

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

MINUTES

December 13, 2018

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: November 8, 2018

Final Plats

Consent Agenda

- (1) **P-1218-57** Suzanne Mosley Is Requesting **Final Plat Approval For Resurvey of Lot 76 of Nicholls Canyon Subdivision on Woodlane Circle**. The Purpose for This Request Is to Subdivide Lot Into four Lots. The Property Is Owned By Suzanne Mosley and Is Zoned Vestavia Hills R-2.
- (2) **P-1218-58** City of Vestavia Hills Is Requesting **Final Plat Approval For Resurvey of Lot at 1290 Montgomery Hwy**. The Purpose for This Request Is to Resurvey Existing Lots. The Property Is Owned By the City of Vestavia and Is Zoned Vestavia Hills B-2.
- (3) **P-1218-59** Overton Village Condos, LLC Is Requesting **Final Plat Approval For Resurvey Of Lot 1 of Overton Village**. The Purpose for This Request Is to Subdivide Lot 1 Into two Lots. The Property Is Owned By Overton Village Condos, LLC and Is Zoned Vestavia Hills B-2.
- (4) **P-1218-60** Wedgworth Reality, Inc. Is Requesting **Final Plat Approval For Resurveying of Walnut Hill Subdivision**. The Purpose for This Request Is to Resurvey Lot at 1644 Shades Crest Road Into Thirteen Single Family Residential Lots. The Property Is Owned By Wedgworth Reality, Inc. and Is Zoned Vestavia Hills R-2.

Rezoning/Conditional Use Recommendations

Annexations

- (5) **P-1218-50** Barbara French Is Requesting **Rezoning** for **3421 Coventry Drive** from **Jefferson County R-1 to Vestavia Hills R-2** For The Purpose Of Annexation
- (6) **P-1218-51** Alan & Patricia Foster Are Requesting **Rezoning** for **3531 Valley Circle** from **Jefferson County R-1 to Vestavia Hills R-2** For The Purpose Of Annexation
- (7) **P-1218-52** Jason Sparks Is Requesting **Rezoning** for **2532 Skyland Drive** from **Jefferson County R-1 to Vestavia Hills R-2** For The Purpose Of Annexation
- (8) **P-1218-53** Overton Investments, LLC Is Requesting **Rezoning** for **3771 Fairhaven Drive & for 3783 Fairhaven Drive** from **Vestavia Hills INST to Vestavia Hills R-9**. For The Purpose Of New, Custom Townhomes.
- (9) **P-1218-55** Marc Perlman Overton Condos, LLC Is Requesting **Rezoning** for **3791 Poe Drive** from **Vestavia Hills B-2 to Vestavia Hills R-9**. For The Purpose Of a Townhouse Development.
- (10) **P-1218-54** Vestavia Country Club Is Requesting **Conditional Use Approval** for **the Construction of a Maintenance Building and a Storage Building** Located At **445 Vesclub Drive**. The Property Is Owned By Vestavia Country Club and Is Zoned Vestavia Hills R-2.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES
NOVEMBER 8, 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
Johnathan Romeo

MEMBERS ABSENT: Rusty Weaver
Greg Gilchrist

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

APPROVAL OF MINUTES

Mr. Larson stated that the minutes of the meeting of October 11, 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. Sykes – yes
Mr. Romeo – yes	Ms. Cobb – yes
Mr. House – yes	Mr. Larson – yes
Mrs. Barnes – yes	
Motion carried.	

Final Plats

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.

Mr. Garrison stated a list of conditions. Steve Monk, representative for the applicant agreed.

MOTION Mr. Larson made a motion to approve Final Plat Approval For Resurvey Of Patchwork Farms Lot 3B with the following conditions:

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.

Second was by Mr. House. 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

Consent Agenda

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.

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.

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.

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.

- 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.
- 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.

MOTION Mr. Larson made a motion to approve P-1118-43, P-1118-44, P-1118-45, P-1118-46, P-1118-47, P-1118-49. 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. House – yes	Mr. Romeo – yes
Mr. Larson – yes	Mrs. Barnes – yes
Motion carried.	

Rezoning/Conditional Use Recommendations:

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.

Mr. Garrison explained the background of the request.

Mr. Pennino led a presentation requesting outdoor activities for his crossfit gym.

Ms. Barnes asked if outdoor music would be included. Mr. Pennino said none, other than special events.

Mr. Goodwin asked how many members used the facility. Mr. Pennino answered 200.

Ms. Barnes asked Mr. Pennino what his hours of operations were for outdoor activities. He responded, 5:45-7:45 M-F and 9-11 Saturday.

Ms. Barnes opened the floor for a public hearing.

David Cutchen, 2315 Old Columbiana Rd. spoke in opposition due to noise.

Steve McCombs and Clarice Jackson spoke in support.

Jennifer Harris, 2241 Jacobs Rd., spoke in opposition.

Bryan DeMarco, 2313 Old Columbiana Rd., spoke in support.

Claudette Gold, 2250 Jacobs Rd., spoke in opposition.

Mary Julie, 1801 Jacobs Rd., spoke in opposition.

Ms. Barnes closed the public hearing and opened the floor for a motion.

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. Sykes – yes

Mr. Romeo – yes

Ms. Cobb – yes

Mr. House – yes

Mr. Larson – yes

Mrs. Barnes – yes

Motion carried.

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.

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

Justin Collier, architect for the applicant, stated the rezoning would be for a new office building.

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 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. Sykes – yes

Mr. Romeo – yes

Ms. Cobb – yes

Mr. House – yes

Mr. Larson – 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: **DECEMBER 13, 2018**

- **CASE:** P-1218-57
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Of Lots 76 of Nicholls Canyon Subdivision.
- **ADDRESS/LOCATION:** Woodlane Circle
- **APPLICANT/OWNER:** Suzanne Moseley
- **REPRESENTING AGENT:** Ralph C. Moseley
- **GENERAL DISCUSSION:** Plat is to resurvey lot 76 into four lots (Lots 1, 2, 3, & 4). Lots will be accessed by a common private drive and cul-de-sac. All lots meet the minimum requirements for R-2 zoning, including cul-de-sac radius. 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: City of Vestavia Hills

ADDRESS: 1032 Montgomery Highway, Vestavia Hills,
Alabama, 35216

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office 205-978-0100

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Resurvey lots

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

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

~~1973 Merryvale Road, Vestavia Hills, Alabama, 35216~~
1290 Montgomery Hwy,

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

VI. ZONING/REZONING:

The above described property is presently zoned: B-2

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 28th day of November, 2018.



Notary Public

**My Commission Expires
November 8, 2020**

My commission expires _____
day of _____, 20____.

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

II. APPLICANT INFORMATION: (owner of property)

NAME: City of Vestavia Hills

ADDRESS: 1032 Montgomery Highway, Vestavia Hills,
Alabama, 35216

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office 205-978-0100

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Resurvey Lots

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

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

~~1973 Merryvale Road, Vestavia Hills, Alabama, 35216~~
1290 Montgomery Hwy,

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

VI. ZONING/REZONING:

The above described property is presently zoned: B-2

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 28th day of November, 20 18.



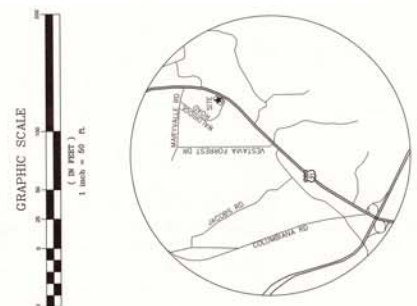
Notary Public

**My Commission Expires
November 8, 2020**

My commission expires _____
day of _____, 20 ____.

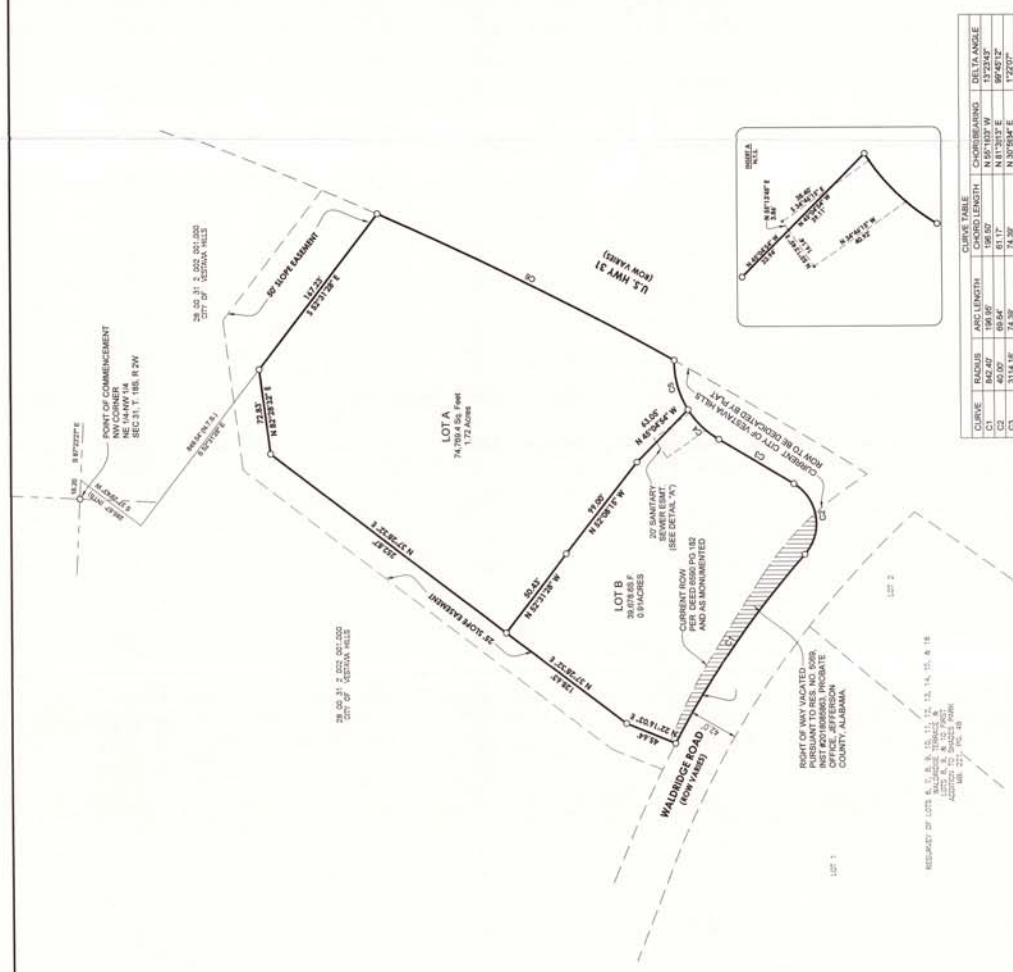
WALD PARK SURVEY NO. 1

SITUATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA



VICINITY MAP
N.T.S.

THE PURPOSE OF THIS SURVEY IS TO PARTITION A TRACT OF LAND INTO A PART OF AN ACREAGE TRACT TO BE DEDICATED FOR PUBLIC RIGHT OF WAY TO BE INCORPORATED INTO THE NEW PLATTED LOTS.



CURVE	BACKSIGHT	SIGHT LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00	61.17	61.17	N 81° 10' 12" E	89° 48' 12"
C2	314.18	74.39	74.39	N 30° 58' 54" E	172° 07' 48"
C3	77.00	43.39	43.39	S 74° 20' 52" W	33° 31' 15"
C4	3184.19	203.39	203.39	N 97° 29' 52" E	8° 59' 07"

- ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION.
- ELEVATIONS OF ALL SANITARY LATERALS TO EACH LOT SHOULD BE VERIFIED BY INLIEFER PRIOR TO SETTING LOWEST FLOOR OF BUILDING TO BE SERVED.
- CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEM.
- NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF VESTAVIA HILLS PLANNING COMMISSION.
- THE ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X" UNIMPAVED, AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAP PANEL NUMBER 030225089H, UNINCORPORATED REGULAR JEFFERSON COUNTY, ALABAMA, DATED 05/20/14.
- ALL BEARINGS AND ANGLES, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED. (DEED=DD, MEASURED=MP, PLAT=PLP).

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, JEFF D. ARRINGTON, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND CITY OF VESTAVIA HILLS, OWNER, HEREBY CERTIFY THAT THIS PLAT OR SURVEY AND THIS PLAT OR MAP WERE MADE AS THE INSTRUMENT OF SAID OWNER, THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF THE LANDS SHOWN THEREIN AND THAT THE SAME ACCURATELY REPRESENTS THE ACTUAL BOUNDARIES AND INTERESTS OF SAID LANDS AND ANGLES OF THE BOUNDARIES, CORNERS, CURVES, AND THE LENGTH, WIDTH AND AREA OF EACH TRACT AS WELL AS THE NUMBER OF EACH LOT AND BLOCK AND SHOWING THE RELATION OF THE LANDS TO THE ADJACENT LANDS, AND THAT THE SAME IS THE PROPERTY OF SAID OWNERS, HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVIVOR: _____
BY: JEFF D. ARRINGTON
DATE: _____
ITS CITY MANAGER
ALABAMA LIC. NO. 15094

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, ANDREW J. DRAYTON, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND CITY OF VESTAVIA HILLS, OWNER, HEREBY CERTIFY THAT THIS PLAT OR SURVEY AND THIS PLAT OR MAP WERE MADE AS THE INSTRUMENT OF SAID OWNER, THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF THE LANDS SHOWN THEREIN AND THAT THE SAME ACCURATELY REPRESENTS THE ACTUAL BOUNDARIES AND INTERESTS OF SAID LANDS AND ANGLES OF THE BOUNDARIES, CORNERS, CURVES, AND THE LENGTH, WIDTH AND AREA OF EACH TRACT AS WELL AS THE NUMBER OF EACH LOT AND BLOCK AND SHOWING THE RELATION OF THE LANDS TO THE ADJACENT LANDS, AND THAT THE SAME IS THE PROPERTY OF SAID OWNERS, HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVIVOR: _____
BY: JEFF D. ARRINGTON
DATE: _____
ITS CITY MANAGER
ALABAMA LIC. NO. 15094

P1218-85/280811/002091/000
1209 Measurement Hwy.,
10011
11
11

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

1209 Measurement Hwy.
10011
11
11

STATE OF ALABAMA
PROFESSIONAL LAND SURVEYOR
#18664

DATE: _____
SCALE: 1" = 50'
PARTY CHIEF: JJ
PROJECT NO.: 2020
SHEET: 1 OF 1

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

Date: **DECEMBER 13, 2018**

- **CASE:** P-1218-59
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Of Lot 1 of Overton Village.
- **ADDRESS/LOCATION:** Poe Drive
- **APPLICANT/OWNER:** Overton Village Condos, LLC
- **REPRESENTING AGENT:** Schoel Engineering Company, Inc
- **GENERAL DISCUSSION:** Plat is to resurvey lot 1 into two lots (Lots 1-A & 1-B). The shared lot line is also the municipal line between Vestavia and Mountain Brook. All existing setbacks will remain and a sanitary sewer easement on the north end of Lot 1-A and on the west and north end of Lot 1-B. Mountain Brook P&Z must also approve.
- **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: Overton Village Condos, LLC

ADDRESS: PO Box 11086

Birmingham, AL 35202

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Schoel Engineering Company, Inc.

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Request to divide Lot 1 into 2 separate lots

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

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

3791 Poe Drive

Part of Lot 1, Overton Village (MB 227 PG 52)

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


VI. ZONING/REZONING:

The above described property is presently zoned: _____

2018 NOV 28 P 3:25

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 _____ day of _____, 20____.


Notary Public

My commission expires 18th
day of September, 2022.



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

Date: **DECEMBER 13, 2018**

- **CASE:** P-1218-60
- **REQUESTED ACTION:** Final Plat Approval For Resurveying of Walnut Hill Subdivision.
- **ADDRESS/LOCATION:** 1644 Shades Crest Road
- **APPLICANT/OWNER:** Wedgworth Reality, Inc
- **REPRESENTING AGENT:** Michael W. Wedgworth
- **GENERAL DISCUSSION:** Plat is finalizing Walnut Hill rezoning/subdivision.
- **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: Wedgworth Realty, In

ADDRESS: 4154 Crosshaven Drive

Birmingham, Alabama 35216

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205 365-4344 Office 205 379-6051

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Michael W. Wedgworth

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Final Record Map Approval

"Walnut Hill"

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

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

1644 Shades Crest Road

Property size: See Plat feet X _____ feet. Acres: 5.02 Acres

VI. ZONING/REZONING:

The above described property is presently zoned: R-2

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.

Michael W Wedgworth

Owner Signature/Date

Representing Agent (if any)/date

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

Kelly G. Ingua

Notary Public

My commission expires 10
day of October, 2021.

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

Date: **DECEMBER 13, 2018**

- **CASE:** P-1218-50
- **REQUESTED ACTION:** Rezoning Jefferson County R-1 to Vestavia Hills R-2
- **ADDRESS/LOCATION:** 3421 Coventry Drive
- **APPLICANT/OWNER:** Barbara C. French
- **GENERAL DISCUSSION:** Property was annexed overnight by City Council on 10/8/18 with the passage of Ordinance 2797. Applicant is requesting the compatible rezoning.
- **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.

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

2008 OCT 19 PM 1:11

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:

Barbara C. French

ADDRESS:

3421 Coventry Drive

Birmingham, AL 35243

MAILING ADDRESS (if different from above)

PHONE NUMBER:

Home *(205) 967-4059*

Office

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT:

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: JC R-1

To: VH R-2

For the intended purpose of: Annexation

(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.)

3421 Coventry Drive
Lot 6 Blk 2 Coventry 1st + 2nd Sector

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

V. INFORMATION ATTACHED:

Attached Checklist complete with all required information.

Application fees submitted.

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

Barbara C. French
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 19th day of October, 2018.

Kay Russon
Notary Public

My Commission Expires
November 8, 2020

My commission expires _____
day of _____, 20____.

3421 Coventry Dr, Birmingham, AL

Show search results for 3421 Coventry...



Zoning	
PARCELID	2800294008012000
DISTRICT	002
ESN_NUM	504
PROPADD	3421 COVENTRY DR
VH_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	
ZNG_ORD_1	
ZNG_ORD3	
ZNG_ORD_2	
ZNG_ORD4	
ZNG_ORD_3	
ZoomIt	

- Legend**
- 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*

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

Date: **DECEMBER 13, 2018**

- **CASE:** P-1218-51
- **REQUESTED ACTION:** Rezoning Jefferson County R-1 to Vestavia Hills R-2
- **ADDRESS/LOCATION:** 3531 Valley Circle
- **APPLICANT/OWNER:** Alan & Patricia Foster
- **GENERAL DISCUSSION:** Property was annexed overnight by City Council on 10/8/18 with the passage of Ordinance 2798. Applicant is requesting the compatible rezoning.
- **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.

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

2018 SEP 19 10:01 AM

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 it 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: Alan & Patricia Foster

ADDRESS: 3531 Valley Circle
Birmingham, Al 35243

MAILING ADDRESS (if different from above) 2651 Denyse Dr.
Birmingham, Al 35243

PHONE NUMBER: Home 205-969-2536 cell 205-807-3904 office 205-807-7872 Tricia

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: JC R-1

To: VH R-2

For the intended purpose of: Annexation

(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.)

Lot 6, Block 1 according to the Amended Map of Dolly Ridge Estates Second Addition, as recorded in Map Book 76, Page 82, in the Probate Office of Jefferson County, Alabama
Property size: _____ feet X _____ feet. Acres: _____

V. INFORMATION ATTACHED:

Attached Checklist complete with all required information.

Application fees submitted.

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

Patricia Foster
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 19th day of September 2018.

Kay Russon
Notary Public

My Commission Expires
November 8, 2020

My commission expires _____
day of _____, 20_____.

3531 Valley Circle, Birmingham, AL

Show search results for 3531 Valley Circle



Legenda

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	2800324001007000
DISTRICT	002
ESN_NUM	504
PROPADD	3531 VALLEY CIR
VH_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	
ZNG_ORD__1	
ZNG_ORD3	
ZNG_ORD__2	
ZNG_ORD4	
ZNG_ORD__3	

Zoom In

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

Date: **DECEMBER 13, 2018**

- **CASE:** P-1218-52
- **REQUESTED ACTION:** Rezoning Jefferson County R-1 to Vestavia Hills R-2
- **ADDRESS/LOCATION:** 2532 Skyland Drive
- **APPLICANT/OWNER:** Jason Sparks
- **GENERAL DISCUSSION:** Property was annexed overnight by City Council on 10/8/18 with the passage of Ordinance 2799. Applicant is requesting the compatible rezoning.
- **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.

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: Jason Sparks

ADDRESS: 2532 Skyland Dr.
Vestavia, AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205-907-6030 Office 205-445-2346

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

2018 OCT -9 AM 10:01

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: JC R-1

To: VH R-2

For the intended purpose of: annexation into Vestavia Hills

(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.)

Lot 8 Blk 2 Dolly Ridge Ests 2nd Add

Exc N 10 Ft SD Lot Parcel# 28 00 32 4 005 015.000

Property size: _____ feet X _____ feet. Acres: 0.64

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.

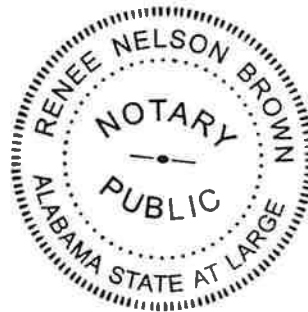
[Signature] 10/9/18
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 9 day of October, 2018.

Renee Nelson Brown
Notary Public

My commission expires 7-23-2019
day of 9th October, 2018.



2532 Skyland Drive, Birmingham X

Show search results for 2532 Skyland...

Legend

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	2800324005015000
DISTRICT	002
ESN_NUM	504
PROPADD	2532 SKYLAND DR
VHL_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	
ZNG_ORD_1	
ZNG_ORD3	
ZNG_ORD_2	
ZNG_ORD4	
ZNG_ORD_3	

Zoom to

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

Date: **DECEMBER 13, 2018**

- **CASE:** P-1218-53
- **REQUESTED ACTION:** Rezoning Vestavia Hills INST to Vestavia Hills R-9
- **ADDRESS/LOCATION:** 3771 & 3783 Fairhaven Drive
- **APPLICANT/OWNER:** Overton Investments, LLC
- **GENERAL DISCUSSION:** Applicant is seeking to rezone 3771 and 3783 Fairhaven Drive from INST to R-9. The applicant would like to build 3 new townhomes on 3771 Fairhaven Drive and also build 4 luxury townhomes on 3783 Fairhaven Drive. The setbacks for both properties would be 30' in the front, 25' in the rear and 5' on the sides. All current easements will remain and the property would be re-platted at the conclusion of zoning.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The Community Plan call for Institutional Uses for these two sites, however, this was written when the assisted care facility owned the lots.
- **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.

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.
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- (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: Overton Investments, LLC

ADDRESS: 3505 Bear River Road
Birmingham, AL 35216

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205-985-7171 Office 985-7171

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: Jason Kessler

2008 NOV - 8 P 2: 34

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: Institutional

To: R9

For the intended purpose of: Building 3 new, custom townhomes

(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.)

3771 Fairhaven Drive Vestavia Hills, AL 35223

Property size: 120 feet X 145 feet. Acres: 0.4

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

11/6/18
Date

Representing Agent (if any) date

Given under my hand and seal
this 6th day of November, 2018.

[Signature]
Notary Public

My commission expires 13th
day of March, 2020.

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

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- (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: Overton Investments, LLC

ADDRESS: 3505 Bent River Road
Birmingham, AL 35216

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205-985-7171 Office 985-7171

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: Jason Kessler

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: Institutional

To: R9

For the intended purpose of: Building 4 new, custom townhomes

(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.)

3783 Fairhaven Drive Vestavia Hills, AL 35223

Property size: 120 feet X 145 feet. Acres: 0.4

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

11/6/18

Representing Agent (if any)/date

Given under my hand and seal
this 6th day of November, 2018.

[Signature]
Notary Public

My commission expires 13th
day of March, 2020.



Know what's below.
Call before you dig.

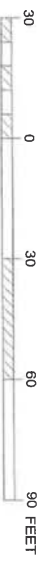
Carril & Matt Crane
3787 Fairhaven Drive
Birmingham, AL 35223
Zone: R-6

Mary Louise Moody
3768 Crosshaven Drive
Vestavia, AL 35223
Zone: R-6

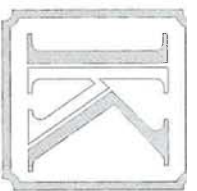
Margaret L Benton
3788 Crosshaven Drive
Vestavia, AL 35223
Zone: R-6

Joy & Gregory Dill
3770 Crosshaven Drive
Vestavia, AL 35223
Zone: R-6

Columbia Cottage Mtn.
Brook, LLC
3776 Crosshaven Drive
Vestavia, AL 35223
Zone: Institutional



SCALE: 1"=30'



KADCO HOMES

KADCO HOMES, OWNER
3771 FAIRHAVEN DRIVE

CURRENT ZONING: Institutional

PROPOSED ZONING: R-9

LEGAL DESC: LOT 24 & 25, BLK 1, (MB 29, PG 35)

PROPOSED USE: LUXURY TOWN HOMES

PROPOSED SETBACKS:

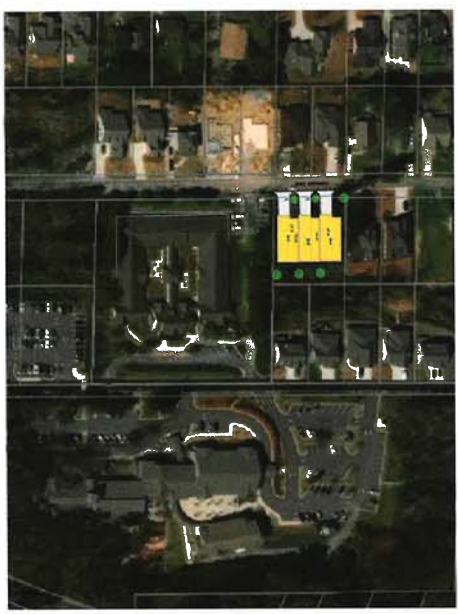
FRONT: 30'-0"

REAR: 25'-0"

SIDE: 5'-0"

HagerCo-LLC

keithbhager@icloud.com
Keith L. Hager, PE
1201 Gregorys Ln Drive
Birmingham, AL 35216
Direct: 205.829.1738



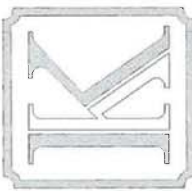
AREA MAP



Know what's below.
Call before you dig.



SCALE: 1"=30'



KADCO HOMES

KADCO HOMES, OWNER
3783 FAIRHAVEN DRIVE

CURRENT ZONING: Institutional

PROPOSED ZONING: R-9

LEGAL DESC: LOT 31 & 32, BLK 1, (MB 29, PG 35)

PROPOSED USE: LUXURY TOWN HOMES

PROPOSED SETBACKS:

FRONT: 30'-0"

REAR: 25'-0"

SIDE: 5'-0"



FAIRHAVEN DRIVE

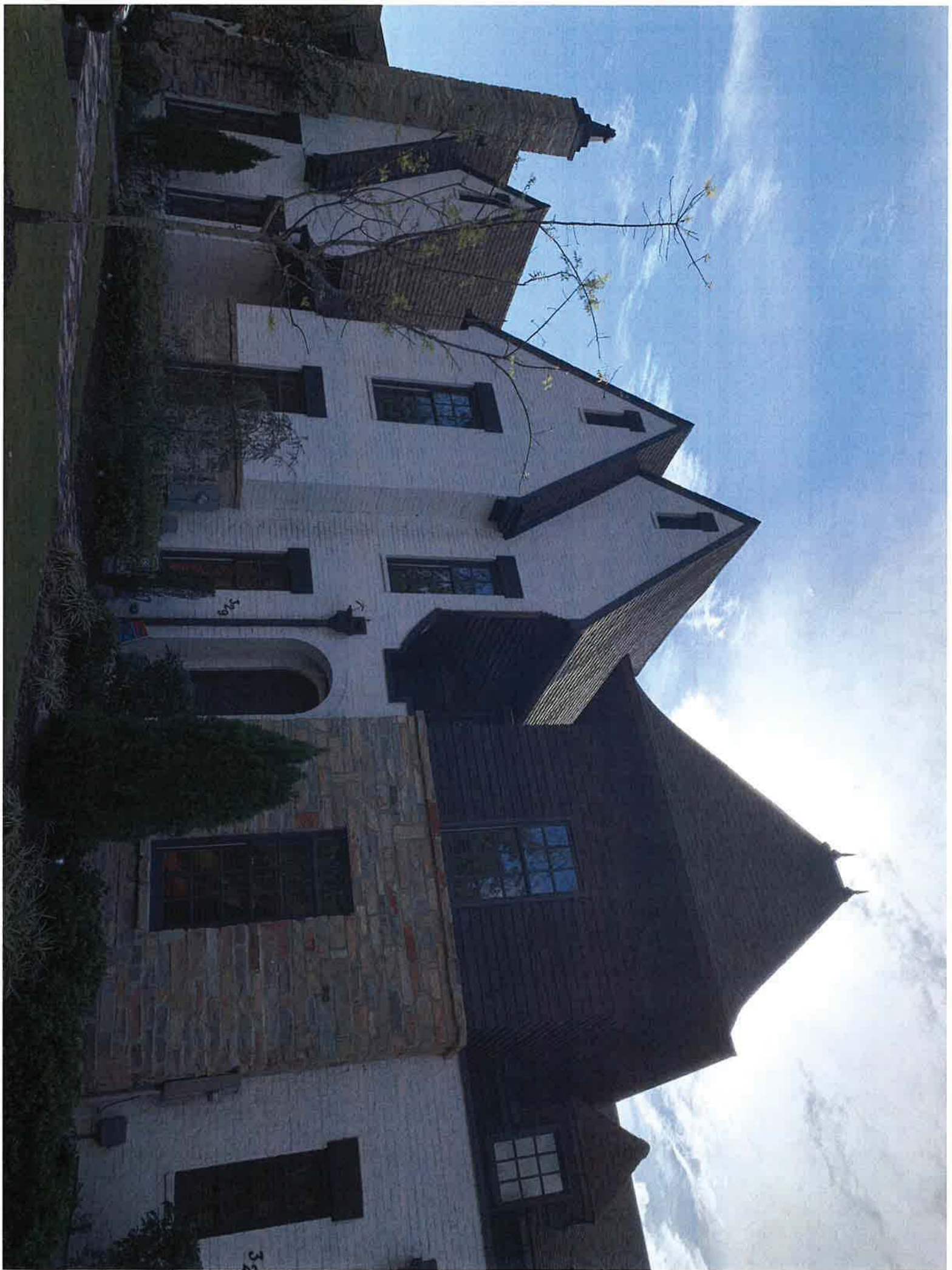


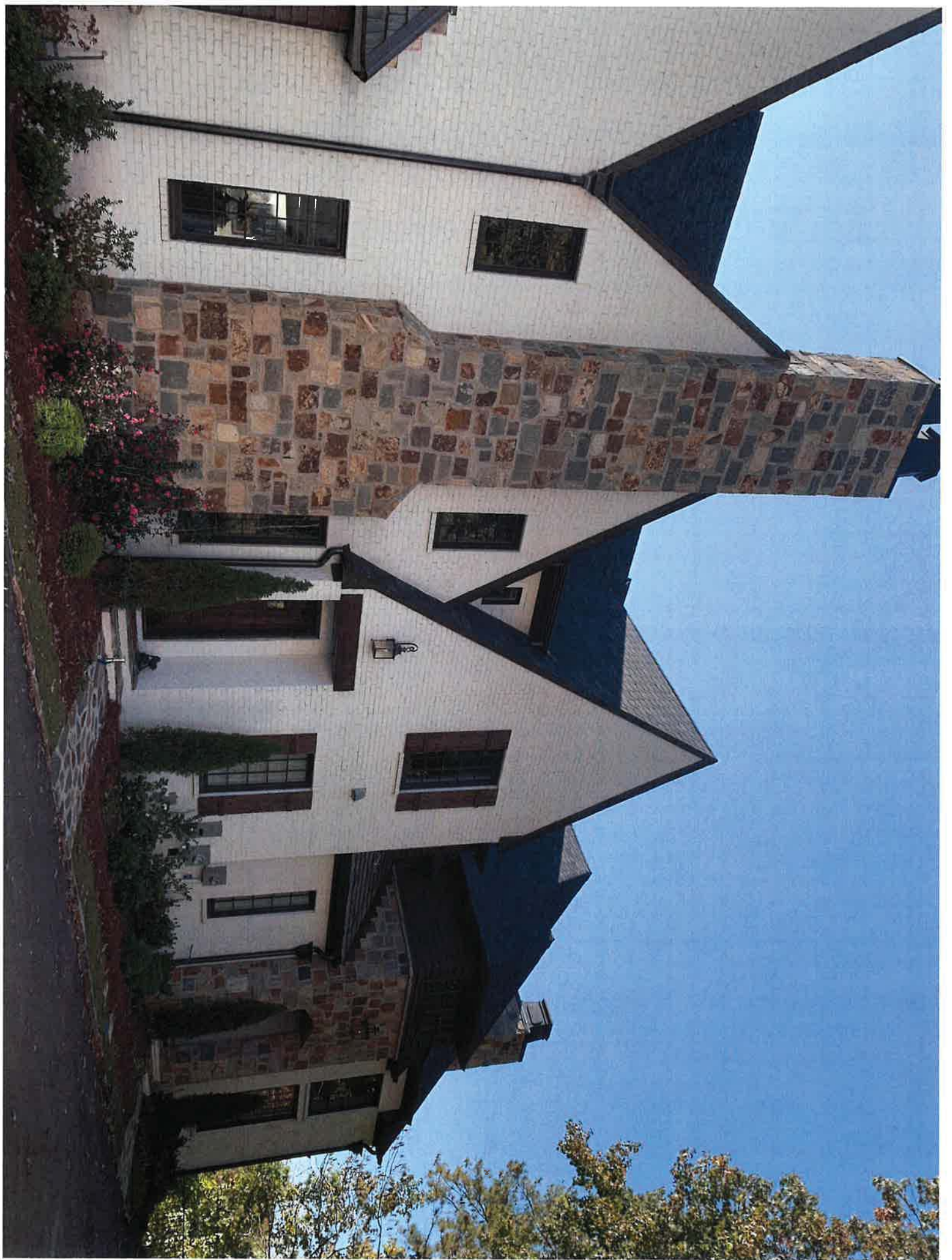
AREA MAP

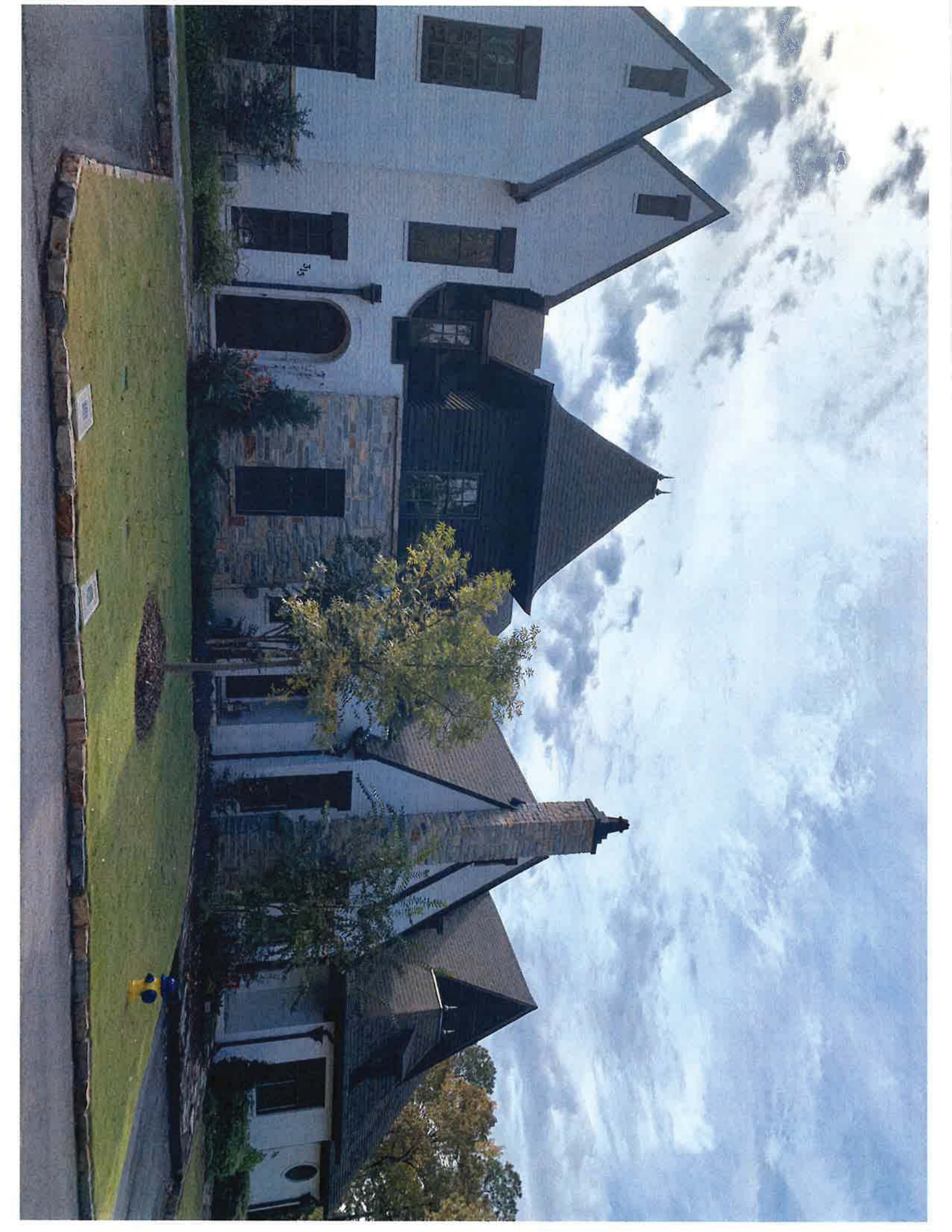
HagerCo-LLC

keith.hager@icloud.com
Keith L. Hager, PE
1201 Graylynn Drive
Birmingham, AL 35216
Direct: 205.229.1736









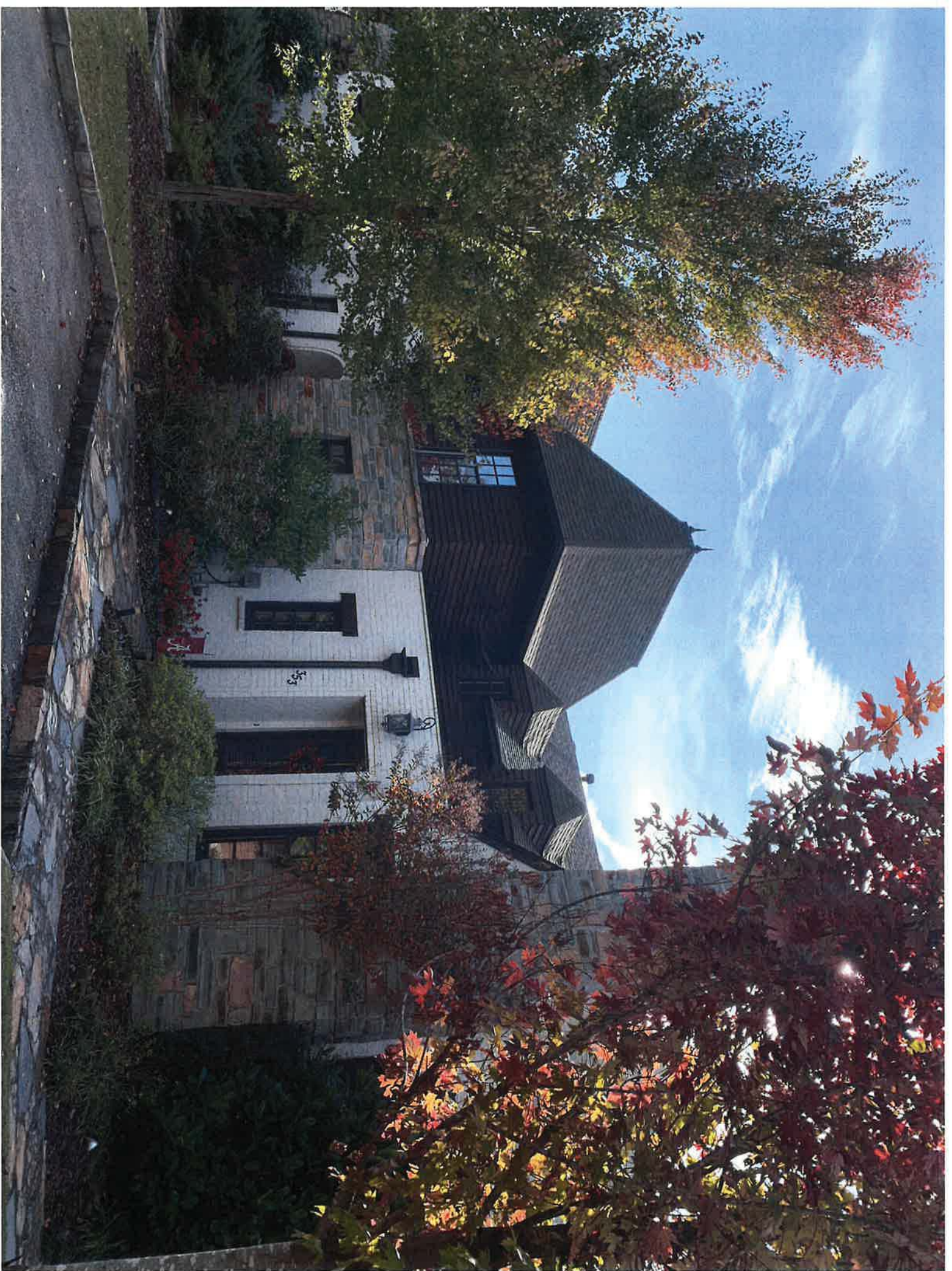
© 2014

315









KADCO Homes
3505 Bent River Road
Birmingham, AL 35216

P1218-53//2800151010015.001&2
3771 & 3783 Fairhaven Drive
Rezone to R-9
Overton Investments
Inst. VH

Re: 3771 and 3783 Fairhaven Drive rezoning request
11/8/2018

To whom it may concern,

We are hereby requesting to rezone the subject properties from Institutional to R9 to build luxury townhomes on both properties. It is our belief that the proposed zoning and finished product is a much more suitable fit for the surrounding area. Institutional zoning allows for possibilities such as hospitals, churches, and rehabilitation centers with building heights of 45 feet allowed and an abundance of parking/traffic. Given that everything surrounding this property is residential outside of the nursing home, we feel our proposal is a very good fit not only to add to the aesthetic of the neighborhood but also ensure building heights and traffic are minimized.

Regarding 3783 Fairhaven Drive, we are asking for R9 zoning in order to build 4 luxury townhomes. We feel this proposed product and density is more than suitable for this specific property due to the surrounding properties being multi-family condominium to the South and West, St. Stephens Church to the East, and Institutional nursing home to the North.

As for 3771 Fairhaven Drive, while we have Institutional nursing home to the South, we have single family residential in the other directions so we propose reducing the density from 4 townhomes to 3 on this property. Again, given that most of the zoning around us is single family residential, we feel luxury townhome is a much more suitable zoning than the current Institutional designation.

Enclosed are the application, \$100 application fee, site plan with vicinity sketch, and some examples of previous luxury townhomes our company has built recently to give an idea of what we are proposing for this property. If you should need any more information, please do not hesitate to call me at 205-369-5187. Thank you.

Jason Kessler

□ ✕

Zoning

PARCELID	2800151010015000
DISTRICT	020
ESN_NUM	62
PROPADD	3771 FAIRHAVEN DR
VH_ZONING	Inst-1
ZNG_ORD	1994
ZNG_ORD_DT	03/21/2003
ZNG_ORD2	
ZNG_ORD_1	
ZNG_ORD3	
ZNG_ORD_2	
ZNG_ORD4	
ZNG_ORD_3	

[Zoom In](#)
[Zoom Out](#)



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 |

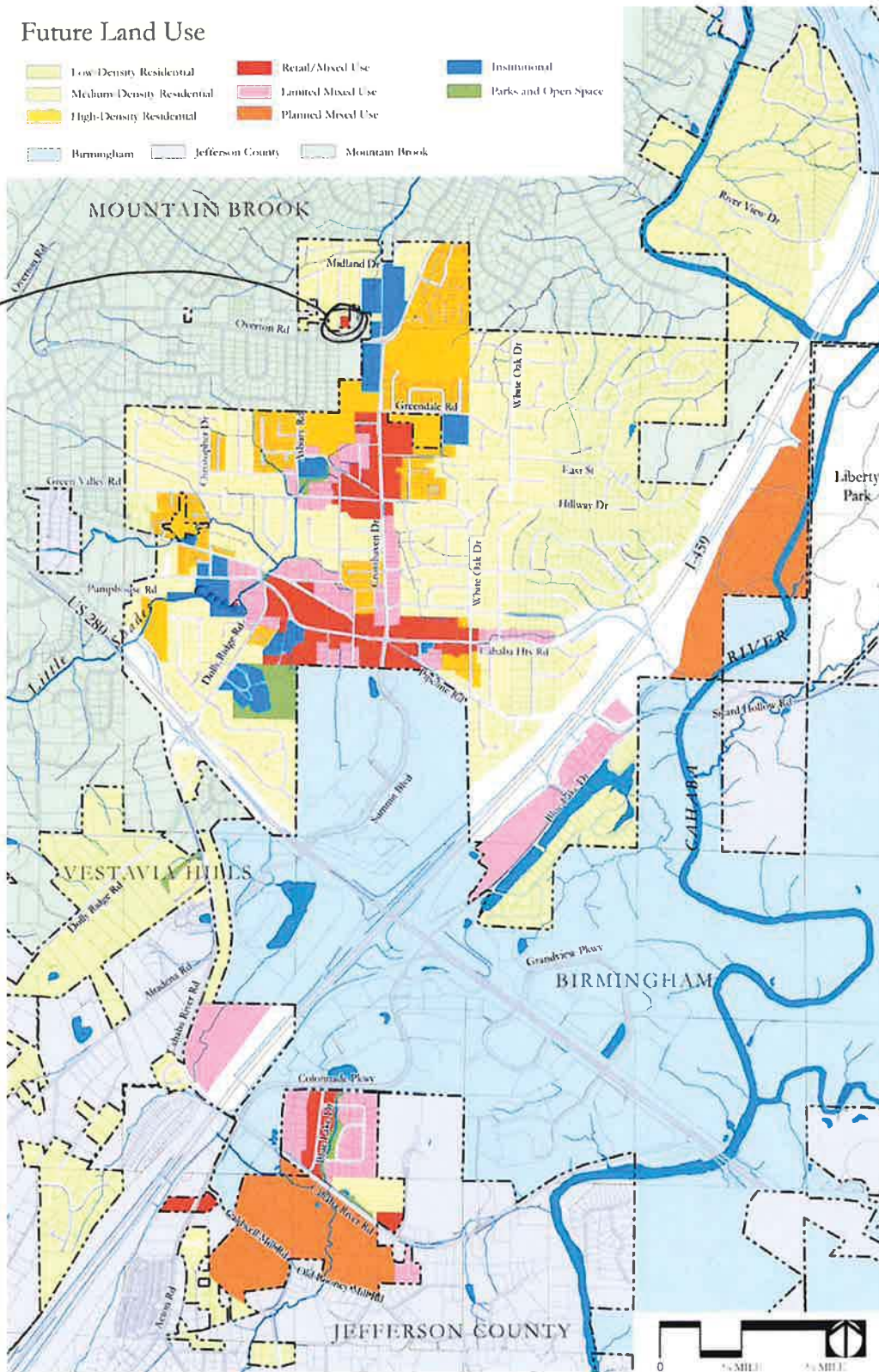


Figure 4: Future Land Use Map

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

Date: **DECEMBER 13, 2018**

- **CASE:** P-1218-55
- **REQUESTED ACTION:** Rezoning Vestavia Hills B-2 to Vestavia Hills R-9
- **ADDRESS/LOCATION:** 3791 Poe Drive
- **APPLICANT/OWNER:** Marc Perlman with Overton Condos, LLC
- **GENERAL DISCUSSION:** Applicant is seeking to rezone 3791 Poe Drive from B-2 to R-9. The applicant would like to construct a townhouse development, building 5 townhomes on the property as a companion piece to a Mountain Brook Condo project to the rear. Both projects would share a drive, allowing access to both Poe and Fairhaven Drives. Proposed setbacks are Front- 12', rear- 20', Sides- 0'. There is an 11.95' separation between townhomes and adjacent property to the south. All current easements will remain.
- **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.

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: Marc Perlman with Overton Condos LLC

ADDRESS: 3791 Poe Drive, Vestavia Hills 35223

MAILING ADDRESS *(if different from above)* _____

1960 Stonegate Drive, Vestavia Hills, Alabama 35242

PHONE NUMBER: Home n/a Office 205-970-0303

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: Andrew Phillips

P1218-55//2800151011008.000

3791 Poe Drive

Rezone to R-9

Overton Village Condos

VH B2

P&Z Application

Page 5

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: B-2 Business District

To: R-9 Planned Residential District

For the intended purpose of: a townhouse development

(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.)

A portion of Lot 1 of Overton Village located in the corporate limits of Vestavia Hills as recorded in map book 227 page 52

Property size: 180.04 feet X 145 feet. Acres: 0.599

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.

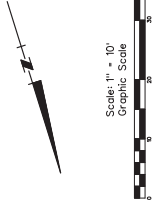
Mr A Del
Owner Signature/Date

Andre Giff
Representing Agent (if any)/date

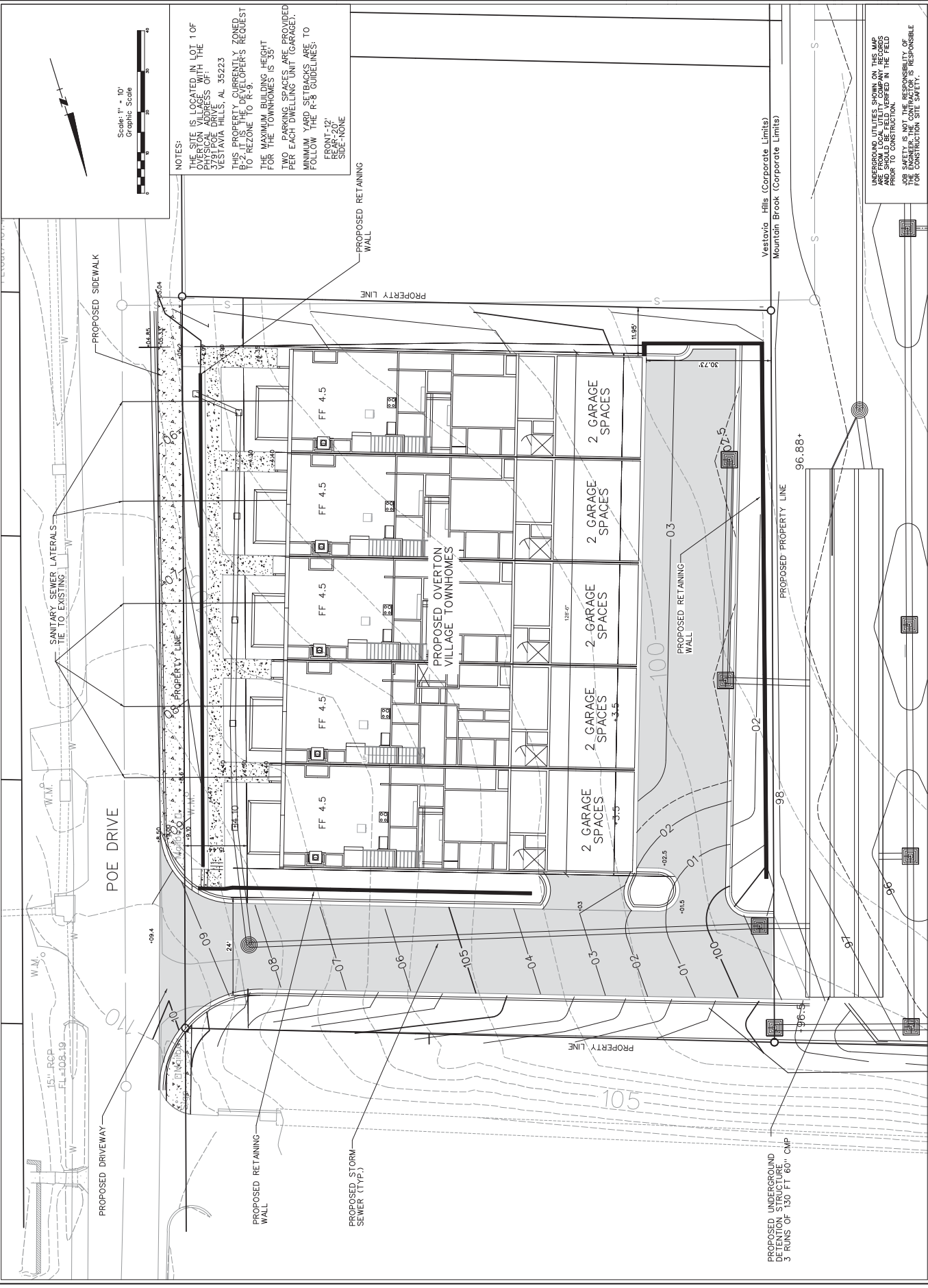
Given under my hand and seal
this 7th day of Nov, 2018.

Justin Rogers
Notary Public

My commission expires
day of 5-19, 2021.



NOTES:
THIS PROJECT IS LOCATED IN LOT 1 OF
OVERTON VILLAGE WITH THE
PHYSICAL ADDRESS OF:
VESTAVIA HILLS, AL 35223
THIS PROPERTY IS CURRENTLY ZONED
B-2. IT IS THE DEVELOPER'S REQUEST
TO REZONE TO R-9.
THE MAXIMUM BUILDING HEIGHT
FOR THE TOWNHOMES IS 35'
TWO PARKING SPACES ARE PROVIDED
PER EACH DWELLING UNIT (GARAGE).
MINIMUM YARD SETBACKS ARE TO
FOLLOW THE R-9 GUIDELINES:
FRONT - 12'
SIDE - NONE



UNDERGROUND UTILITIES SHOWN ON THIS MAP
AND SHOULD BE FIELD VERIFIED IN THE FIELD
PRIOR TO CONSTRUCTION.
THE ENGINEER'S AND CONTRACTOR IS RESPONSIBLE
FOR CONSTRUCTION SITE SAFETY.



- ANNUAL PLANTINGS
I.E. SEASONAL COLOR
- ACCENT SHRUB
I.E. BOXWOOD
- NEW PUBLIC SIDEWALK
- TOWNHOME SIDEWALK,
WITH PAVER BANIS
- EVERGREEN GROUND COVER
I.E. DW. MONDO GRASS
- FLOWERING SHRUB
I.E. FRENCH HYDRANGEA
- LARGE SHADE TREE
I.E. NUTTALL OAK
- DECORATIVE PAVING AT
TOWNHOME ENTRANCE
- SCREEN PLANTING
I.E. EMERALD ARBORVITAE
- SCREEN PLANTING
I.E. MARY NELL HOLLY
- 6' HT. BUFFER FENCE WITH
WOOD COLUMNS AT #50' O.C.

- TYPE 'A' 10 BUFFER WITH FENCE
- 13 - UNDERSTORY TREES REQUIRED
- 17 - UNDERSTORY TREE PROVIDED
- 22 - REQUIRED SHRUBS
- 22 - PROVIDED SHRUBS
- SCREEN PLANTING
I.E. CLAUDIA W. MAGNOLIA

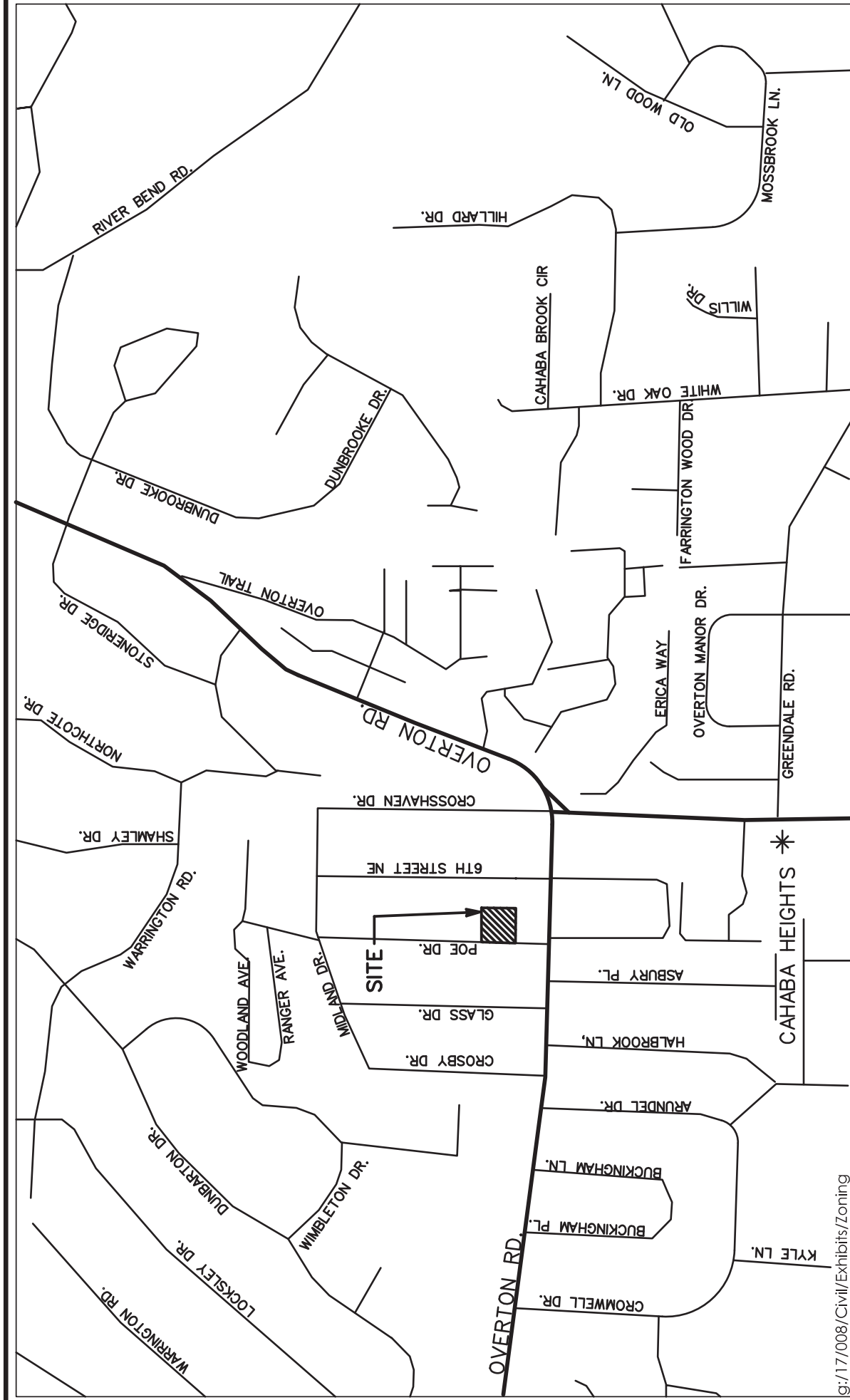
- MED. ORNAMENTAL TREE
I.E. CHINESE PISTACHE
- LOW WALL
- SMALL ACCENT TREE
I.E. DISSECTUM JAPANESE MAPLE
- SODDED SHOULDER
- MED. EVERGREEN TREE
I.E. EMERALD ARBORVITAE
- RETAINING WALL
- FLOWERING SHRUB
I.E. LIMELIGHT HYDRANGEA
- LOW EVERGREEN HEDGE
I.E. DW. YAUPON HOLLY
- MED. EVERGREEN HEDGE
I.E. NEEDLEPOINT HOLLY
- MED. FLOWERING TREE
SARAH'S FAVORITE GRAPE MYRTLE

- LARGE SHADE TREE
I.E. NUTTALL OAK
- RETAINING WALL
- SCREEN PLANTING
I.E. EMERALD ARBORVITAE
- SCREEN PLANTING
I.E. MARY NELL HOLLY

NEW TOWNHOMES FOR OVERTON VILLAGE: SCHEMATIC LANDSCAPE PLAN

Poe Drive, Vestavia Hills, Alabama

11/8/2018 Scale: 1" = 10'



g:/17/008/Civil/Exhibits/Zoning

OVERTON VILLAGE VICINITY MAP

DATE: 11/07/2018
SCALE: N.T.S.

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Civil
Surveying
Environmental
Water Resources
Laser Scanning + Modeling

1001 22nd Street South
Birmingham, Alabama 35205
205.323.6166

- 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	2800151011008000
DISTRICT	020
ESN_NUM	62
PROPADD	3793 POE DR
VH_ZONING	B-2*
ZNG_ORD	2171A
ZNG_ORD_DT	02/04/2008
ZNG_ORD2	2171
ZNG_ORD_1	12/04/2006
ZNG_ORD3	1983
ZNG_ORD_2	03/21/2003
ZNG_ORD4	
ZNG_ORD_3	

Zoom UI

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 |

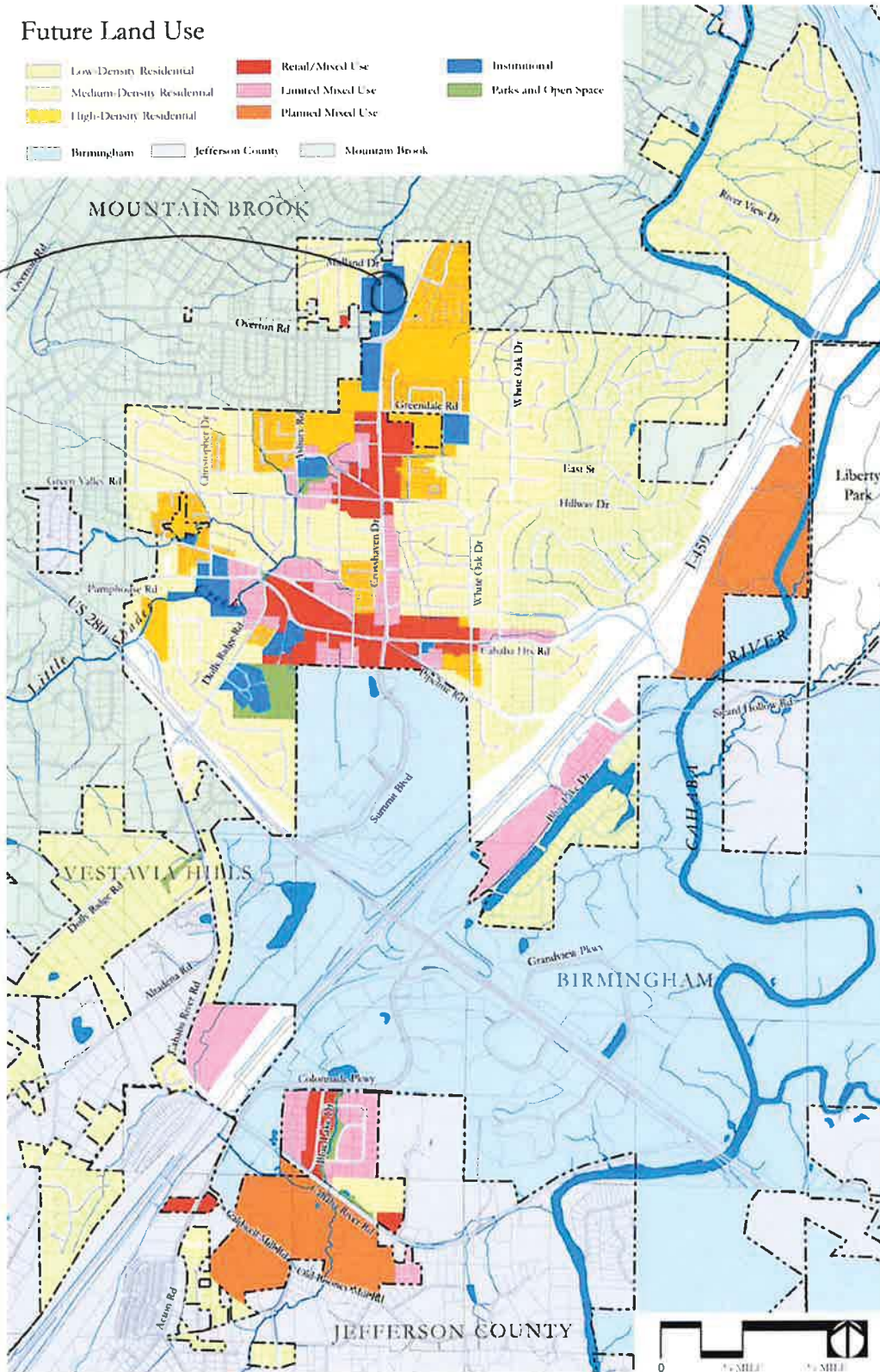


Figure 4: Future Land Use Map

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

Date: DECEMBER 13, 2018

- **CASE:** P-1218-54
- **REQUESTED ACTION:** Conditional Use Approval For Construction Of Maintenance Building & Storage Building Of Vestavia Country Club.
- **ADDRESS/LOCATION:** 445 Vesclub Drive
- **APPLICANT/OWNER:** Vestavia Country Club
- **GENERAL DISCUSSION:** Property is currently the home of Vestavia Country Club. The applicants seek to build two buildings, a maintenance building and a storage building. Applicants propose maintaining a tree buffer next to adjacent residential. The property is currently zoned R-2.
- **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:
 - a. Approval based on the site plan presented.
 - b. Tree save buffer cannot be removed or altered
 - c. No exterior lighting
 2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
 3. **City Fire Marshal Review:** Fire hydrant or FTC required for building
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

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: Vestavia Country Club

ADDRESS: 400 Beaumont Drive

Birmingham, AL 35216

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office 205-823-2451

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Christa Farr Evans, CCM (Chief Operating Officer)

III. ACTION REQUESTED

Request that the above described property be approved conditional use approval pursuant to Section 13.3 of the Vestavia Hills Zoning Code.

Current Zoning of Property: R-2

Requested Conditional use For the intended purpose of: From R-2 to A (Agricultural)

for construction of Maintenance Building and Storage Building of Vestavia Country Club

(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.)

445 Vesclub Drive,

Birmingham, AL 35216

Property size: _____ feet X _____ feet. Acres: 4.1 Ac.

V. INFORMATION ATTACHED:

Attached Checklist complete with all required information.

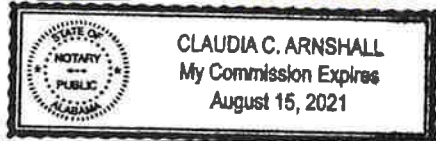
Application fees submitted.

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.


Owner Signature/Date

Representing Agent (if any)/date

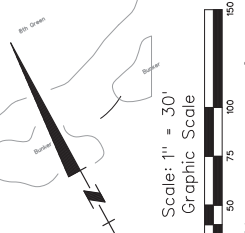
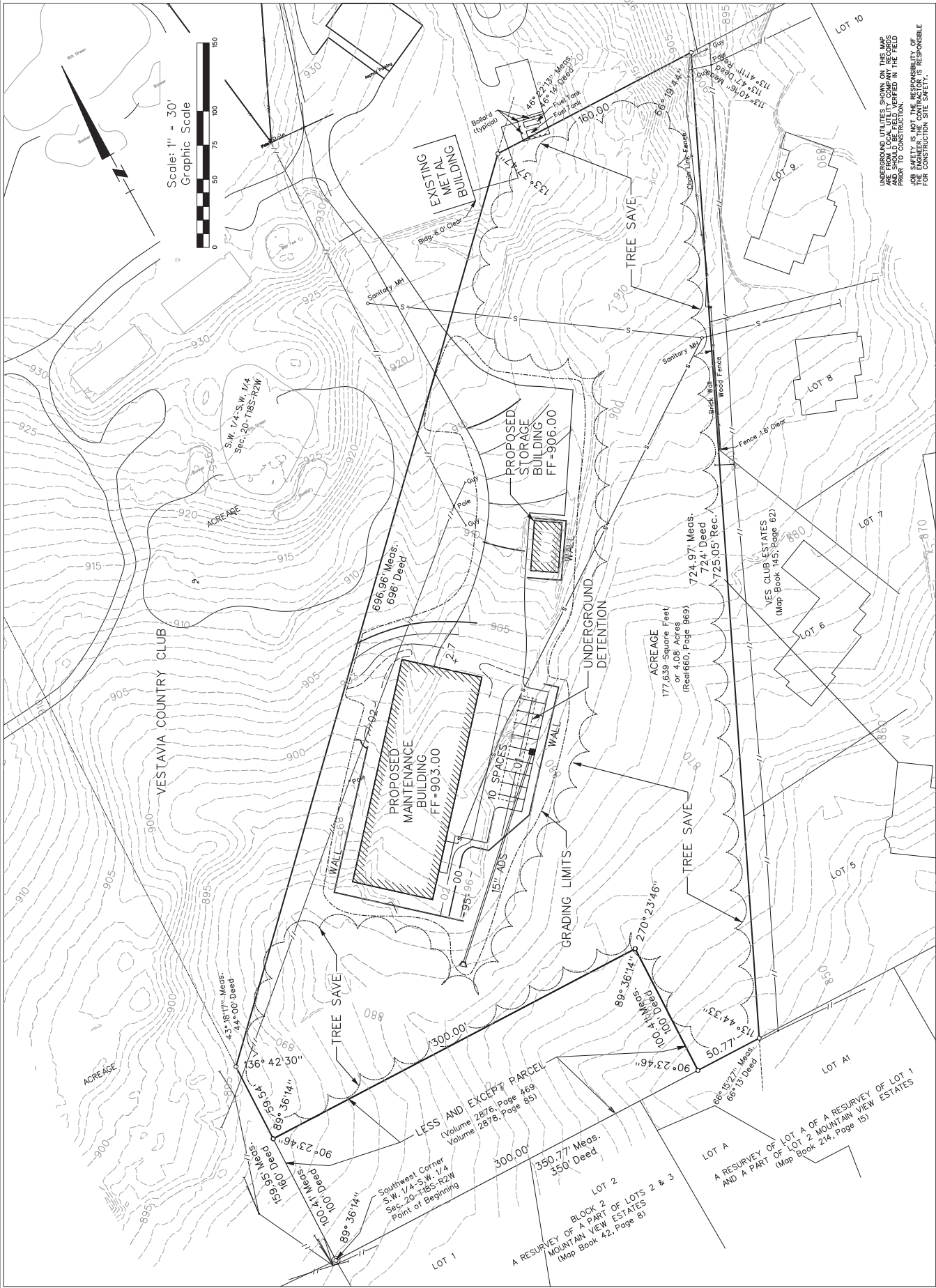
Given under my hand and seal
this 8th day of November, 20 18.



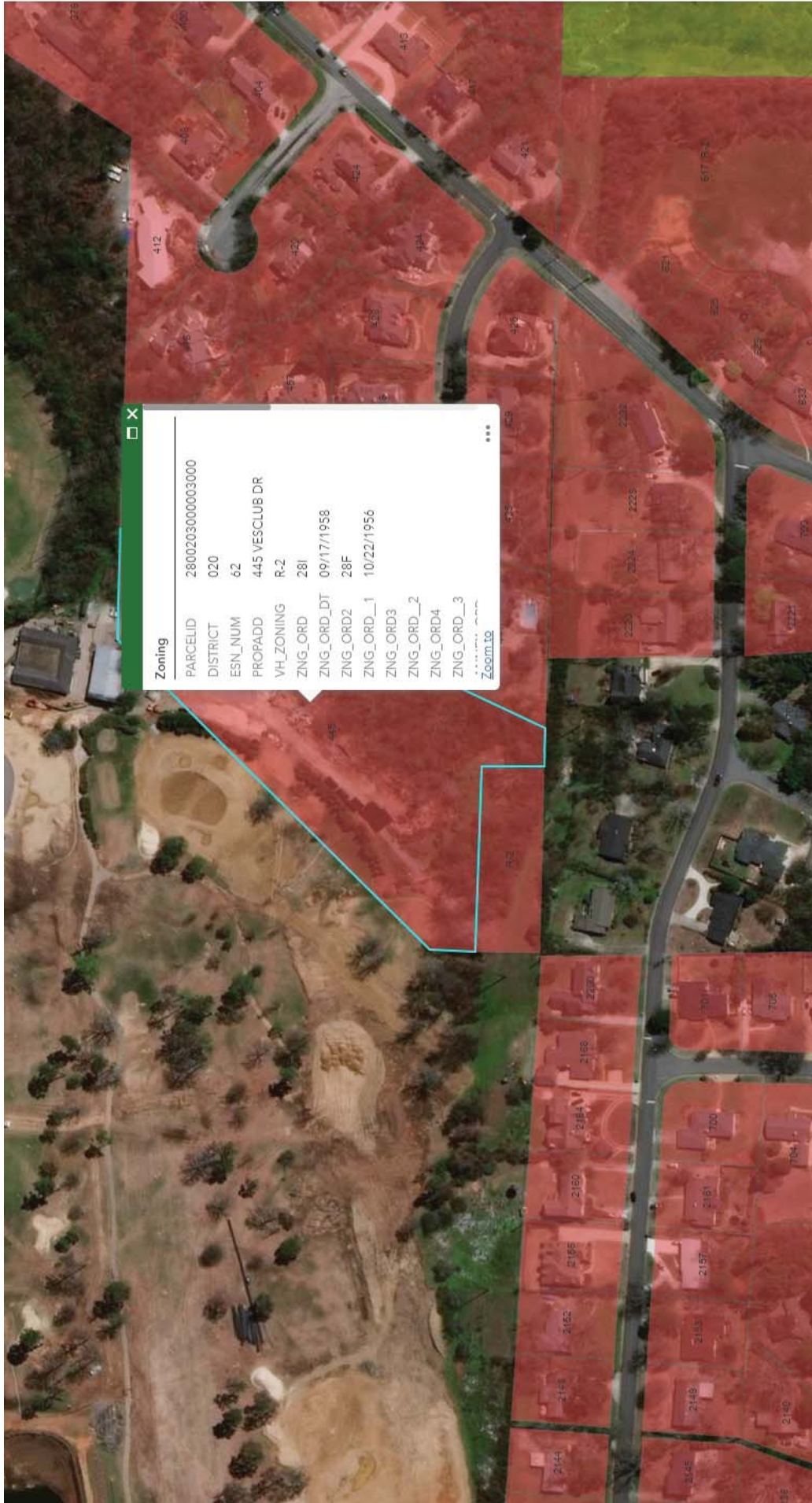
Notary Public

My commission expires _____
day of _____, 20 _____.

DRAWING SET:	APPLICATION SET
REVISED:	
DEVELOPMENT PLAN	
DRAWN BY: JAH CHECKED BY: AJP FILE NAME: ConditionalUseSet 2/11/2014 10:48:48 AM C:\Users\jacob\Documents	



UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANY RECORDS AND ARE NOT TO BE CONSIDERED AS GUARANTEED PRIOR TO CONSTRUCTION. THE ENGINEER, ARCHITECT, AND CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION AND SAFETY.



Zoning	
PARCELID	28002030000030000
DISTRICT	020
ESN_NUM	62
PROPADD	445 VESCLUB DR
VH_ZONING	R-2
ZNG_ORD	28I
ZNG_ORD_DT	09/17/1958
ZNG_ORD2	28F
ZNG_ORD_1	10/22/1956
ZNG_ORD3	
ZNG_ORD_2	
ZNG_ORD4	
ZNG_ORD_3	

- 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*