

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

FEBRUARY 14, 2019

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: January 10, 2019

Final Plats

Consent Agenda

- (1) **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.
- (2) **P-0219-05** Cathryn Pryor & Joel Abbott Are Requesting **Final Plat Approval For Resurvey Of Lots 7 And 8 Rosement Subdivison**. The Purpose for This Request Is to Adjust A Common Lot Line. The Property Is Owned By Wedgworth Reality, Inc. and Is Zoned Vestavia Hills R-2.
- (3) **P-0219-06** Overton Investments, LLC Is Requesting **Final Plat Approval For Overton Investments, LLC – Resurvey Of A Part Of Block 1 New Merkle As Recorded In Map 29, Page 35**. The Purpose for This Request Is to Subdivide Lots. The Property Is Owned By Overton Investments, LLC and Is Zoned Vestavia Hills R-9.

Rezoning/Conditional Use Recommendations

- (4) **P-0219-03** Seed Corn, LLC Is Requesting A **Site Plan Amendment** for **4557 Pine Tree Cir**. The Property Is Owned By Seed Corn, LLC and Is Zoned Vestavia Hills B-1. .

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES
JANUARY 10, 2019
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 Fred Goodwin Johnathan Romeo Greg Gilchrist Rusty Weaver Lyle Larson
MEMBERS ABSENT:	Cheryl Cobb Hasting Sykes
OTHER OFFICIALS PRESENT:	Conrad Garrison, City Planner Christopher Brady, City Engineer

APPROVAL OF MINUTES

Mrs. Barnes stated that the minutes of the meeting December 13, 2018 are presented for approval.

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

Mr. Goodwin – yes	Mr. Gilchrist – yes
Mr. Romeo – yes	Mrs. Barnes – yes
Mr. House – yes	Mr. Weaver – yes
Mr. Larson – yes	
Motion carried.	

Final Plats

Consent Agenda

Mr. Garrison noted that **P-1218-60 is being tabled until next month.**

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.

Mr. Garrison explained the background of the request and said there are no issues with the request.

Mrs. Barnes opened the floor to a public hearing.

Lorning Jones (2075 Woodlane Circle), a representing attorney spoke out in opposition to the request because of density issues.

Mr. Garrison said the Commission is not beholden to any type of private covenant restriction.

Ken Staleder (2970 Mountain Woods Drive) had issues based off the covenant.

Mike Mosley, his wife owns the property, says they will build on the upper ridge and addressed water run-off concerns stating that they will capture 25% of that run off.

Mr. Garrison showed fire access on the private street.

Mr. Brady noted that the city has adopted new storm water management procedures.

Mr. Larson asked Mr. Jones if he knew of any case law or statutory authority that would permit the Commission to deny the request. Mr. Jones stated he did not.

Mrs. Barnes closed the public hearing.

MOTION Mr. Larson made a motion to approve Final Plat Approval For Resurvey of Lot 76 of Nicholls Canyon Subdivision on Woodlane Circle. Second was by Mr. Gilchrist. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes

Mr. Romeo – yes

Mr. House – yes

Mr. Larson – yes

Motion carried.

Mr. Gilchrist – yes

Mrs. Barnes – yes

Mr. Weaver – yes

Rezoning/Conditional Use Recommendations:

Annexations

P-1218-55 Mary Teresa Yates Is Requesting **Conditional Use Approval** for **A Home Occupation** Located At **727 Hampden Place Circle**. The Property Is Owned By Mary Teresa Yates and Is Zoned Vestavia Hills PR-1.

Mr. Garrison explained the background of the request. He noted that the request is prohibited in the Liberty Park PUD document, although if the property was across the street outside of Liberty Park it would be approved by right. He also noted that there is a letter of approval from Liberty Park.

Mrs. Barnes opened the public hearing.

Due to no public responses, Mrs. Barnes closed the public hearing.

MOTION Mr. Gilchrist made a motion to recommend conditional use approval for a home occupation located at 727 Hampden Place Circle. Second was by Councilman Weaver. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes

Mr. Romeo – yes

Mr. House – yes

Mr. Larson – yes

Motion carried.

Mr. Gilchrist – yes

Mrs. Barnes – yes

Mr. Weaver – yes

P-0119-02 Village Gardens, LLC Is Requesting **Rezoning** for **3945 Crosshaven Dr., 3955 & 3959 Wall St.** from **Vestavia Hills R-4 to Vestavia Hills B-2** For The Purpose Of New Commercial Development.

Mr. Garrison explained the background of the request. He says this is for a proposed Chick-Fil-A. He noted that most of the parcels on Crosshaven is already zoned B-2. He noted it meets the Cahaba Heights Community Plan.

Mrs. Barnes opened the public hearing.

Molly Janes (3937 Wall Street) has concerns over traffic and noise.

Jack Kubiszyn, a representing attorney for Westminster, spoke in opposition because of traffic, lights, and it being contrary to the community plan for walkability. He also made the point that people trying to make a left on Crosshaven, will eventually take a right on Crosshaven then take a right on Bearden, then take another right on to Wall Street to catch the light to take a left on Crosshaven.

Jim Meads of Sain discussed the traffic plan and the left turn lane. He noted that for the traffic plan to work the Jefferson County and City road improvement projects must be completed. He said that no matter what, Crosshaven would be widened and a left turn lane will be installed. As a response to traffic times, he said that Chick-Fil-A's peak hours are at midday.

Mr. Brady gave an update on the road improvement project. He noted that the Jefferson County project will bring lane improvements and traffic signal improvements on Green Valley and Crosshaven. The city will make lane improvements and pedestrian improvements and the city has identified what ROWs need to be acquired to complete the project.

Mr. House said that the proposed road improvements will make the neighborhood more walkable.

Jack Posey, a Chick-Fil-A representative, stated the road improvement projects and the development will go complementary with each other. He also says the cross access into Rite Aid is not required for the development.

Stan Manly explained the planting and buffering on the property. He said there will be a six foot fence and it is a board on board fence that over laps so that you cannot see through it. He says they can provide more buffer if needed to.

Borris Newman (3421 Ida Lane), says that it clearly encroaches into residential having an adverse effect on property values. He also has concerns with lighting.

Owner of 3955 Westminster Lane, is concerned about the encroachment into the neighborhood, as well the lights and sound being emitted from the development.

Will Akin and Chad Post, Rite Aid owners, say they have no objections with the Chick-Fil-A going in. They do have objections regarding access point and do not want cross access.

Joan Kindle, representative for Westminster HOA, says that she would rather see garden homes go up in Cahaba Heights.

Mr. Brady says the development meets the storm water management requirements.

Mrs. Barnes asks why a less deep development wouldn't be an option.

Jack Posey says that building on a smaller lot would not be able to accommodate enough cars and would make traffic problems worse.

Mr. House says that Wall Street is already transitional.

Councilman Weaver says council is open to adding conditions to this property.

Mrs. Barnes closes public hearing

MOTION Mr. Gilchrist made a motion to recommend rezoning approval for 3945 Crosshaven Dr., 3955 & 3959 Wall St. from Vestavia Hills R-4 to Vestavia Hills B-2 with the following conditions:

1. Approval based on site plan presented;
2. No access will be granted to Wall St.;
3. Rezoning will not be final until property is replatted.

Additionally, the Commission suggests that the Design Review Board pay special attention the landscaping along Wall St. Second was by Mr. House. Motion was carried on a roll call; vote as follows:

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

Mr. Gilchrist – yes
Mr. Larson – yes
Mr. House – yes

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-1218-60
- **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: **FEBRUARY 14, 2019**

- **CASE:** P-0219-05
- **REQUESTED ACTION:** Final Plat Approval To Resurvey Lots 7 and 8 of Rosemont Subdivision and to adjust the common lot line.
- **ADDRESS/LOCATION:** Rosemont Place
- **APPLICANT/OWNER:** Cathryn Pryor/ Joel Abbott & Che Abbott
- **REPRESENTING AGENT:** Jason Kessler
- **GENERAL DISCUSSION:** Plat is to grant what is currently part of Lot 7, with Lot 8's driveway on it to Lot 8. In return, Lot 7 will have a piece of Lot 8. The lots are currently zoned R-1.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for low 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**

~~2018~~ JAN 28 A 11: 57

II. APPLICANT INFORMATION: (owner of property)

NAME: Cathryn Pryor / Joel Abbott & Cle Abbott

ADDRESS: 1968 and 1976 Rosemont Place
Vestavia Hills, AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 915-7227 Office _____
410-3334

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____
Jason Kessler 369-5187

III. ACTION REQUESTED

Final Plat Approval

Adjust Common lot Area

Explain reason for the request: To grant what is currently part of Lot 7,
with Lot 8's driveway on it, to Lot 8. In return, Lot 7 will receive a
if additional information is needed, please attached full description of request piece of Lot 8

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

Lots 7 & 8 Rosemont subdivision

Property size: _____ feet X _____ feet. Acres: Lot 7 - 24199
Lot 8 - 26594

VI. ZONING/REZONING:

The above described property is presently zoned: R-1

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.

Cathryn Pysz 1/18/2019
Ché Abbott 1/18/2019
Paul D. Wilson 1/18/2019
Owner Signature/Date

JA 1/15/19
Representing Agent (if any)/date

Given under my hand and seal
this 18th day of January, 2019.

Paige Colleen McGee
Notary Public

My commission expires _____ My Commission Expires:
day of _____, 20____ October 25, 2020

RESURVEY OF LOTS 7 AND 8 ROSEMONT SUBDIVISION

BEING A RESURVEY OF LOT 7 ACCORDING TO THE RESURVEY OF LOT 7 ROSEMONT SUBDIVISION AS RECORDED IN MAP BOOK 248, PAGE 48 AND LOT 8 ACCORDING TO THE ROSEMONT SUBDIVISION AS RECORDED IN MAP BOOK 199, PG. 98 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 20,
TOWNSHIP 8 SOUTH RANGE 12 WEST,
JEFFERSON COUNTY, ALABAMA

STATE OF ALABAMA
COUNTY OF JEFFERSON

NOTARY PUBLIC
BY COMMISSION EXPIRES 06/11/2017

STATE OF ALABAMA
COUNTY OF JEFFERSON

NOTARY PUBLIC
BY COMMISSION EXPIRES 06/11/2017



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BY COMMISSION EXPIRES 06/11/2017

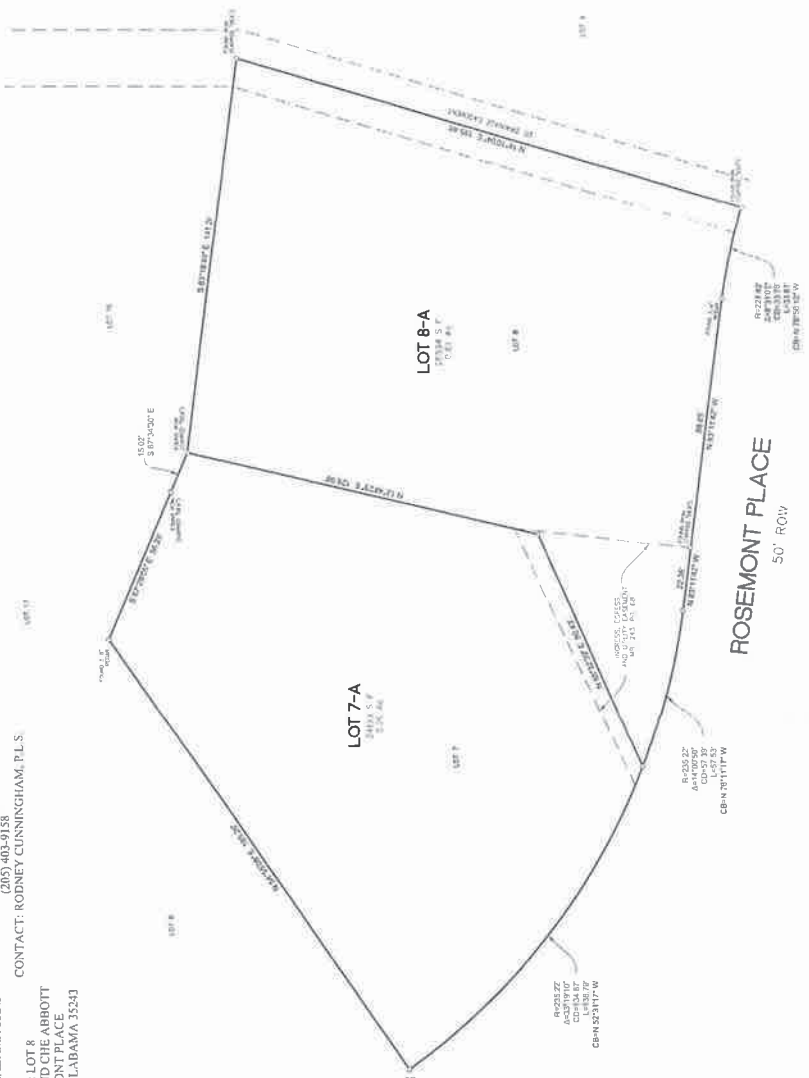
NOTARY PUBLIC
BY COMMISSION EXPIRES 06/11/2017

NOTARY PUBLIC
BY COMMISSION EXPIRES 06/11/2017

OWNER: LOT 7
CATHY TRAYOR
1968 ROSEMONT PLACE
BIRMINGHAM, ALABAMA 35243

CONTACT: RODNEY CONNORRIGHAM, P.L.S.

OWNER: LOT 8
JOEL ABBOTT AND CHE ABBOTT
1976 ROSEMONT PLACE
BIRMINGHAM, ALABAMA 35243



APPROVED BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____

DIRECTOR OF ENVIRONMENTAL SERVICES
 ENVIRONMENTAL SERVICES DIVISION
 120 BISHOP CIRCLE, SUITE 300
 PELHAM, ALABAMA 35124
 TEL: (205) 403-9138
 FAX: (205) 403-9175



ENGINEERING DESIGN GROUP, LLC
 120 BISHOP CIRCLE, SUITE 300
 PELHAM, ALABAMA 35124
 TEL: (205) 403-9138
 FAX: (205) 403-9175

RESURVEY OF LOTS 7 AND 8
 ROSEMONT SUBDIVISION

DATE: _____
 PROJECT: _____
 CHECKED BY: _____
 DRAWN BY: _____

REVISIONS

SCALE: _____
 DATE: _____

FINAL PLAN

DATE: _____

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

Date: **FEBRUARY 14, 2019**

- **CASE:** P-0219-06
- **REQUESTED ACTION:** Final Plat Approval To Resurvey Lots 24, 25, 31, & 32 of Fairhaven Drive.
- **ADDRESS/LOCATION:** 3771 & 3703 Fairhaven Drive
- **APPLICANT/OWNER:** Overton Investments, LLC
- **REPRESENTING AGENT:** Jason Kessler
- **GENERAL DISCUSSION:** Plat is to resurvey Lot 24, Lot 25, Lot 31, & Lot 32, into 7 Lots (Lot 24-A, 24-B, 25-C, 31-A, 31-B, 31-C, & 31-D). There is a 10' easement at the rear of lots 24-A & 31-D. Plat completes rezoning Ordinance 2818.
- **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: Overtan Investments LLC

ADDRESS: 3505 Bent River Rd.
Birmingham, AL 35216

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 985-7171 Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____
Jason Kessler

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Rezoned to R-9. Final plat
necessary to build as approved as Master plan.
if additional information is needed, please attached full description of request

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

3771 and 3783 Fairhaven Drive

Property size: 120 feet X 145 feet. Acres: 0.8 acres total
and 120 145

VI. ZONING/REZONING:

The above described property is presently zoned: R-9

VI. OWNER AFFIDAVIT:

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

 1/29/19
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 29th day of January, 2019.


Notary Public

My commission expires 13th
day of March, 2020.

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

Date: **FEBRUARY 14, 2019**

- **CASE: P-0219-03**
- **REQUESTED ACTION:** Rezoning Vestavia Hills B-1 to Vestavia Hills B-1 with Revised Site Plan.
- **ADDRESS/LOCATION:** 4557 Pine Tree Circle
- **APPLICANT/OWNER:** Seed Corn, LLC
- **REPRESENTING AGENT:** Wesley Cline
- **GENERAL DISCUSSION:** Applicant is seeking a site plan amendment for 4557 Pine Tree Circle. This property and the adjoining property were originally rezoned from R-1 to B-1 in March, 2017 (Ordinance Number 2696) and conditioned on the site plan as presented at that time. This revised site plan will include one proposed building. The setbacks for this property will be 20' in the front, 30' in the rear and 10' on the sides.
- **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: Building to be designed in a residential style and compatible with other new construction in the Blue Lake area
 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

2018 JAN -9 P 4:04

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: Seed Corn, LLC

ADDRESS: 1616 Second Avenue South

Birmingham, AL 35233

MAILING ADDRESS (if different from above) Scott Deason

599 Fieldstone Drive Helena, AL 35080

PHONE NUMBER: Home 205-222-1664 Office 205-977-9797

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Wesley Cline

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: VH B1 ~~Current zoning~~ with 2 parcel combined site plan

To: VAB1 ~~Current zoning~~ with revised site plan

For the intended purpose of: Construction a Commercial 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.)

.66 of an acre lot located at 4557 Pine Tree Circle, Vestavia, AL 35243

Lot 14, Topfield

Property is pie shaped

Property size: _____ feet X _____ feet. Acres: .66

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.

Len Shannon
Owner Signature/Date

Wesley Clins
Representing Agent (if any)/date

Given under my hand and seal
this 8th day of January, 20 19.

Miss [Signature]
Notary Public
My commission expires 8/10/2022 10th
day of August, 20 22.



Studio Sofon

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CE

ORDINANCE NUMBER 2696

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

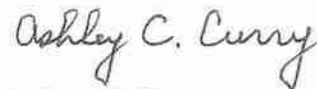
BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from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

4553 and 4557 Pine Tree Circle
Lots 14 & 15, Topfield Subdivision
Bobby and Judy Long and Edward and Marion Jones, Owner(s)

BE IT FURTHER ORDAINED that said zoning be contingent upon the following conditions:


1. Approval to be developed substantially as the site plan presented;
2. Building height limited to two (2) stories;
3. Buildings to be designed in a residential style;
4. Developers to construct a sidewalk along frontage of lots or contribute to the City's Sidewalk Fund an amount to be determined by the City Engineer based upon linear frontage and the cost of said sidewalk;
5. Lots must be resurveyed and platted as shown;
6. Private clubs, convenience stores and fast food restaurants are prohibited.

APPROVED and ADOPTED this the 27th day of March, 2017.



Ashley C. Curry
Mayor

ATTESTED BY:



Rebecca Leavings
City Clerk

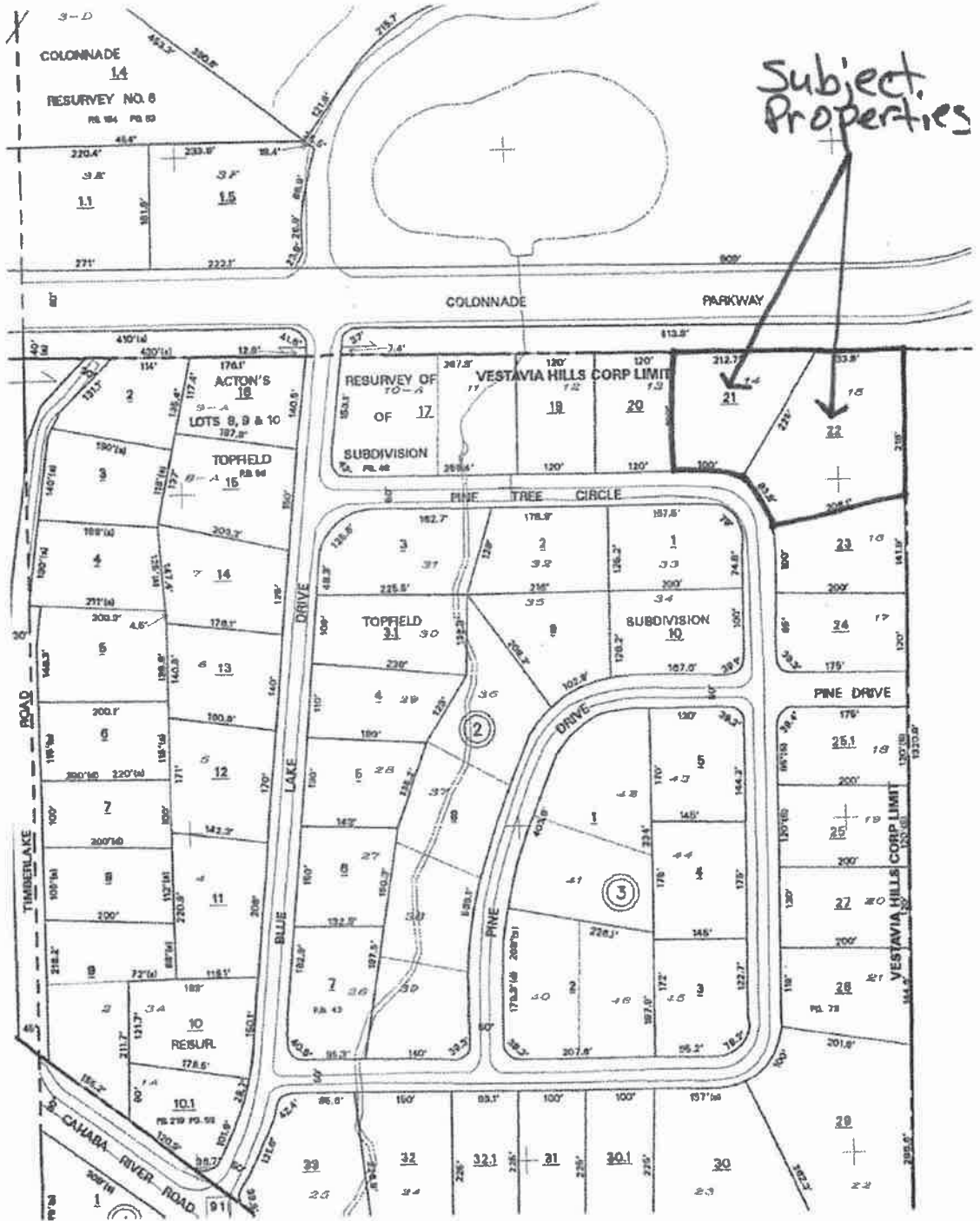
CERTIFICATION:

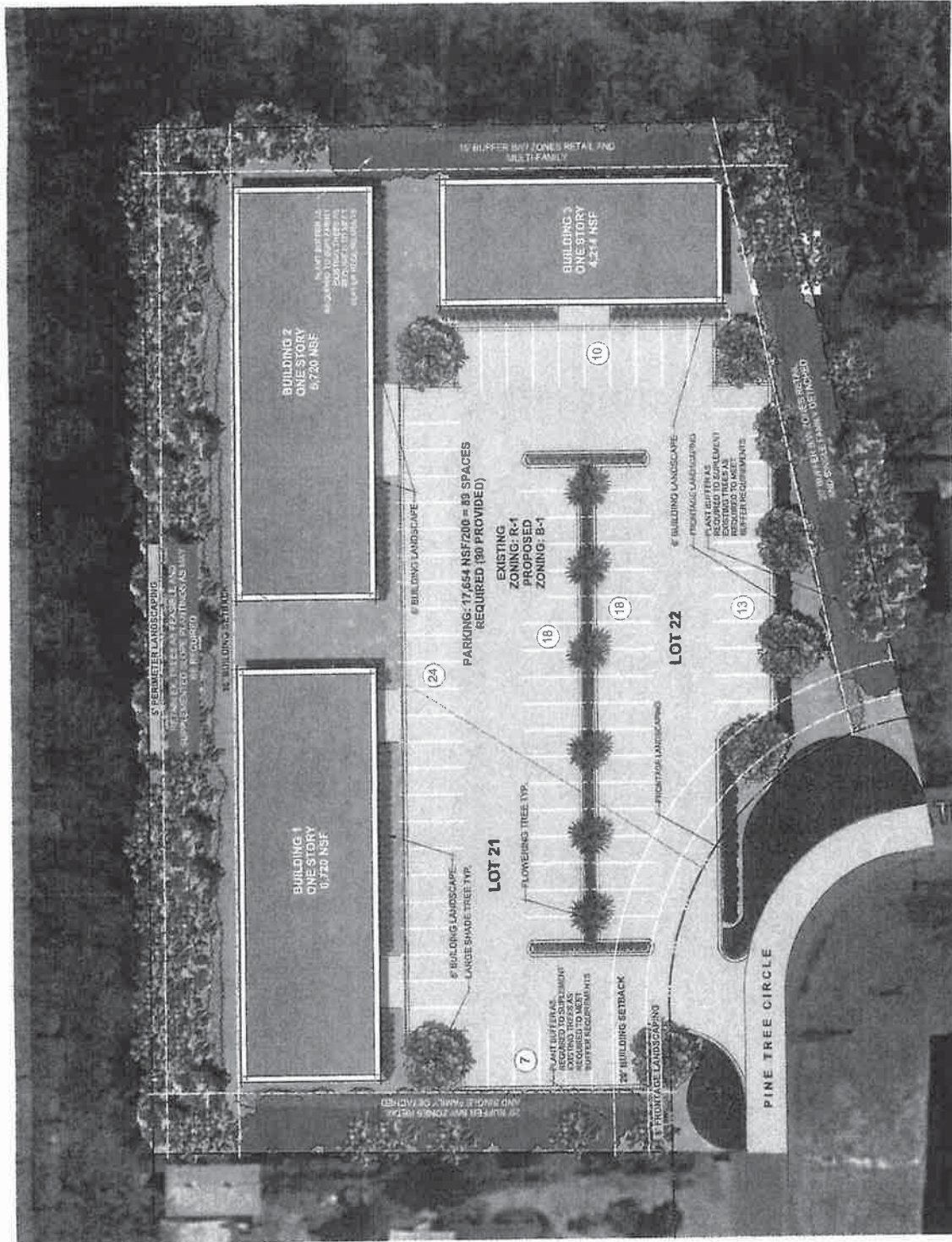
I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2696 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 27th day of March, 2017 as same appears in the official records of said City.

Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest, New Merkle House and Vestavia Hills Recreational Center this the 27th day of March, 2017.



Rebecca Leavings
City Clerk

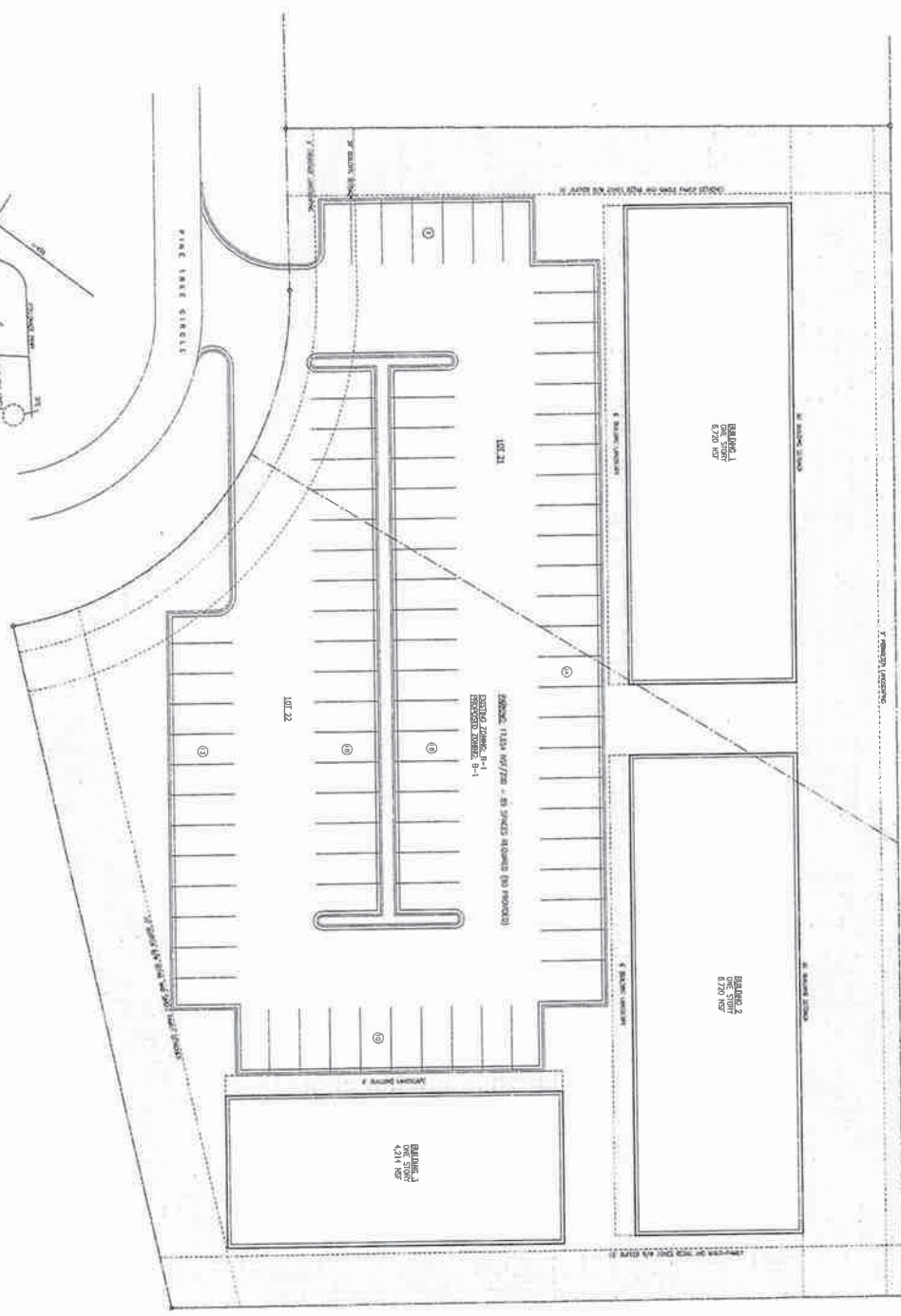




SCHEMATIC LANDSCAPE PLAN



SITE PLAN
SCALE: 1" = 100'



A001

DATE: 11/15/10
SCALE: 1" = 100'



STATE OF ILLINOIS
OFFICE OF THE CLERK OF THE SUPREME COURT
221 WEST WASHINGTON STREET
SPRINGFIELD, ILLINOIS 62702

NO.	DESCRIPTION	DATE



Zoning

PARCELID 2800274001021000
DISTRICT 020
ESN_NUM 62
PROPADD 4557 PINE TREE CIR
VH_ZONING B-1*
ZNG_ORD 2696
ZNG_ORD_DT 03/27/2017
ZNG_ORD2 1981
ZNG_ORD_1
ZNG_ORD3
ZNG_ORD_2 03/21/2003
ZNG_ORD4
ZNG_ORD_3
Zoom to

