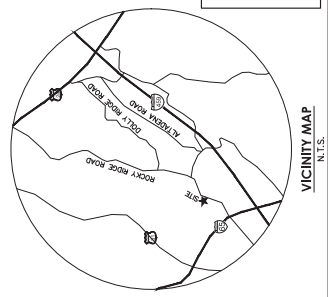
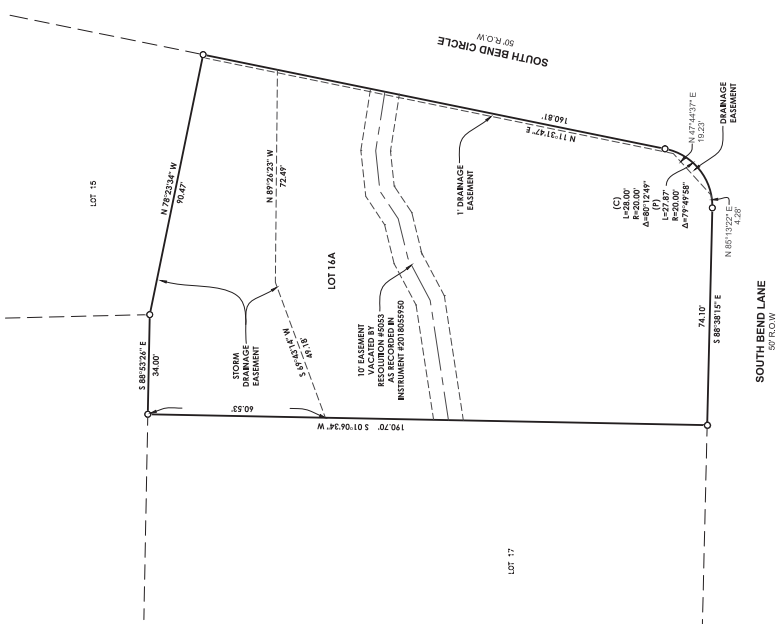
NO. 18664

OFFICE: 6801 986-985, 2032 Valleydale Road, Birmingham, AL 35244



SURVEY BASIS OF BEARING

THE BEARINGS AND DISTANCES SHOWN ON THIS SURVEY WERE OBTAINED FROM THE SURVEY OF SOUTH BEND SUBDIVISION, AS RECORDED IN MAP BOOK 243, PAGE 40, IN THE PUBLIC OFFICE OF JEFFERSON COUNTY, ALABAMA.



THE PURPOSE OF THIS SURVEY IS TO SHOW THE VACATION OF A 16' STORMWATER EASEMENT VACATED BY RESOLUTION #603 AS RECORDED IN INSTRUMENT #2018065950 AND CREATE A NEW STORMWATER EASEMENT AS SHOWN

- NOTES
1. ELEVATIONS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION.
 2. ELEVATIONS OF ALL SANITARY LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF BUILDING TO BE SERVICES.
 3. "CONTRACTOR" AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS."
 4. THIS BUILDER SUBMISSION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF VESTAL HILLS PLANNING COMMISSION."
 5. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X" UNINSURED, AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAP PANEL NUMBER 010702066H, UNINCORPORATED AREAS, JEFFERSON COUNTY, ALABAMA, DATED 06-02-2010.
 6. ALL BEARINGS AND/OR ANGLES, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED (DEED=DD) (MEASURED=MP) (PLAT=PL).

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.

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 Columbiana 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...

NOT INCLUDED

1. The design of all proposed structures shall be in accordance with the City of Vestavia Hills Comprehensive Zoning Ordinance, as amended, and the City of Vestavia Hills Subdivision Ordinance, as amended.

2. The design of all proposed structures shall be in accordance with the City of Vestavia Hills Comprehensive Zoning Ordinance, as amended, and the City of Vestavia Hills Subdivision Ordinance, as amended.

3. The design of all proposed structures shall be in accordance with the City of Vestavia Hills Comprehensive Zoning Ordinance, as amended, and the City of Vestavia Hills Subdivision Ordinance, as amended.

4. The design of all proposed structures shall be in accordance with the City of Vestavia Hills Comprehensive Zoning Ordinance, as amended, and the City of Vestavia Hills Subdivision Ordinance, as amended.

5. The design of all proposed structures shall be in accordance with the City of Vestavia Hills Comprehensive Zoning Ordinance, as amended, and the City of Vestavia Hills Subdivision Ordinance, as amended.

6. The design of all proposed structures shall be in accordance with the City of Vestavia Hills Comprehensive Zoning Ordinance, as amended, and the City of Vestavia Hills Subdivision Ordinance, as amended.

7. The design of all proposed structures shall be in accordance with the City of Vestavia Hills Comprehensive Zoning Ordinance, as amended, and the City of Vestavia Hills Subdivision Ordinance, as amended.

8. The design of all proposed structures shall be in accordance with the City of Vestavia Hills Comprehensive Zoning Ordinance, as amended, and the City of Vestavia Hills Subdivision Ordinance, as amended.

9. The design of all proposed structures shall be in accordance with the City of Vestavia Hills Comprehensive Zoning Ordinance, as amended, and the City of Vestavia Hills Subdivision Ordinance, as amended.

10. The design of all proposed structures shall be in accordance with the City of Vestavia Hills Comprehensive Zoning Ordinance, as amended, and the City of Vestavia Hills Subdivision Ordinance, as amended.

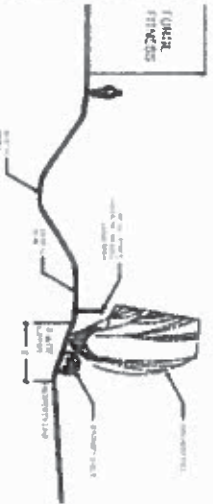
Vestavia Hills, AL - Municipal Code Landscape Calculation

Plant Schedule

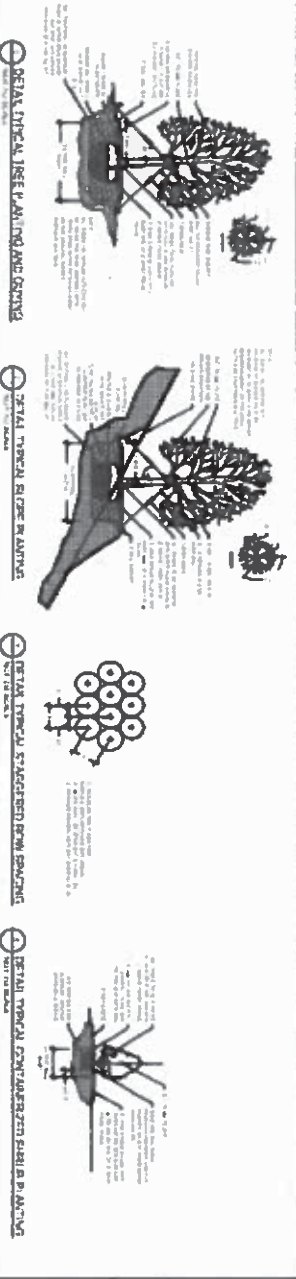
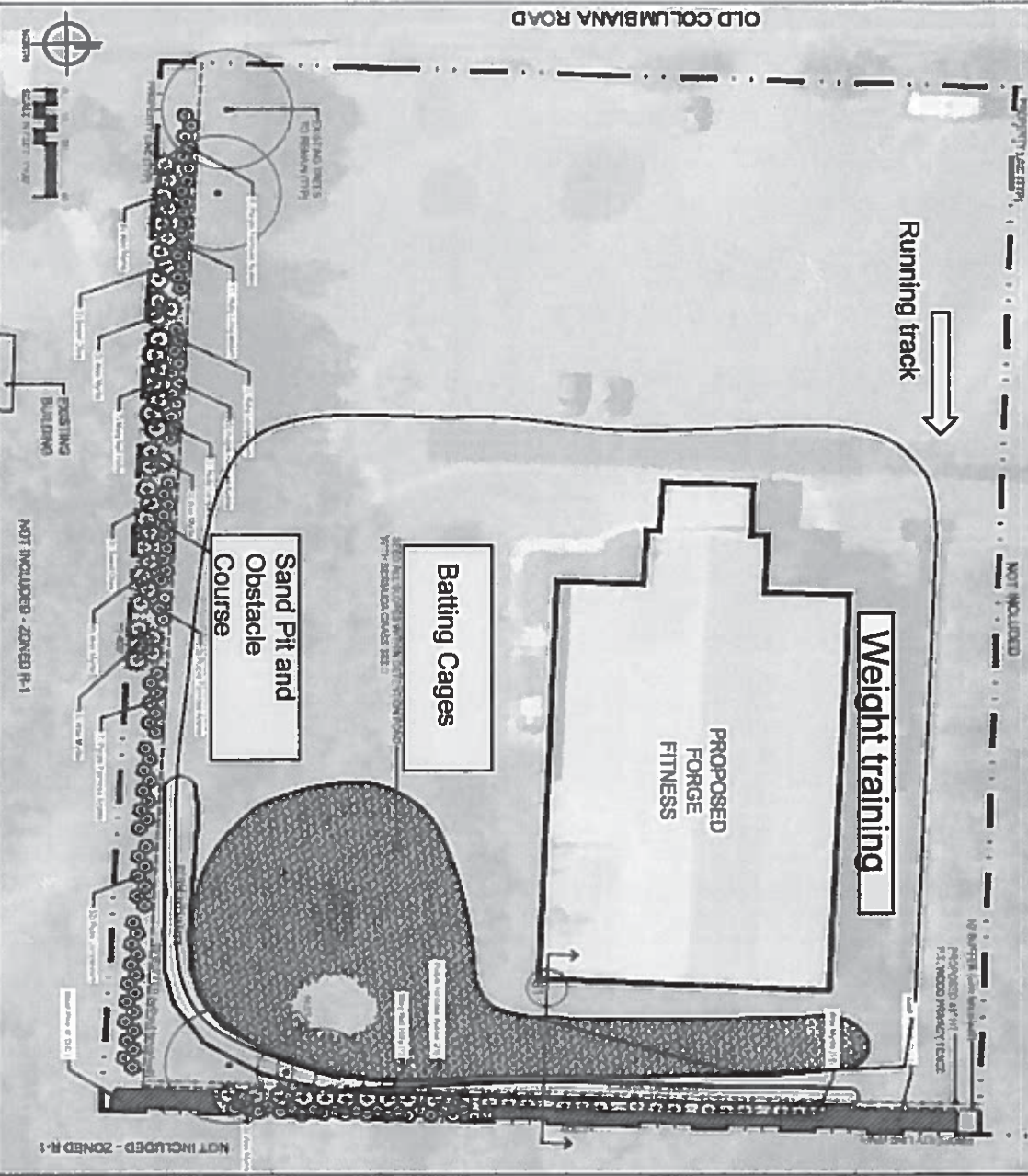
Plant Name	Quantity	Plant Size	Plant Type	Plant Value
Plant 1	1	4" x 4"	Shrub	\$1,000
Plant 2	1	4" x 4"	Shrub	\$1,000
Plant 3	1	4" x 4"	Shrub	\$1,000
Plant 4	1	4" x 4"	Shrub	\$1,000
Plant 5	1	4" x 4"	Shrub	\$1,000
Plant 6	1	4" x 4"	Shrub	\$1,000
Plant 7	1	4" x 4"	Shrub	\$1,000
Plant 8	1	4" x 4"	Shrub	\$1,000
Plant 9	1	4" x 4"	Shrub	\$1,000
Plant 10	1	4" x 4"	Shrub	\$1,000

PLANT SCHEDULE

Plant Name	Quantity	Plant Size	Plant Type	Plant Value
Plant 1	1	4" x 4"	Shrub	\$1,000
Plant 2	1	4" x 4"	Shrub	\$1,000
Plant 3	1	4" x 4"	Shrub	\$1,000
Plant 4	1	4" x 4"	Shrub	\$1,000
Plant 5	1	4" x 4"	Shrub	\$1,000
Plant 6	1	4" x 4"	Shrub	\$1,000
Plant 7	1	4" x 4"	Shrub	\$1,000
Plant 8	1	4" x 4"	Shrub	\$1,000
Plant 9	1	4" x 4"	Shrub	\$1,000
Plant 10	1	4" x 4"	Shrub	\$1,000

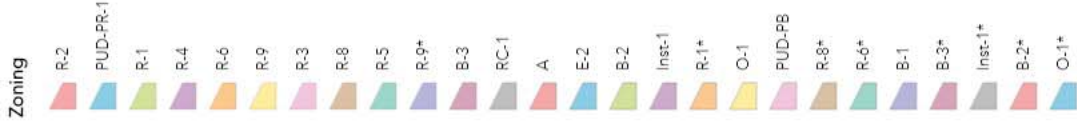


PROPOSED BUFFER AND FENCE SECTION

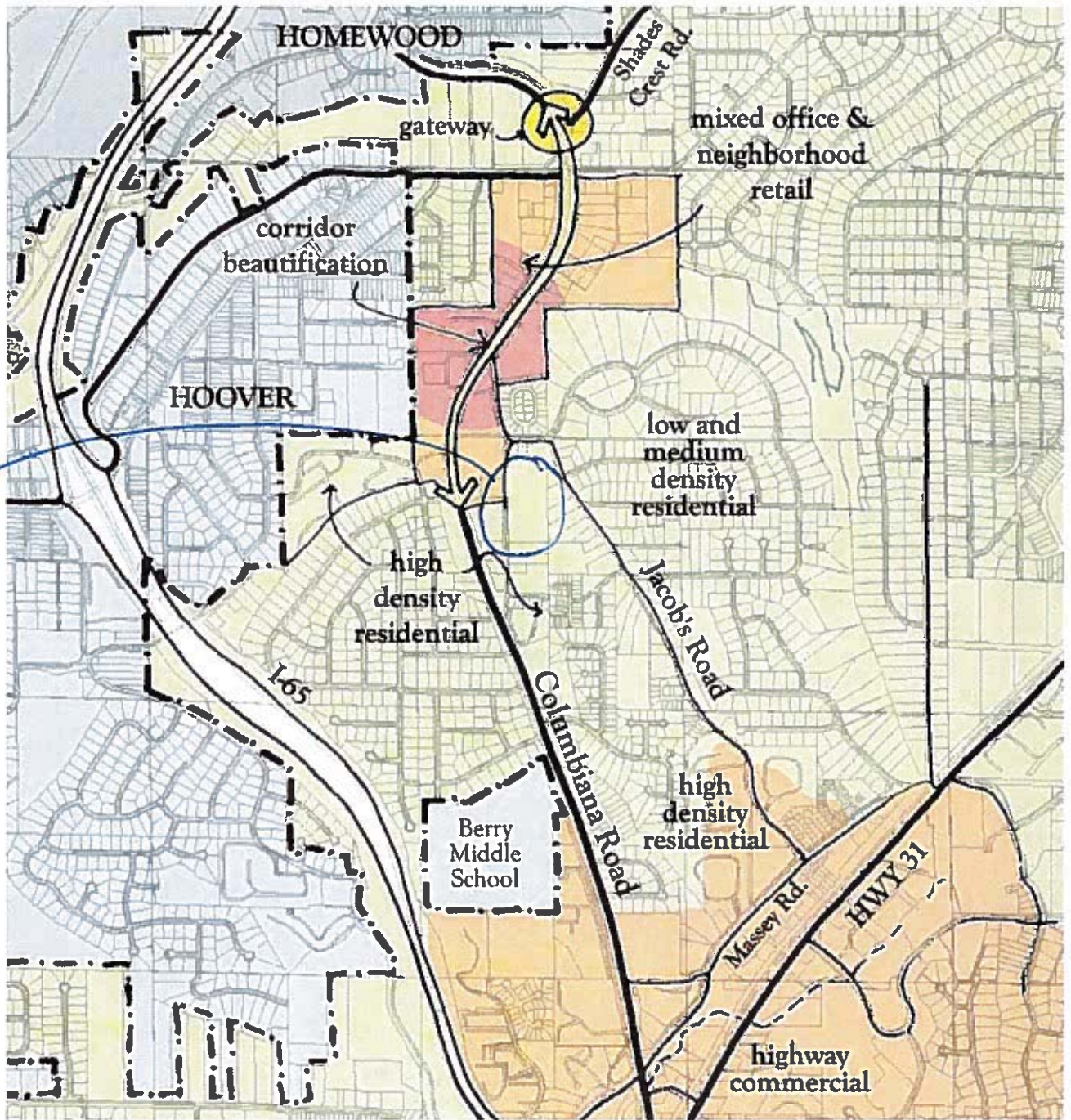


FORGE FITNESS
OLD COLUMBIANA ROAD
VESTAVIA HILLS, AL

S-1



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	



Subject Parcel

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.



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.

2018 SEP - 7 P 3:30

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: Mark A. Hancock

ADDRESS: 4517 Pine Tree Circle
Vestavia Hills, AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205.222.5260 Office 205.497.3284

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

III. ACTION REQUESTED

OK

Request that the above described property be zoned/rezoned

From: R-1

To: ~~R-1~~ O-1

For the intended purpose of: Professional office building

(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.)

4517 Pine ^{Tree Circle} ~~Circle~~, Vestavia Hills AL 35243

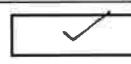
* See attached legal description of property.

Property size: 100 feet X 250 feet. Acres: 0.6 acres.

V. INFORMATION ATTACHED:



Attached Checklist complete with all required information.



Application fees submitted.

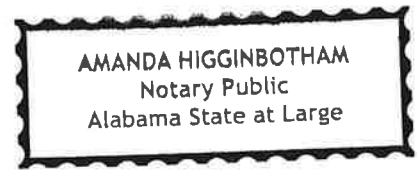
VI. I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

[Signature]
Owner Signature/Date

Representing Agent (if any)/date

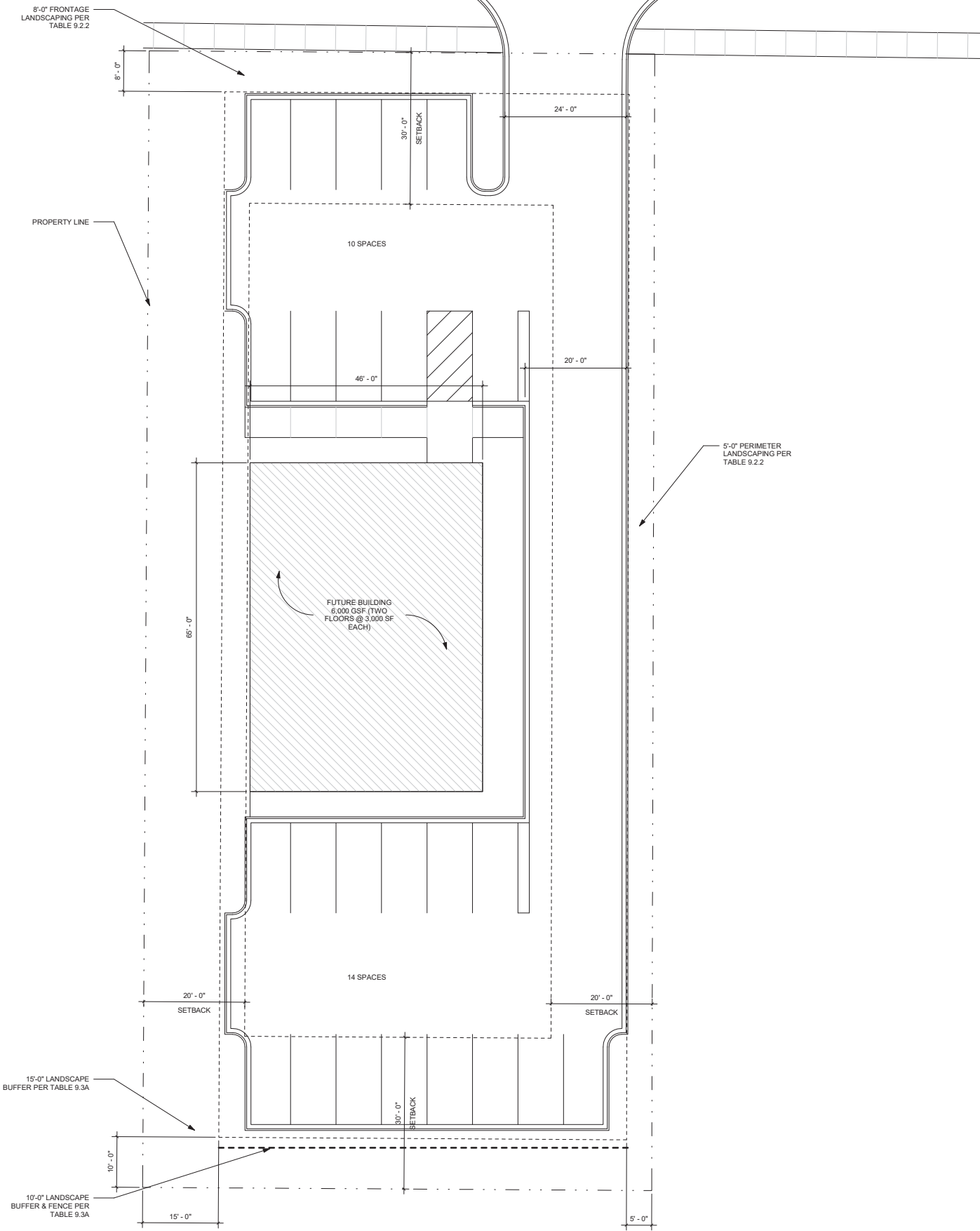
Given under my hand and seal
this 5th day of September, 2018.

[Signature]
Notary Public
My Commission Expires
June 8, 2022
My commission expires 8th
day of June, 2022.

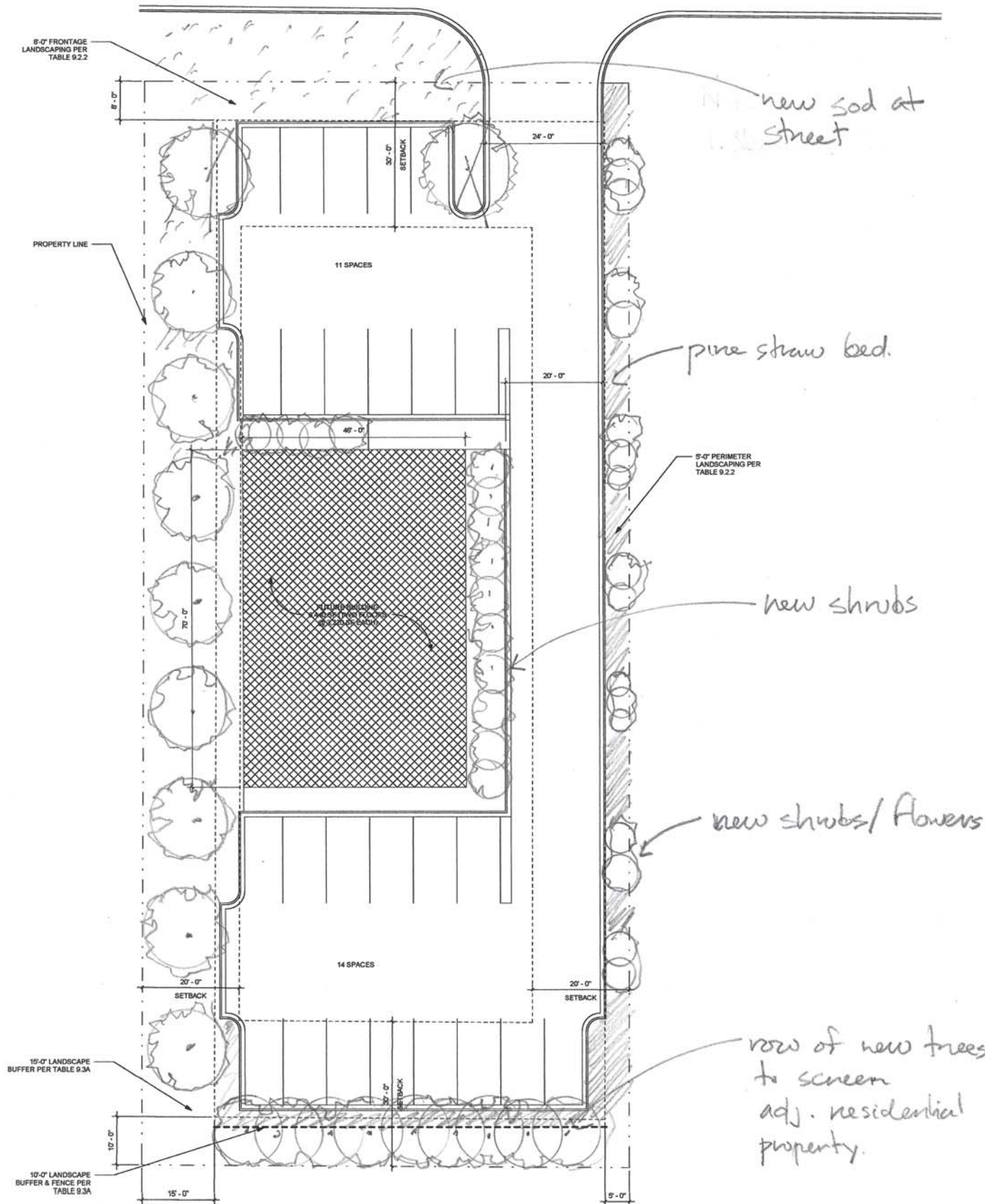


My Commission Expires
June 8, 2022

PINE TREE CIRCLE



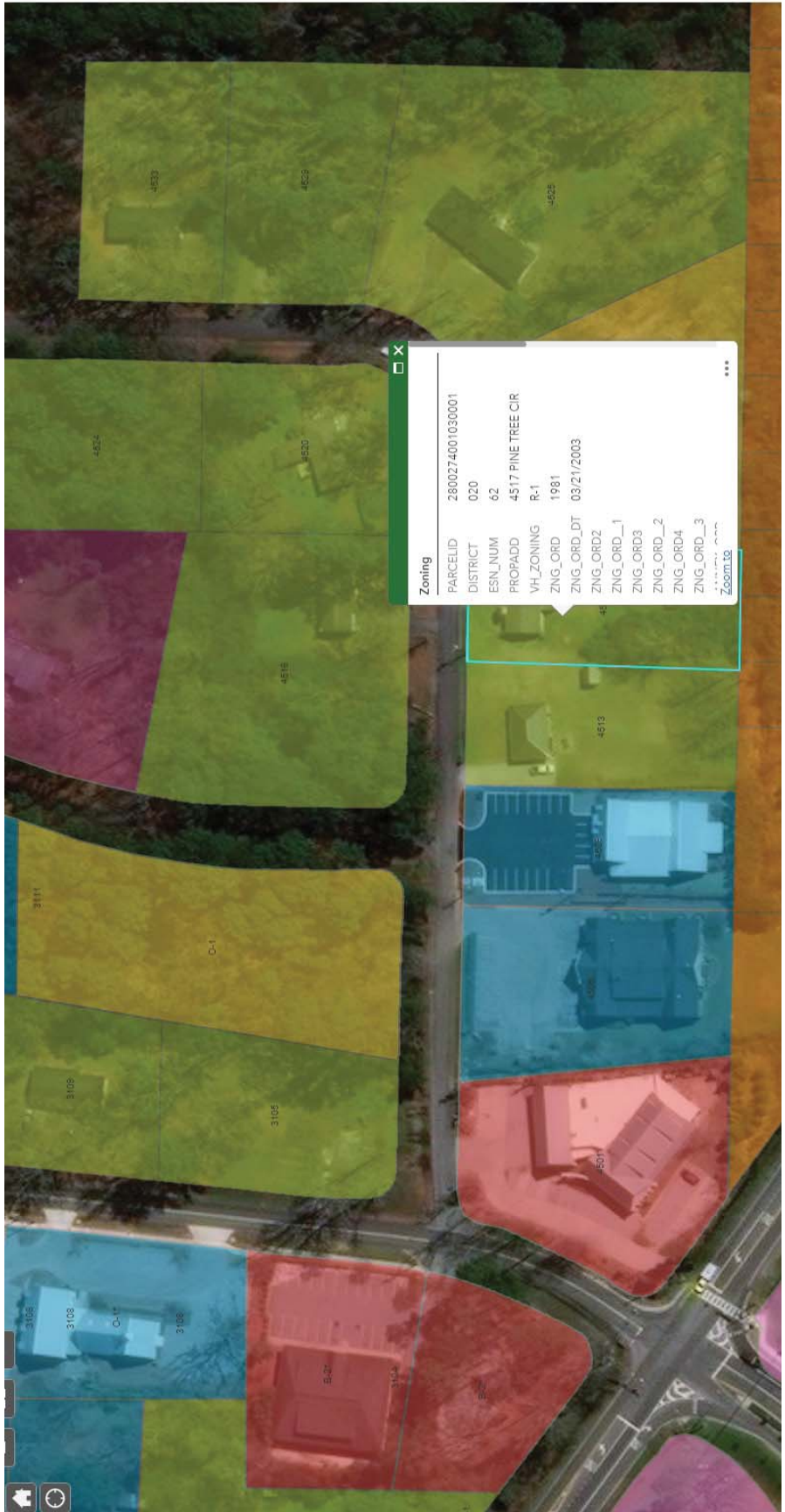
PINE TREE CIRCLE



LANDSCAPE PLAN: uts.



- 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*

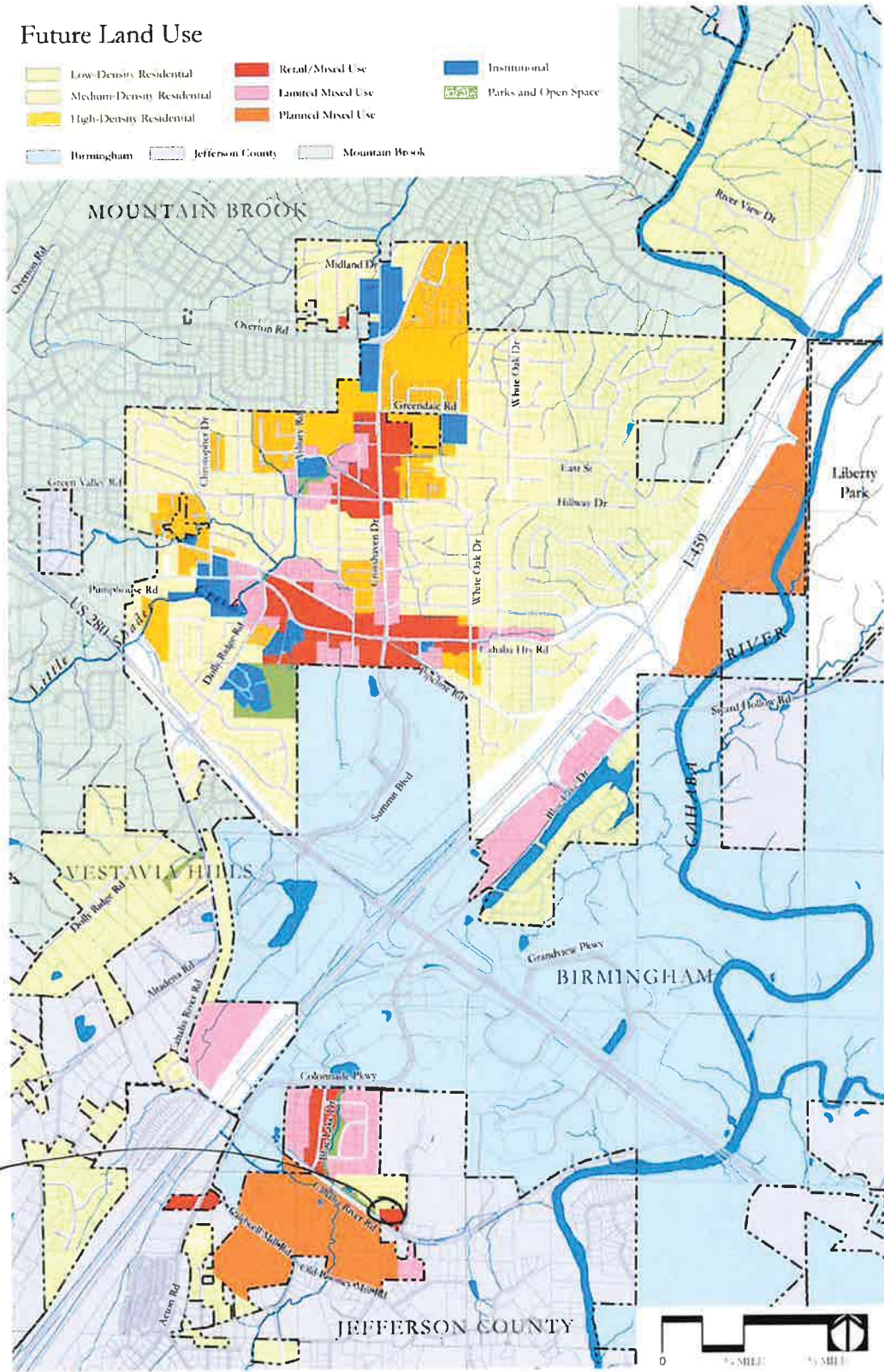


Zoning

PARCELID	2800274001030001
DISTRICT	020
ESN_NUM	62
PROPADD	4517 PINE TREE CIR
VHL_ZONING	R-1
ZNG_ORD	1981
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



Subject Parcel

Figure 4: Future Land Use Map