

**Vestavia Hills
City Council Agenda
January 22, 2018
6:00 PM**

1. Call to Order
2. Roll Call
3. Invocation – Donald Harwell, Citizen of Vestavia Hills, Member of Vestavia Hills United Methodist Church, and the Vestavia Hills Representative on the Birmingham-Jefferson County Transit Authority Board
4. Pledge Of Allegiance
5. Announcements and Guest Recognition
6. Proclamation – Arbor Week – February 18-24, 2018
7. City Manager’s Report
8. Councilors’ Reports
9. Approval of Minutes – January 8, 2018 (Regular Meeting)

Old Business

New Business

New Business (Unanimous Consent Requested)

First Reading (No Action Taken At This Meeting)

10. Ordinance Number 2741 – Rezoning – 2301 Old Columbiana Road, Lot 2 Polhemus Addition to Vestavia Hills; Rezone From Vestavia Hills Inst (Institutional) To Vestavia Hills B-2 (Business District); Russell Polhemus, LLC., Owner(s) (*public hearing*)
11. Ordinance Number 2742 – Rezoning – 3122, 3128, 3134, and 3136 Sunview Drive; Rezone From Vestavia Hills Inst (Institutional District), Vestavia Hills B-2 (Business District), And Vestavia Hills A (Agricultural District) To Vestavia Hills B-1.2 (Neighborhood Mixed Use District); Thomas Holdings, Owner(s) (*public hearing*)
12. Citizen Comments
13. Motion For Adjournment

CITY OF VESTAVIA HILLS

CITY COUNCIL

MINUTES

JANUARY 8, 2018

The City Council of Vestavia Hills met in regular session on this date at 5:30 PM following posting and publication as required by Alabama law. Mayor Curry called the meeting to order and the City Clerk called the roll with the following:

MEMBERS PRESENT:

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

OTHER OFFICIALS PRESENT:

Jeff Downes, City Manager
Patrick Boone, City Attorney
Rebecca Leavings, City Clerk
Dan Rary, Police Chief
Melvin Turner, Finance Director
George Sawaya, Asst. Treasurer
Marvin Green, Fire Chief
Brian Davis, Public Services Director
Christopher Brady, City Engineer
Cinnamon McCulley, Communications Specialist

James L. (Butch) Williams, Senior Chaplin for the City of Vestavia Hills, provided the invocation followed by the Pledge of Allegiance.

Pastor Williams gave an update of the Vestavia Hills Chaplain activities.

ANNOUNCEMENTS, GUEST RECOGNITION

- None.

PROCLAMATION

The Mayor presented a proclamation designating January 2018 as “Human Trafficking Awareness Month.” Mr. Downes read the proclamation and the Mayor presented it to Julia Meyers, Rescue Innocence Project and Lt. Johnny Evans, VHPD and FBI North Alabama Safe Streets Taskforce. The Mayor explained that a lot of cities have this issue and it’s a pattern that covers the Southeast.

Lt. Evans stated that he is working on a FBI task force concerning human trafficking. He stated that Interstate 20 which runs through Birmingham is commonly called the “human trafficking highway” because it is the heaviest human trafficking corridor along with being the busiest interstate system in the US. He stated that they put a lot of resources and the resulting arrests will hopefully soon make a difference.

Ms. Meyers stated that she is heading up a task force called the Rescue Innocence Project. She thanked the Mayor for the support through this Proclamation and she looks forward to reaching out to various organizations for more awareness and education focusing on this problem. She stated Rescue Innocence Program information can be found online and invited everyone to take an active part.

CITY MANAGER’S REPORT

- Mr. Downes reminded the Council of the requirements from ADEM to upgrade some City ordinances pursuant to SWMA’s development of common regulations for all participating cities. Draft ordinances are available online and notification has been released to the general public that a public comment period has begun. He stated that comments will be received until February 12, 2018. Following this comment period, the draft ordinances will be voted upon and then passed on down to the cities for adoption. He invited everyone to review these ordinances and stated that these will be topics for discussion at the Strategic Planning Work Session on January 18 and 19, 2018.
- Mr. Downes announced the Strategic Work Session beginning at 8:30 on January 18 and 19, 2018 in the Executive Conference Room. He stated that an agenda will be forthcoming.

COUNCILOR REPORTS

- Mrs. Cook stated that the interviews for a new superintendent are ongoing. She indicated that there will be one more interview tomorrow along with a 4:30 reception. All of the candidates are qualified. She stated on special meeting of the Board on January 15th beginning at 10 AM.
- Mrs. Cook stated that her son, Will, finished his Eagle Scout project on Sunday. She stated it was a long 5-day work project and they are pleased with the outcome of the new Meadowlawn pavilion.

- Mr. Pierce stated that the Chamber will have their luncheon on January 16th in which they will be swearing in new officers. The meeting will be at the Vestavia Country Club along with celebrating new members.

FINANCIAL REPORTS

Mr. Turner presented the financial reports for month ending November 2017. He read and explained the balances.

APPROVAL OF MINUTES

The minutes of the December 11, 2017 (Regular Meeting), December 18, 2017 (Work Session), and December 18, 2017 (Regular Meeting) were presented for approval.

MOTION Motion to dispense with the reading of the minutes of the December 11, 2017 (Regular Meeting) and approve them as presented was by Mrs. Cook and second by Mr. Pierce. Roll call vote as follows:

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

MOTION Motion to dispense with the reading of the minutes of the December 18, 2017 (Work Session) and approve them as presented was by Mrs. Cook and second by Mr. Weaver. Roll call vote as follows:

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

MOTION Motion to dispense with the reading of the minutes of the December 18, 2017 (Regular Meeting) and approve them as presented was by Mr. Pierce and second by Mrs. Cook. Roll call vote as follows:

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

OLD BUSINESS (BEGINNING AFTER 6:00 PM)

RESOLUTION NUMBER 5011

Resolution Number 5011 – Annexation – 90 Day – 2672 Dolly Ridge Road; Binita And Niraj “Neil” Parekh, Owners (public hearing)

MOTION Motion to approve Resolution Number 5011 was made by Mrs. Cook and second was by Mr. Weaver.

Neil Parekh was present in regard to this request. He explained that he has lived in Vestavia for 15 years but recently purchased this home which he and his wife hope to renovate into their dream home but want it also to be in the City limits.

Mr. Pierce stated that the Standing Annexation Committee met and discussed this petition for annexation and found no adverse information. He stated that a member of the Board of Education participated in the meeting and also had no issues.

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

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

ORDINANCE NUMBER 2737

Ordinance Number 2737 – Annexation – Overnight – 2672 Dolly Ridge Road; Binita And Niraj “Neil” Parekh, Owners (*public hearing*)

MOTION Motion to approve Ordinance Number 2737 was made by Mr. Weaver and second was by Mrs. Cook.

The Mayor explained that this is the overnight annexation of the same property.

Neil Parekh was present in regard to this request.

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

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

RESOLUTION NUMBER 5012

Resolution Number 5012 – Annexation – 90 Day – 1722 Vestaview Lane; Shades Mountain Baptist Church (*public hearing*)

MOTION Motion to approve Resolution Number 5012 was made by Mrs. Cook and second was by Mr. Weaver.

Mr. Pierce stated that the Standing Annexation Committee met and discussed this petition for annexation and found no adverse information.

Mrs. Cook pointed out that the map in the agenda packet isn't noted correctly and that all properties on the street with the exception of two are in the City.

Tom Boston, Shades Mountain Baptist Church was present in regard to this request. He explained that the Church will house a missionary family in the dwelling.

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

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

ORDINANCE NUMBER 2738

Ordinance Number 2738 – Annexation – Overnight – 1772 Vestaview Lane; Shades Mountain Baptist Church (*public hearing*)

MOTION Motion to approve Ordinance Number 2738 was made by Mrs. Cook and second was by Mr. Weaver.

The Mayor explained that this is the overnight annexation of the same property.

Tom Boston, Shades Mountain Baptist Church was present in regard to this request.

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

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

RESOLUTION NUMBER 5013

Resolution Number 5013 – Annexation – 90 Day – 3640 Altadena Drive; Lot 1, Altadena Acres; Georgia and Kevin Holdefer, Owners (*public hearing*)

MOTION Motion to approve Resolution Number 5013 was made by Mrs. Cook and second was by Mr. Weaver.

Mr. Pierce stated that the Standing Annexation Committee met and discussed this petition for annexation and found no adverse information. He stated that a member of the Board of Education participated in the meeting and also had no issues.

Mr. and Mrs. Kevin Holdefer were present in regard to this request. He explained that his children attend Briarwood and will continue to do so.

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

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

ORDINANCE NUMBER 2739

Ordinance Number 2739 – Annexation – Overnight – 3640 Altadena Drive; Lot 1, Altadena Acres; Georgia and Kevin Holdefer, Owners (*public hearing*)

MOTION Motion to approve Ordinance Number 2739 was made by Mr. Weaver and second was by Mrs. Cook.

The Mayor explained that this is the overnight annexation of the same property.

Mr. and Mrs. Kevin Holdefer were present in regard to this request.

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

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

RESOLUTION NUMBER 5014

Resolution Number 5014 – Annexation – 90 day – 2300 St. Joseph Road; Lot 24-A, Resurvey of Lots 24 & 26, Amendment to St. Joseph Retreat; Linda Craft, Owner (*public hearing*)

MOTION Motion to approve Resolution Number 5014 was made by Mr. Pierce and second was by Mr. Weaver.

Mr. Pierce stated that the Standing Annexation Committee met and discussed this petition for annexation and found no adverse information. He stated that a member of the Board of Education participated in the meeting and also had no issues.

Linda Craft was present in regard to this request.

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

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

ORDINANCE NUMBER 2740

Ordinance Number 2740 – Annexation – Overnight – 2300 St. Joseph Road; Lot 24-A, Resurvey of Lots 24 & 26, Amendment to St. Joseph Retreat; Linda Craft, Owner (public hearing)

MOTION Motion to approve Ordinance Number 2740 was made by Mr. Pierce and second was by Mr. Weaver.

The Mayor explained that this is the overnight annexation of the same property.

Linda Craft was present in regard to this request.

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

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

ORDINANCE NUMBER 2735

Ordinance Number 2735 – Rezoning – 812 Chestnut Street; Lots 6 & 7, Block 14, South Birmingham Heights; Rezone From Vestavia Hills R-3 (Residential) To Vestavia Hills B-2 (Business District); Sloss HTP, Inc., Owners (public hearing)

MOTION Motion to approve Ordinance Number 2735 was made by Mr. Weaver and second was by Mr. Pierce.

Mr. Weaver explained that this is a request for rezoning two vacant residential parcels to utilize for parking for the shopping center. This was recommended for approval by the Planning and Zoning Commission with conditions. One of the conditions was the requirement of a vacation of an alley which is the next item on the agenda. He added that the approval should be tied to the site plan presented, traffic tools to encourage all traffic toward Canyon Road and final approval of stormwater shall be approved by the City Engineer.

Cole Williams, Goodwyn, Mills and Cawood, was present in regard to this request. He explained that the existing Todd Mall has been vastly underserved through the years and part of this property was rezoned about 15 years ago. This request will take a vacant parcel along with

a parcel already zoned in order to utilize both parcels for parking and landscaping. In doing this, they will also do a facelift on the shopping structure with renovations and refurbishing.

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

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

RESOLUTION NUMBER 5002

Resolution Number 5002 – A Resolution Vacating A Portion Of An Alley At 812 Chestnut Street; Lots 6 & 7, Block 14, South Birmingham Heights; Sloss HTP, Owners (*public hearing*)

MOTION Motion to approve Resolution Number 5002 was made by Mr. Weaver and second was by Mr. Pierce.

Cole Williams, Goodwyn, Mills and Cawood, was present in regard to this request.

Mr. Pierce asked about the reaction of the neighbors to these requests. Mr. Weaver explained there were some concerns regarding stormwater but he believes they were addressed.

Ms. Leavings explained that the utilities only released this for vacation with the stipulation that the property be re-platted and this area designated as a utility easement.

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

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

RESOLUTION NUMBER 5003

Resolution Number 5003 – A Resolution Determining The Value Of The Right-Of-Way Of An Alley Vacated By Resolution Number 5002 Located Adjacent To 812 Chestnut Street; Lots 6 & 7, Block 14, South Birmingham Heights; Sloss HTP, Owners (*public hearing*)

MOTION Motion to approve Resolution Number 5003 was made by Mr. Weaver and second was by Mrs. Cook.

Mr. Downes stated that Alabama law dictates the valuation of the alley that was just vacated. Once approved, the applicant must pay this amount for the property, a total of \$6,651.74

Cole Williams, Goodwyn, Mills and Cawood, was present in regard to this request.

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

Mrs. Cook – yes

Mr. Head – yes

Mr. Pierce – yes

Mr. Weaver – yes

Mayor Curry – yes

Motion carried.

NEW BUSINESS

NEW BUSINESS (REQUESTING UNANIMOUS CONSENT)

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

The Mayor stated that the following resolutions and/or ordinances will be presented at a public hearing at the Council's next regular meeting on January 22, 2018, at 6:00 PM.

- None.

CITIZEN COMMENTS

None.

At 6:21 PM, Mr. Weaver made a motion to adjourn. The meeting adjourned at 6:22 PM.

Ashley Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

WHEREAS, the economic and aesthetic welfare of the people of Alabama is largely dependent on the trees and forests of the State; and

WHEREAS, everyone in the City of Vestavia Hills benefits either directly or indirectly from trees and forests; and

WHEREAS, trees provide jobs, products, habitat for wildlife, and recreational opportunities; and

WHEREAS, trees are an invaluable physical and psychological addition to the City, as they provide shade, cool the air, reduce noise levels and glare; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, the management of trees through planning, planting, maintenance, timely removal and replacement increases their benefit to our City for both present and future generations; and

WHEREAS, the Keep Vestavia Hills Beautiful organization, an affiliate of Keep America Beautiful, has committed to integrate into its purpose promoting, planting and caring for community trees as well as engaging in other activities which ensure that trees are considered in community aesthetics.

NOW, THEREFORE, I, Ashley C. Curry, by virtue of the authority vested in me as Mayor of the City of Vestavia Hills in the State of Alabama, do hereby proclaim the week of February 18 - 24, 2018 as

ARBOR WEEK

and encourage all residents to participate in tree planting activities during this week.

IN WITNESS WHEREOF, I
have hereunto set my
hand and caused the Seal
of the City of Vestavia
Hills to be affixed this

the 22nd day of January
2018.

Ashley C. Curry
Mayor

ORDINANCE NUMBER 2741

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 INST TO VESTAVIA HILLS B-2 WITH THE CONDITIONAL USE FOR RECREATIONAL, FITNESS AND REHABILITATION AND RELATED ACTIVITIES

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 Inst (institutional district) to Vestavia Hills B-2 (business district) with restrictions:

2301 Old Columbiana Road
Lot 2, Polhemus Addition to Vestavia Hills
Russell Polhemus, LLC, Owner(s)

BE IT FURTHER ORDAINED that said rezoning shall be conditioned upon completion of the following conditions:

1. A site inspection of all drainage retention/detention areas shall be approved by the City Engineer;
2. Private restrictive covenants shall be filed in the Jefferson County Office of the Judge of Probate and a recorded copy attached to this Ordinance Number 2741 for the following enumerated uses that shall be prohibited: hotels, animal shelter/kennel/clinic, private club, daycare center, place of assembly, hospital, nursing home, public utility facility, school (public), automotive repair (major & minor), automotive sales, bank of financial services, car wash, convenience store, funeral home, garden center/nursery, gas station, hardware store, home improvement center, laundromat, laundry & dry cleaning establishments (retail and industrial), liquor lounge, maintenance service, produce market, restaurant (fast food, full service, and/or any establishment with a commercial kitchen and/or hood), retail (general, enclosed & unenclosed), retail (neighborhood), services (neighborhood), service station, veterinary hospital, storage (including mini-

warehouses), telecommunications facilities, and warehousing (wholesale & distribution).

APPROVED and ADOPTED this the 12th day of February, 2018.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2741 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 12th day of February, 2018, as same appears in the official records of said City.

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

Rebecca Leavings
City Clerk

2301 Old Columbiana Road



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

Date: DECEMBER 14, 2017

- **CASE: P-1217-58**
- **REQUESTED ACTION:** Rezoning From Vestavia Hills Inst-1 to Vestavia Hills B-2
The Purpose Of A Sports Medicine & Fitness Institute
- **ADDRESS/LOCATION:** 2301 Old Columbiana Rd.
- **APPLICANT/OWNER:** Russell W. Polhemus
- **REPRESNTING AGENT:**
- **GENERAL DISCUSSION:** Property consists only of Sports Medicine & Fitness Institute. Property is being sold and the proposed rezoning will bring property into current compliance with zoning regulations since the new owners are moving from non-profit to for-profit status. The only changes planned by the purchaser are the improvement of drainage and improved property maintenance. The applicants have also included a list of permitted B-2 uses that they have agreed to have stricken.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The request is consistent with the Comprehensive Plan for Neighborhood (recreational areas).
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

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

MOTION Mr. Wolfe made a motion to recommend rezoning approval 2301 Old Columbiana Rd. from Vestavia Hills Inst-1 to Vestavia Hills B-2 The Purpose Of A Sports Medicine & Fitness Institute based on the plans presented with the following conditions:

- A. Property owner to enter into a maintenance consent agreement with the City Engineering Department;
- B. Facility shall not have a full service kitchen;
- C. The following uses will not be permitted: Hotels, Animal Shelter, Private Club, Day Care Center, Hospital, Nursing Home, Public Utility Facility, Automotive Repair (Major & Minor), Automotive Sales, Bank of Financial Services, Car Wash, Convenience Store, Funeral Home, Garden Center/Nursery, Gas Station, Hardware Store, Home Improvement Center, Laundromat, Laundry & Dry Cleaning (Retail), Laundry (Industrial), Liquor Lounge, Maintenance Service, Produce Market, Restaurant (Fast Food), Retail (General, Enclosed & Unenclosed), Service Station, Veterinary Hospital, Storage (Mini-Warehouse), Telecommunications Facilities, and Warehousing (Wholesale & Distribution).

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

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

Mr. Burrell – yes
Mr. Goodwin – yes
Mr. House – yes
Mr. Larson – yes

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: Russell W. Polhemus LLC

ADDRESS: 2301 Old Columbiana Road Vestavia Hills, AL 35216

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 404-971-4507 Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: Richard Pennino

1756 Mountain Woods Cr Vestavia Hills, AL 35216

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: Institutional

To: B2 with restrictions (Zoning only changes if property is sold)

For the intended purpose of: Recreational, Fitness and Rehabilitation and related activities

(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.)

2301 Old Columbiana Road, Vestavia Hills, Al 35216

Lot 2 Polhemus Addition to Vestavia Hills PB 223 Page 52

Property size: _____ feet X _____ feet. Acres: 2.61

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.

Russell W. Polhemus
Owner Signature/Date 11/9/17

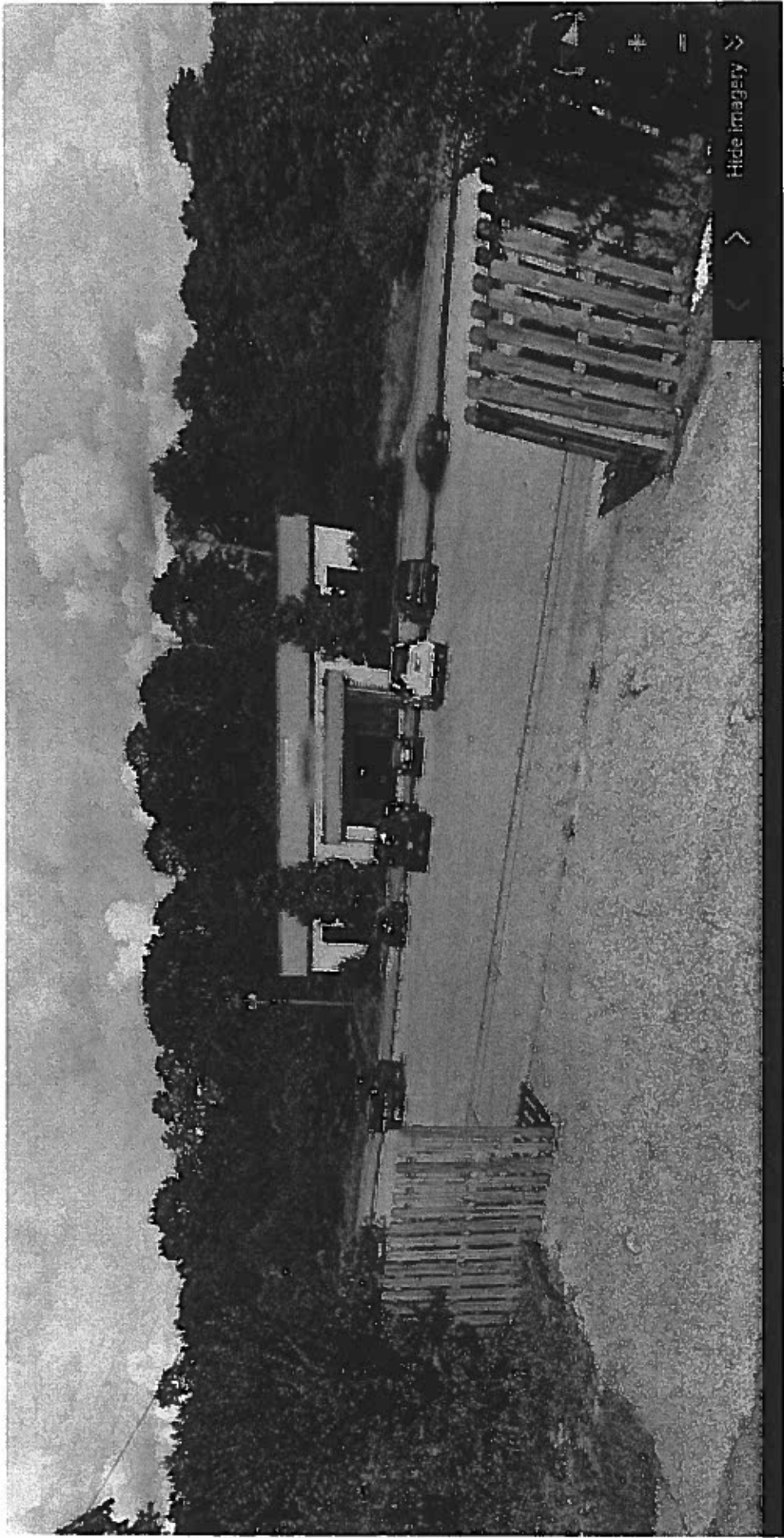
Richard J. [Signature] 11/9/2017
Representing Agent (if any)/date

Given under my hand and seal
this 9 day of November, 2017.

Michael White Arledge
Notary Public

My commission expires 10
day of April, 2018.





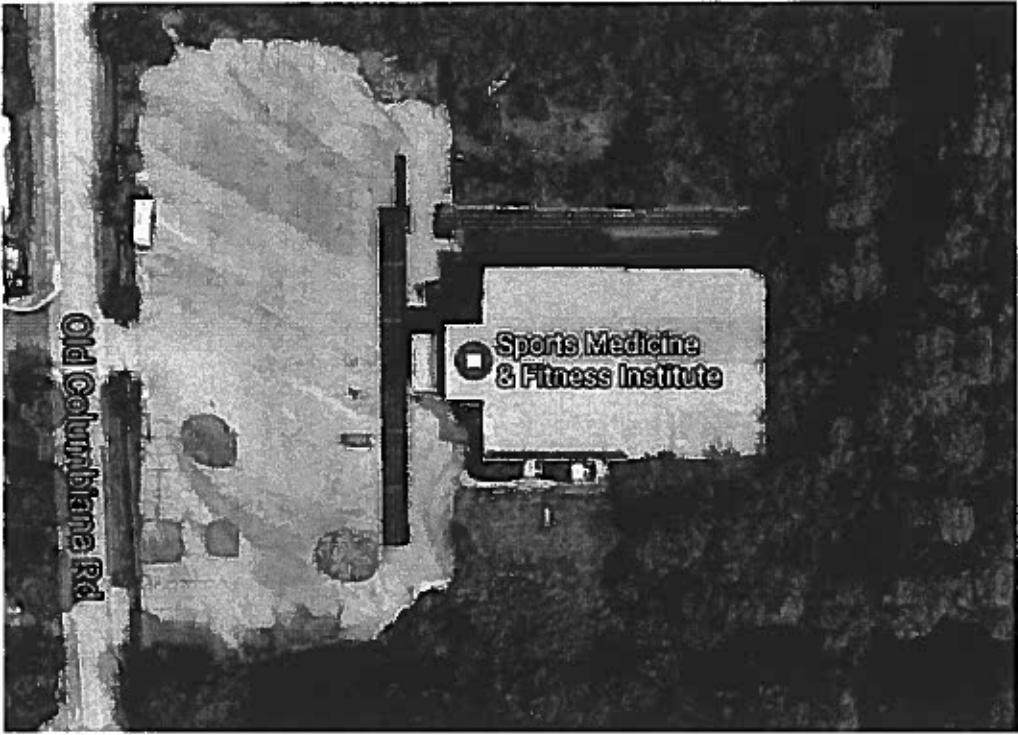


Table 6 Use Regulations for Non-Residential Districts								
USES / DISTRICTS:	A	B-1	B-1.2	B-2	B-3	O-1	O-2	INST
AGRICULTURAL								
Farm, Raising of Crops only	Y							
Farm, Raising of Livestock	L							
Farm Support Business	SE				C			
Forestry	Y							
Stable	Y							
RESIDENTIAL								
Assisted Living Facility			C					Y
Independent Living Facility			Y					
Multi-family dwelling			Y					
Townhouse			Y					
LODGING								
Bed and Breakfast, §7.4	C							
Hotel X				Y	Y			
Motel					Y			
INSTITUTIONAL								
Animal Shelter, §7.6 X	Y			C	C			C
Private Club X		Y	Y	Y	Y	Y	Y	Y
Day Care Center, §7.7 X		L	L	Y	Y	C	C	C
Hospital X					C		C	Y
Nursing Home Y					C			Y
Place of Assembly	C	L	L	Y	Y	L	Y	Y
Public Facility ✓	L	L	L	Y	Y	L	Y	Y
Public Utility Facility ✓	SE	SE	SE	SE	SE	SE	SE	SE
School, Commercial	C	L	L	Y	Y	L	Y	Y
School, Not-for-Profit	C	L	L	Y	Y	L	Y	Y
School, Public	C	L	L	Y	Y	L	Y	Y
BUSINESS								
Automotive Repair Service, Major X				C	C			
Automotive Repair Service, Minor X				Y	Y			
Automotive Sales ✓				C	C			
Bank or Financial Service X		L	L	Y	Y	Y	Y	
Broadcast Studio				Y	Y	Y	Y	
Business or Professional Office		L	L	Y	Y	Y	Y	
Business Support Service		L	L	Y	Y	Y	Y	
Car Wash, Freestanding (non-accessory) X				C	C			
Convenience Store X		Y	Y	Y	Y			
Entertainment, Indoor				Y	Y			
Entertainment, Outdoor				C	C			
Funeral Home ✓				C	Y			
Garden Center/ Nursery X		L	L	Y	Y			

Y – The use is permitted by right.
 L – Permitted to limits set by district regulations
 SE – Special Exception Use, requires approval by BZA (see §12.3). May also be subject to district limitations.
 C – Conditional Use, requires approval by the Council (see §13.3). May also be subject to district limitations.
 A use not listed may be requested for approval as a Conditional Use per §13.3.
 A use followed by a numeric cross-reference is subject to Use-Specific Regulations in Article 7.
 A blank cell indicates that the use is not permitted.

Table 6 Use Regulations for Non-Residential Districts									
USES / DISTRICTS:		A	B-1	B-1.2	B-2	B-3	O-1	O-2	INST
Gas Station, §7.2	X			C	Y	Y			
Hardware Store	X		L	L	Y	Y			
Home Improvement Center	X				Y	Y			
Kennel, §7.6		Y				C			
Laundromat	X			Y	Y	Y			
Laundry and Dry Cleaning, Retail	X		Y	Y	Y	Y	Y	Y	
Laundry, Industrial	X				C	C			
Liquor Lounge	X		C	C	C	C			
Maintenance Service	X				C	C			
Medical Clinic				L	Y	Y	Y	Y	Y
Medical Support Service				L	Y	Y	Y	Y	Y
Personal Service			L	L	Y	Y			
Produce Market	X	Y	Y	Y	Y	Y			
Restaurant, Fast Food	X		L	L	Y	Y			
Restaurant, Standard			L	L	Y	Y			
Retail, General, Enclosed	X				Y	Y			
Retail, General, Unenclosed	X				C	Y			
Retail, Neighborhood			L	L	L	L			
Services, Neighborhood			L	L	L	L			
Service Station, §7.2	X			C	Y	Y			
Studio, Artist			Y	Y	Y	Y			
Veterinary Hospital, §7.6	X				C	C			
OTHER									
Airport						C			
Cemetery		C							C
Construction Service						C			
Country Club		C							
Heliport						C		C	C
Landfill						C			
Manufacturing, Light						C			
Mixed Use, General				L					
Mixed Use, Live-Work				L					
Parks, Gardens, Playgrounds		Y	Y	Y	Y	Y			Y
Recreation, Indoor					Y	Y			
Recreation, Outdoor					C	C			Y
Rehabilitation Facility						C			Y
Research Laboratory						C		C	
Salvage Yard						C		C	
Storage, Mini-warehouse, §7.5	X				C	C			
Storage, Outdoor						C			
Telecommunications Facilities, §7.9	X	C	C	C	C	C	C	C	C
Warehousing, Wholesale, Distribution	X				C	C			

Y – The use is permitted by right.
L – Permitted to limits set by district regulations
SE – Special Exception Use, requires approval by BZA (see §12.3). May also be subject to district limitations.
C – Conditional Use, requires approval by the Council (see §13.3). May also be subject to district limitations.
A use not listed may be requested for approval as a Conditional Use per §13.3.
A use followed by a numeric cross-reference is subject to Use-Specific Regulations in Article 7.
A blank cell indicates that the use is not permitted.

ORDINANCE NUMBER 2742

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 INST, B-2, AND A TO VESTAVIA HILLS B-1.2 FOR OFFICE AND COMMERCIAL DEVELOPMENT

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 Inst (institutional district), Vestavia Hills B-2 (business district), Vestavia Hills A (agricultural district) to Vestavia Hills B-1.2 (neighborhood mixed use district):

3122, 3128, 3134, and 3136 Sunview Drive
Thomas Holdings, Owner(s)

Being more particularly described as follows:

Parcel #1

A parcel of land situated in the Southwest one-quarter of the Southeast one-quarter of Section 15, Township 18 South, Range 2 West, Jefferson County being more particularly described as follows:

Commencing at a found capped iron stamped EDG 804LS marking the Southeast corner of Lot 13, Block 2 Glass's Second Addition to New Merkle as recorded in Map Book 28, Page 51 in the Office of the Judge of Probate of Jefferson County, Alabama said point also lying on the Northerly right of way of Sunview Drive (right of way varies); thence run North 59 degrees 21 minutes 51 seconds West along said Northerly right of way and along the South lot lines and the extension thereof of Lots 13, 12, and 11 said Block 2 Glass's Second Addition to New Merkle for a distance of 189.04 feet to a set 5/8 inch capped rebar stamped GSA CA-560LS; thence run North 63 degrees 41 minutes 47 seconds West along said Northerly right of way for a distance of 84.87 feet to a found PK nail and the POINT OF BEGINNING of the Parcel herein described; thence run North 49 degrees 17 minutes 22 seconds West along said Northerly right of way for a distance of 29.25 feet to a set 5/8 inch capped rebar stamped GSA CA-560LS lying on a curve turning to the right, with a radius of 331.15 feet, with a delta angle of 08 degrees 33 minutes 56 seconds, with a chord bearing of North

37 degrees 16 minutes 00 seconds West, and with a chord length of 49.46 feet; thence run along the arc of said curve and along said Northerly right of way for a distance of 49.51 feet to a set 5/8 inch capped rebar stamped GSA CA-560LS; thence run North 32 degrees 59 minutes 02 seconds West along said Northerly right of way for a distance of 71.55 feet to a found capped iron stamped EDG 804LS; thence leaving said Northerly right of way run North 41 degrees 48 minutes 11 seconds East for a distance of 4.49 feet to a found capped iron stamped EDG 804LS; thence run North 20 degrees 07 minutes 49 seconds East for a distance of 31.99 feet to a set 5/8 inch capped rebar stamped GSA CA-560LS; thence run North 47 degrees 54 minutes 46 seconds East for a distance of 32.36 feet to a set 5/8 inch capped rebar stamped GSA CA-560LS; thence run South 89 degrees 36 minutes 14 seconds East for a distance of 92.84 feet to a found capped iron stamped EDG 804LS; thence run South 01 degrees 08 minutes 01 seconds East for a distance of 45.56 feet to a found capped iron stamped EDG 804LS; thence run North 63 degrees 35 minutes 07 seconds West for a distance of 49.78 feet to a found 5/8 inch rebar; thence run South 01 degrees 29 minutes 30 seconds East for a distance of 149.54 feet to the POINT OF BEGINNING. Said parcel contains 11,322 square feet or 0.26 acres more or less.

Parcel #2

A parcel of land situated in the Southwest one-quarter of the Southeast one-quarter of Section 15, Township 18 South, Range 2 West, Jefferson County being more particularly described as follows:

Commencing at a found capped iron stamped EDG 804LS marking the Southeast corner of Lot 13, Block 2 Glass's Second Addition to New Merkle as recorded in Map Book 28, page 51 in the Office of the Judge of Probate of Jefferson County, Alabama said point also lying on the Northerly right of way of Sunview Drive (right of way varies); thence run North 59 degrees 21 minutes 51 seconds West along said Northerly right of way and along the South lot lines and the extension thereof of Lots 13, 12, and 11 said Block 2 Glass's Second Addition to New Merkle for a distance of 189.04 feet to a set 5/8 inch capped rebar stamped GSA CA-560LS and the POINT OF BEGINNING of the parcel herein described; thence run North 63 degrees 41 minutes 47 seconds West along said Northerly right of way for a distance of 84.87 feet to a found PK nail; thence leaving said Northerly right of way run North 01 degrees 29 minutes 30 seconds West for a distance of 149.54 feet to a found 5/8 inch rebar; thence run South 63 degrees 35 minutes 07 seconds East for a distance of 49.78 feet to a found capped iron stamped EDG 804LS; thence run South 63 degrees 43 minutes 01 seconds East for a distance of 35.22 feet to a found capped iron stamped EDG 804LS; thence run South 01 degrees 27 minutes 45 seconds East for

a distance of 149.40 feet to the POINT OF BEGINNING. Said parcel contains 11,227 square feet or 0.26 acres more or less.

Parcel #3

A portion of vacated 20th Avenue situated in the Southwest one-quarter of the Southeast one-quarter of Section 15, Township 18 South, Range 2 West, Jefferson County being more particularly described as follows:

Commencing at a found capped iron stamped EDG 804LS marking the Southeast corner of Lot 13, Block 2 Glass's Second Addition to New Merkle as recorded in Map Book 28, Page 51 in the Office of the Judge of Probate of Jefferson County, Alabama said point also lying on the Northerly right of way of Sunview Drive (right of way varies); thence run North 59 degrees 21 minutes 51 seconds West along said Northerly right of way and along the South lot lines of Lots 13, 12, and 11 said Block 2 Glass's Second Addition to New Merkle for a distance of 165.58 feet to a found capped iron stamped EDG 804LS marking the Southwest corner of said Lot 11 said point also lying on the Easterly vacated right of way of 20th Avenue and the POINT OF BEGINNING of the parcel herein described; thence run North 59 degrees 21 minutes 36 seconds West along said Northerly right of way for a distance of 23.46 feet to a set 5/8 inch capped rebar stamped GSA CA-560LS lying on the Westerly vacated right of way of 20th Avenue; thence leaving said Northerly right of way run North 01 degrees 27 minutes 45 seconds West said vacated right of way for a distance of 149.40 feet to a found capped iron stamped EDG 804LS; thence leaving said vacated right of way run North 86 degrees 10 minutes 14 seconds East for a distance of 22.48 feet to a found capped iron stamped EDG 804LS lying on the Easterly vacated right of way of 20th Avenue; thence run South 00 degrees 33 minutes 06 seconds East along said vacated right of way and along West lot line of Lots 10 and 11 said Block 2 Glass's Addition to New Merkle for a distance of 162.82 feet to the POINT OF BEGINNING. Said parcel contains 3,318 square feet or 0.08 acres more or less.

Parcel #4

A parcel of land situated in the Southwest one-quarter of the Southeast one-quarter of Section 15, Township 18 South, Range 2 West, Jefferson County being more particularly described as follows:

Beginning at a found capped iron stamped EDG 804LS marking the Southeast corner of Lot 13, Block 2 Glass's Second Addition to New Merkle as recorded in Map Book 28, Page 51 in the Office of the Judge of Probate of Jefferson County, Alabama said point also lying on the Northerly right of way of Sunview Drive (right of way varies); thence run North 59 degrees 21 minutes 51 seconds West along said Block 2 Glass's Second

Addition to New Merkle for a distance of 165.58 feet to a found capped iron stamped EDG 804LS marking the Southwest corner of said Lot 11 said point also lying on the Easterly vacated right of way of 20th Avenue; thence leaving said Northerly right of way run North 00 degrees 33 minutes 06 seconds West along said vacated right of way and along the West lot line of said Lot 11 for a distance of 116.79 feet to a set 5/8 inch capped rebar stamped GSA CA-50LS marking the Northwest corner of said Lot 11; thence leaving said vacated right of way run North 87 degrees 01 minutes 11 seconds East along the North lot line of said Lots 11, 12, and 13 for a distance of 132.41 feet to a found capped iron stamped EDG 804LS marking the Northeast corner of said Lot 13; thence run South 03 degrees 07 minutes 31 seconds East along the East lot line of said Lot 13 for a distance of 208.36 feet to the POINT OF BEGINNING. Said parcel contains 22,066 square feet, or 0.51 acres more or less.

BE IT FURTHER ORDAINED that said rezoning shall be conditioned upon completion of the restriction that it is to be built by the plans submitted and attached to this Ordinance as Exhibit A.

APPROVED and ADOPTED this the 12th day of February, 2018.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

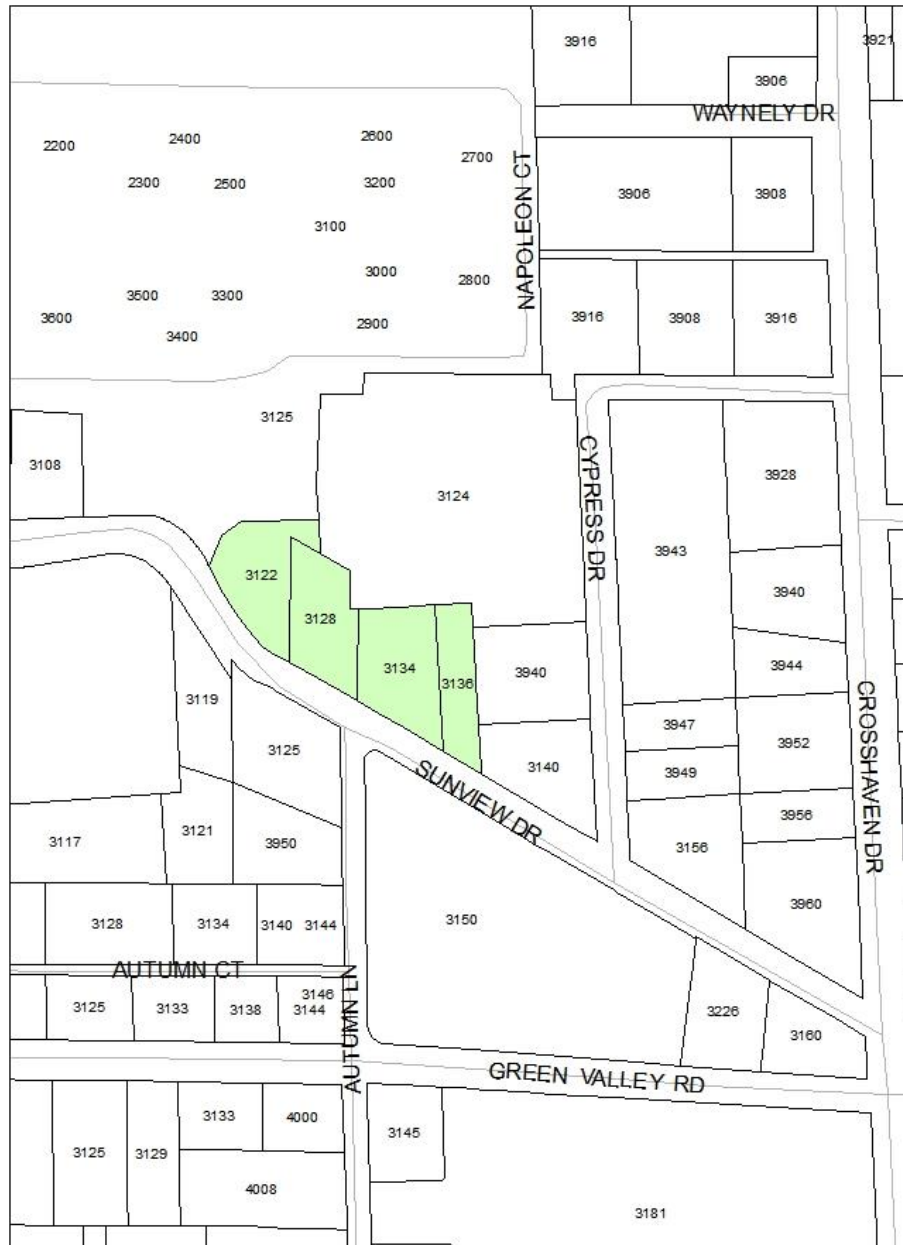
CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2742 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 12th day of February, 2018, as same appears in the official records of said City.

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

Rebecca Leavings
City Clerk

3122, 3128, 3134, and 3136 Sunview Drive



Subject Property


City of Vestavia Hills
Department of GIS
January 10, 2018



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

Date: DECEMBER 14, 2017

- **CASE: P-1217-56**
- **REQUESTED ACTION:** Rezoning from Vestavia Hills Inst., B-2, and A to Vestavia Hills B-1.2
- **ADDRESS/LOCATION:** 3122, 3128, 3134, & 3136 Sunview Dr.
- **APPLICANT/OWNER:** Thomas Holdings II, LLC
- **REPRESENTING AGENT:** Gonzalez-Strength & Assoc.
- **GENERAL DISCUSSION:** Property is on Sunview Dr., across from the Walgreens and adjacent to Cypress Dr. and Asbury Rd. Applicant is seeking rezoning to build three one-story office buildings (total: 10,788 sq. ft. +/-). The proposed buildings meets all requirements of a B-1.2 zoning, including parking and buffering. The 8' sidewalk would run along Sunview Dr. Developers will also be making improvements to the street, as well as adding on street parking which will count in the overall parking allotment. 3122 and 3128 are zoned Inst. And 3134 & 3156 are zoned B-2. A proposed site plan, landscaping plan, and renderings are attached.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Cahaba Heights Community Plan for limited mixed use.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: Recommend approval based on plan and renderings.
 2. **City Engineer Review:** I have reviewed the application and have no issues with the request.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.

4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

MOTION Mr. Wolfe made a motion to recommend rezoning approval 3122, 3128, 3134, & 3136 Sunview Dr. from Vestavia Hills Inst., B-2, and A to Vestavia Hills B-1.2 based on the plans presented. Second was by Mr. Burrell. Motion was carried on a roll call; vote as follows:

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

Mr. Burrell – yes
Mr. Goodwin – yes
Mr. House – yes
Mr. Larson – yes

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 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: _____

ADDRESS: _____

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: I-1, B-2, A

To: B-1.2

For the intended purpose of: Office Buildings

(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.)

See attached.

Property size: IRR feet X IRR feet. Acres: 1.11

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 _____ day of _____, 20_____.

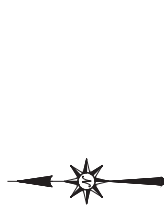
Notary Public
My commission expires _____
day of _____, 20_____.

NO.	DESCRIPTION	DATE

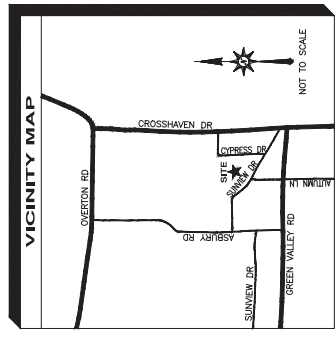
TITLE CONCEPTUAL LAYOUT PLAN
CLIENT SUNVIEW OFFICE COMPLEX
PROJECT THORNTON CONSTRUCTION
LOCATION WESTMAN HILLS, ALABAMA
DATE 10/03/17
SCALE SEE PLAN
SCALE 1/8"=1'-0"
DATE 10/03/17
SCALE 1/8"=1'-0"
DATE 10/03/17

GONZALEZ - STRENGTH & ASSOCIATES, INC.
 CIVIL ENGINEERING, LAND SURVEYING, PLANNING & TRANSPORTATION
 2776 PARKWAY LAKE DRIVE
 HOOPER, ALABAMA 35244
 PHONE: (205) 942-2486
 FAX: (205) 942-9023
 WWW.GONZALEZ-STRENGTH.COM
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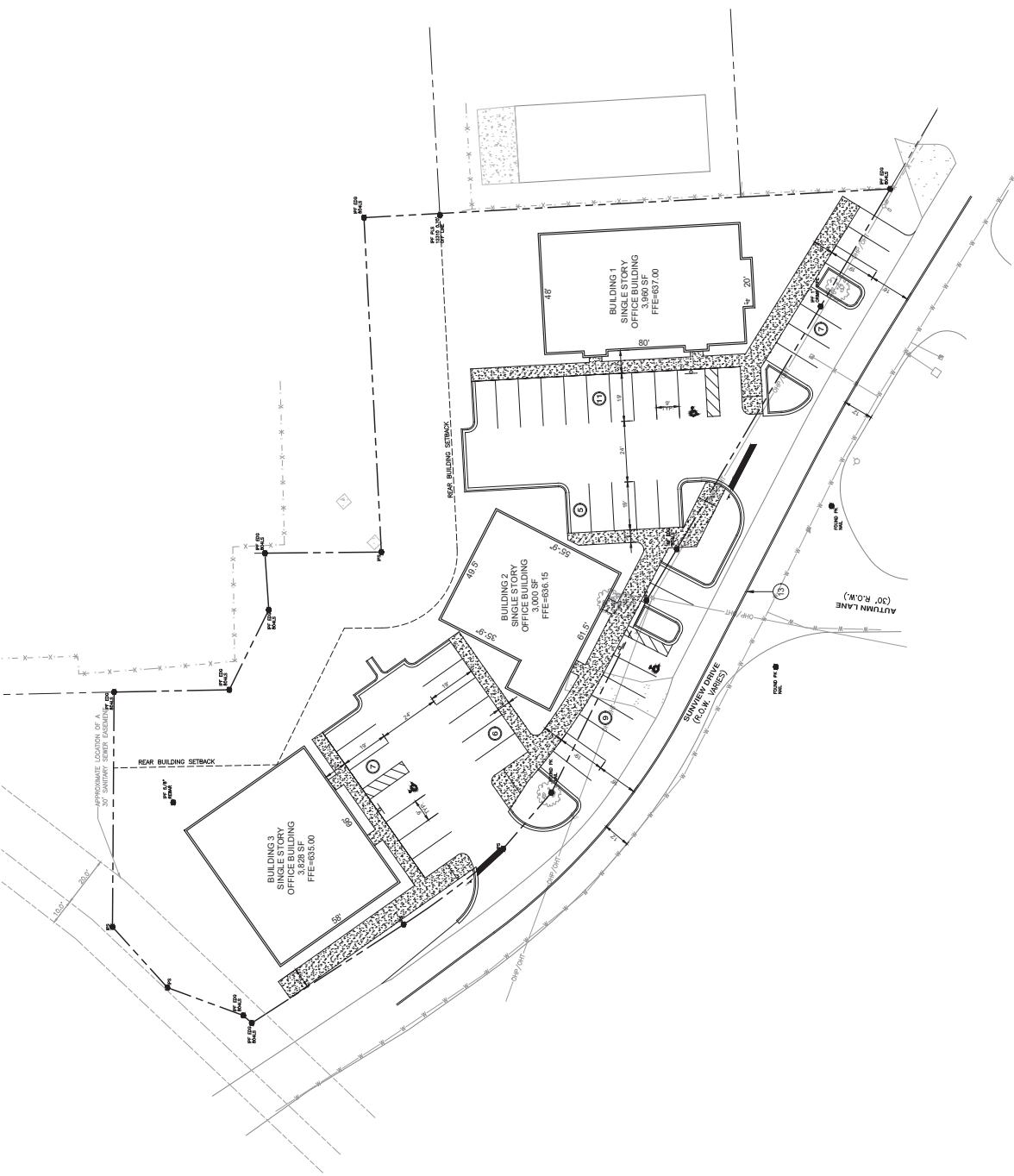
FOR INFORMATION ONLY
 DRAWING NO. 17TTC001



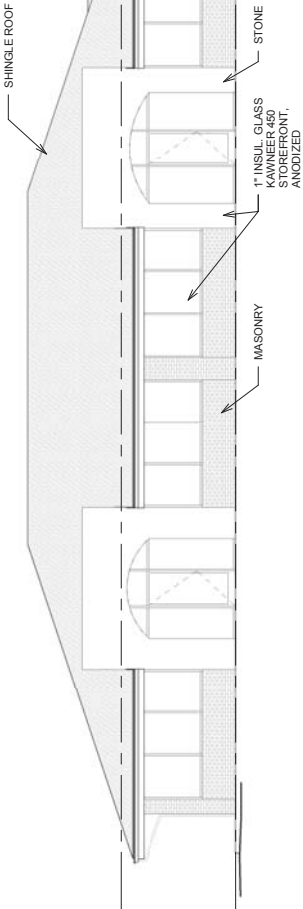
1"=20'
 0 20 40 60
 GRAPHIC SCALE



EXISTING ZONING:	I-1B-2-A
TOTAL PROPERTY AREA:	4.111 ACRES
BUILDING SETBACKS:	
FRONT:	0'
REAR:	0'
SIDE:	0'
BUILDING AREA:	10,788 SF
OFFICE:	10,788 SF
TOTAL BUILDING AREA:	10,788 SF
PARKS REQ'D:	44
OFFICE (1 PER 250SF/100%)	44
TOTAL PARKS REQ'D: WEEKDAY 8AM-5PM	44
PARKS PROVIDED:	42
STANDARD	3
ADA ACCESSIBLE	3
TOTAL PARKS PROVIDED:	45
PROPOSED TRIPS: ITE GENERATION MANUAL, 7TH ED.	119
GENERAL OFFICE WEEKDAY (11,011,000 SF)	119
TOTAL TRIPS:	119

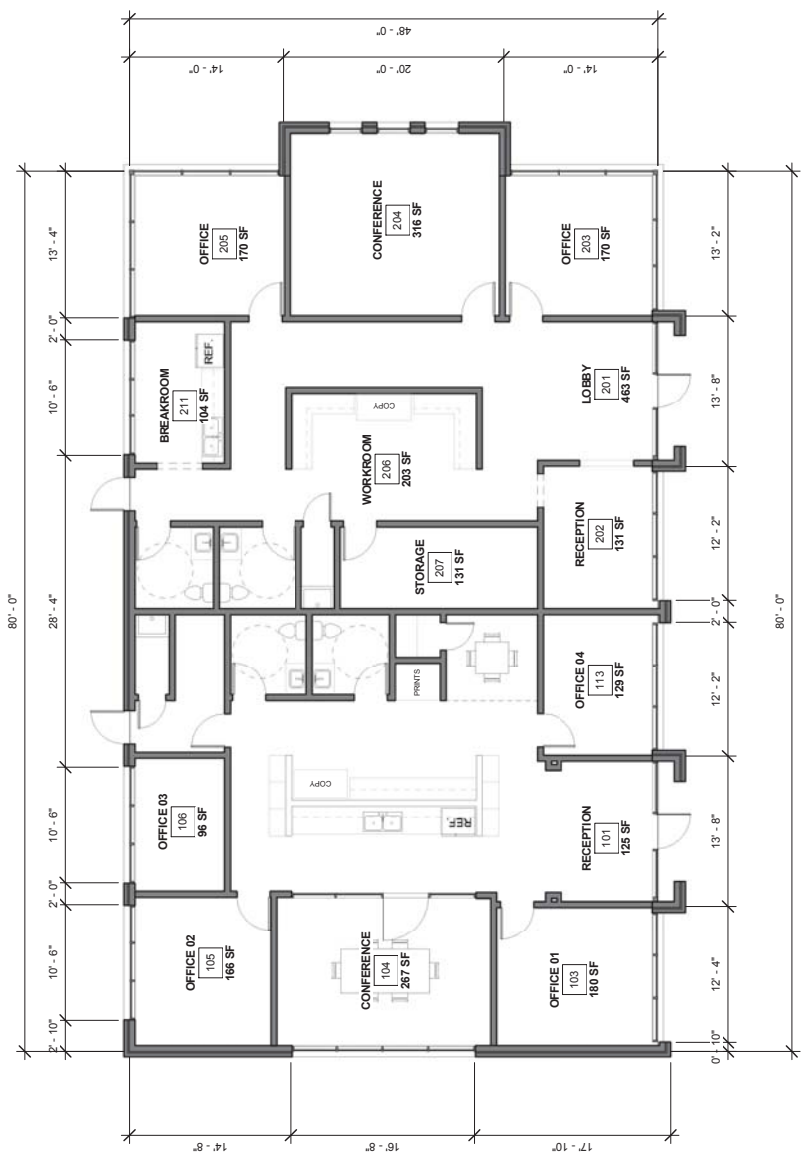


KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE
BE	5	'BOSQUE' ELM	ULMUS PARVIFOLIA 'UPMTF'	2½" CAL. 12'-14' B&B
SO	4	SHUMARD OAK	QUERCUS SHUMARDII	2½" CAL. 12'-14' B&B
MAG	1	'CLAUDIA WANNAMAHER' MAGNOLIA	MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAHER'	8-9' HT. FULL TO THE GROUND B&B
SBMAG	1	AUSTRALIS BAY MAGNOLIA	MAGNOLIA VIRGINIANA 'AUSTRALIS'	8-10' MULTI-TRUNKED B&B
ST WCM	3	'NATCHEZ' CRAPE MYRTLE STD	LAGERSTROEMIA INIDCA 'NATCHEZ'	10-12' 2½" CAL. SINGLE TRUNK LIMBED UP 3' B&B FULL
FH	1	FOSTER'S HOLLY STD	ILEX X ATTENUATA 'FOSTERI' STD	10-12' 3" CAL. SINGLE TRUNK LIMBED UP 3' B&B
BC	4	BALD CYPRESS	TAXODIUM DISTICHUM	2½" CAL. 9-10' B&B
RB	2	'DURA HEAT' RIVER BIRCH	BETULA NIGRA 'DURA HEAT'	8-9' MULTI-TRUNKED B&B
LP	60	LOBLOLLY PINE	PINUS TAEDA	3 GALLON FULL
DAB	24	DWARF ABELIA 'EDWARD GOUCHER'	ABELIA X 'EDWARD GOUCHER'	3 GALLON 15" SPREAD
RMB	61	DWARF INDIAN HAWTHORN 'SNOW WHITE'	RHAPHIOLEPIS INDICA 'SNOW WHITE'	3 GALLON 15" SPREAD
DYH	101	DWARF YAUPON HOLLY 'SCHILLINGS'	ILEX VOMITORIA NANA 'SCHILLINGS'	3 GALLON 15" SPREAD
EA	121	ENCORE AZALEA	AZALEA X 'CORLEB' (RED)	3 GALLON 15" SPREAD
OG	3	MISCANTHUS	MISCANTHUS SINENSIS 'GRACILLIMUS'	3 GALLON 30" HEIGHT
NSH	26	'NELLIE R. STEVENS' HOLLY SHRUBBY YEW	ILEX X 'NELLIE R. STEVENS' PODOCARPUS	7 GALLON HEAVY
JY	12	PODOCARPUS	MACROPHYLLUS 'MAKI'	7 GALLON HEAVY
WM	86	WAX MYRTLE	MYRICA CERIFERA	3 GALLON 15" SPREAD
SC	300	SEASONAL COLOR- ANNUALS	MIXED COLORS- SEASONAL COLOR	4 ½" POTS HEAVY
DAY	53	'STELLA D'ORO' DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GALLON FULL
BBL	155	'BIG BLUE' LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	4 ½" POTS FULL



3 North Elevation
1/8" = 1'-0"

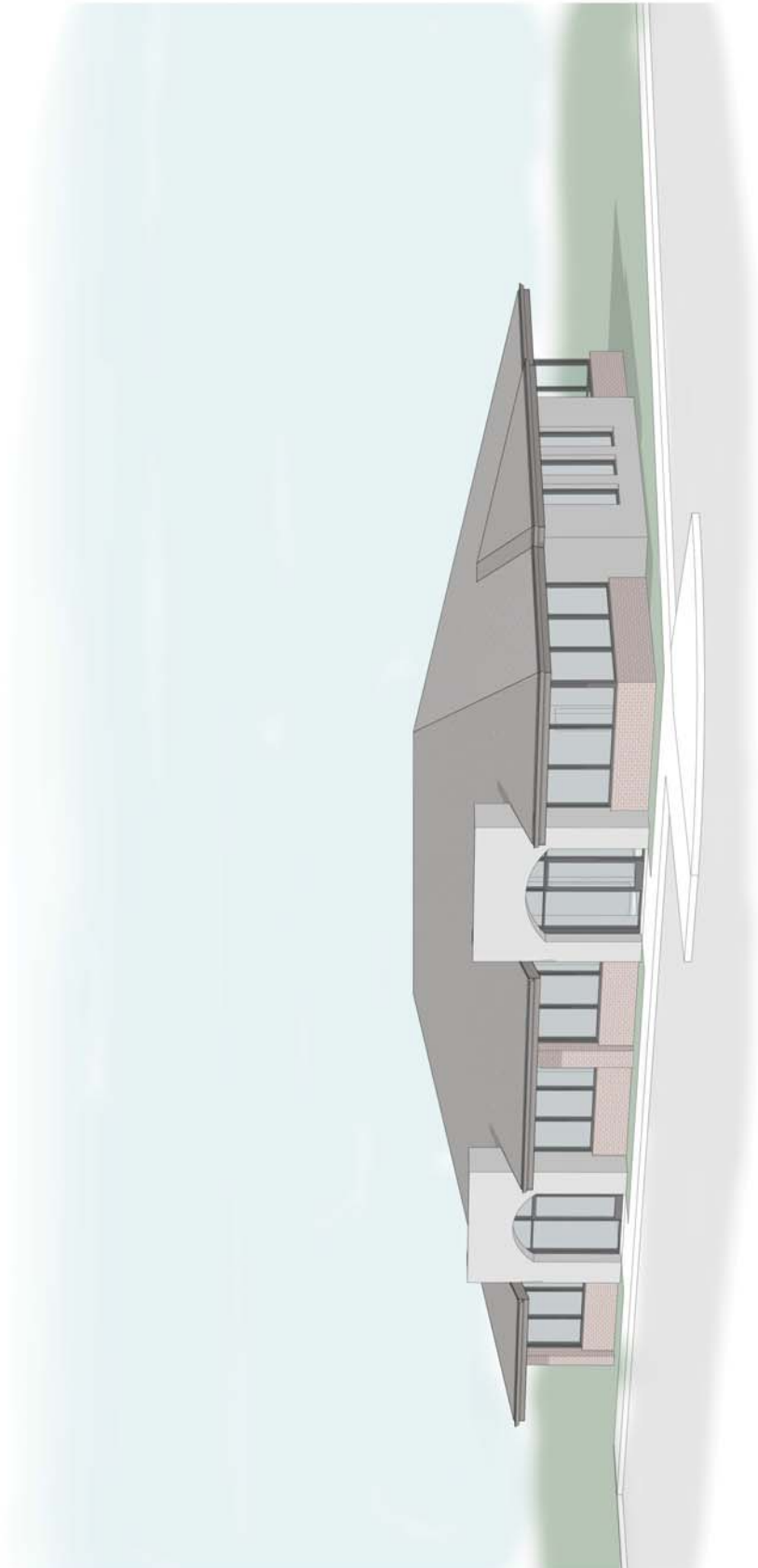
2 East Elevation
1/8" = 1'-0"



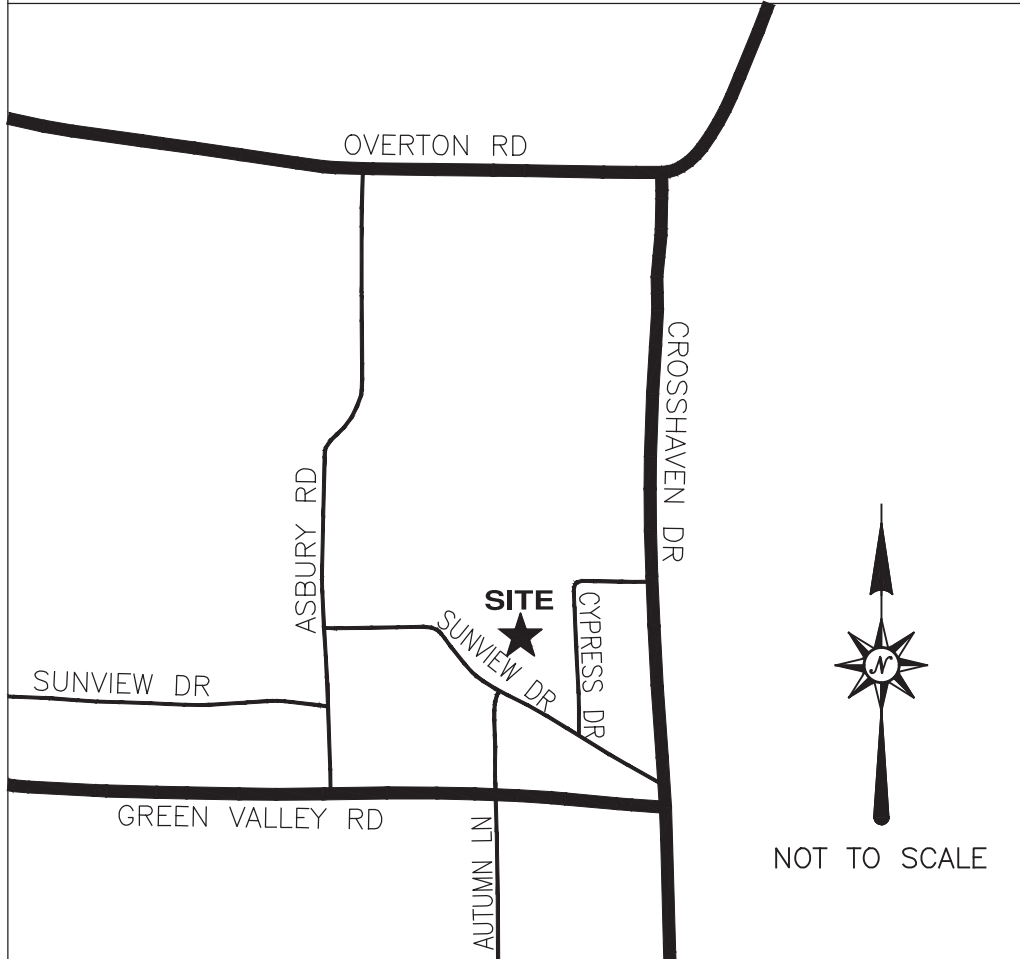
1 01 - First Floor
1/8" = 1'-0"

THORNTON CONSTRUCTION
Sunview Drive Development - Building 01
Vestavia Hills, Alabama

2320 Highland Avenue
Suite 250
BIRMINGHAM, ALABAMA 35205
205.258.6161
barrettarchstudio.com



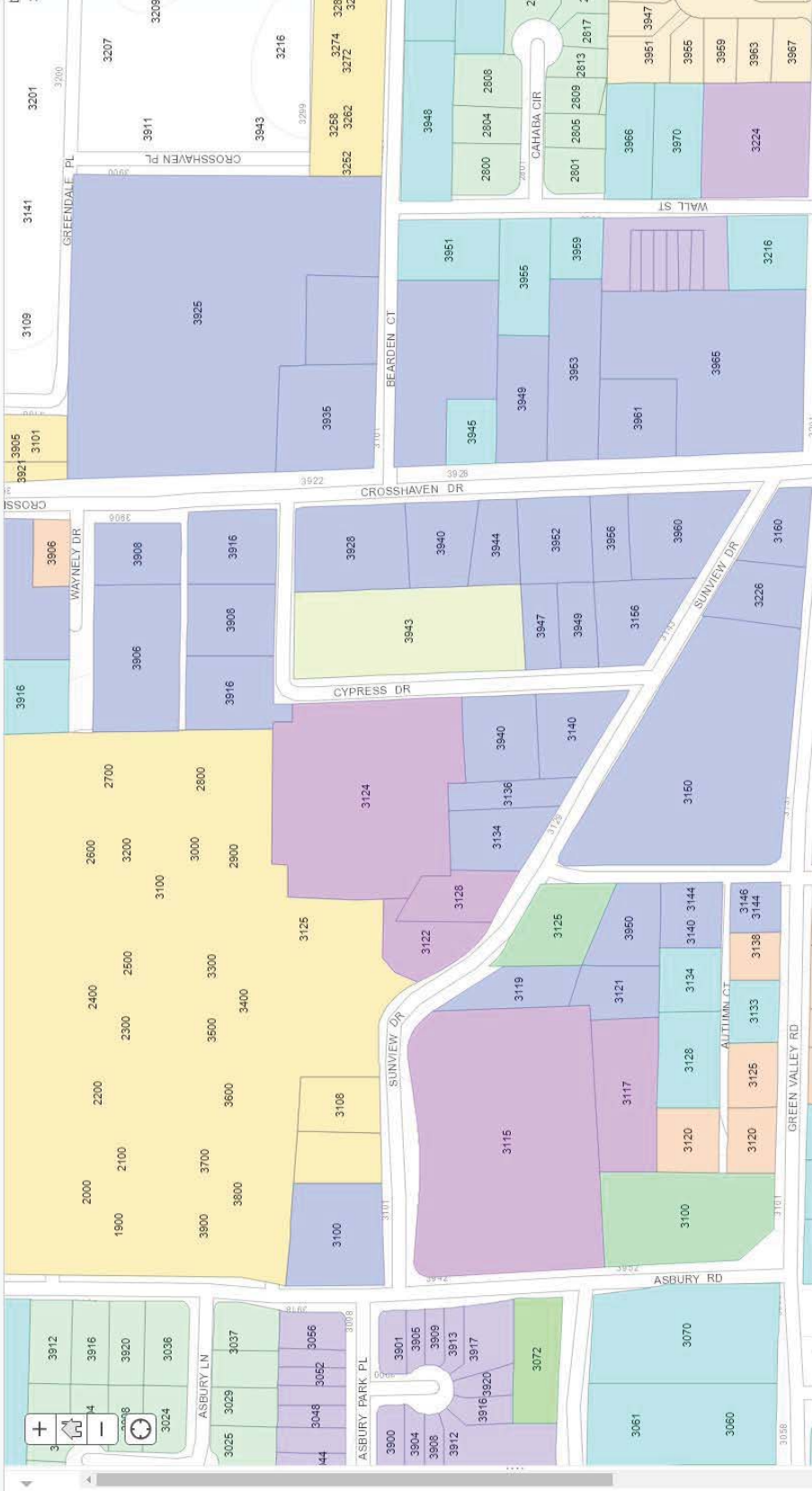
VICINITY MAP



Zoning - Vestavia_Hills_Address_Points

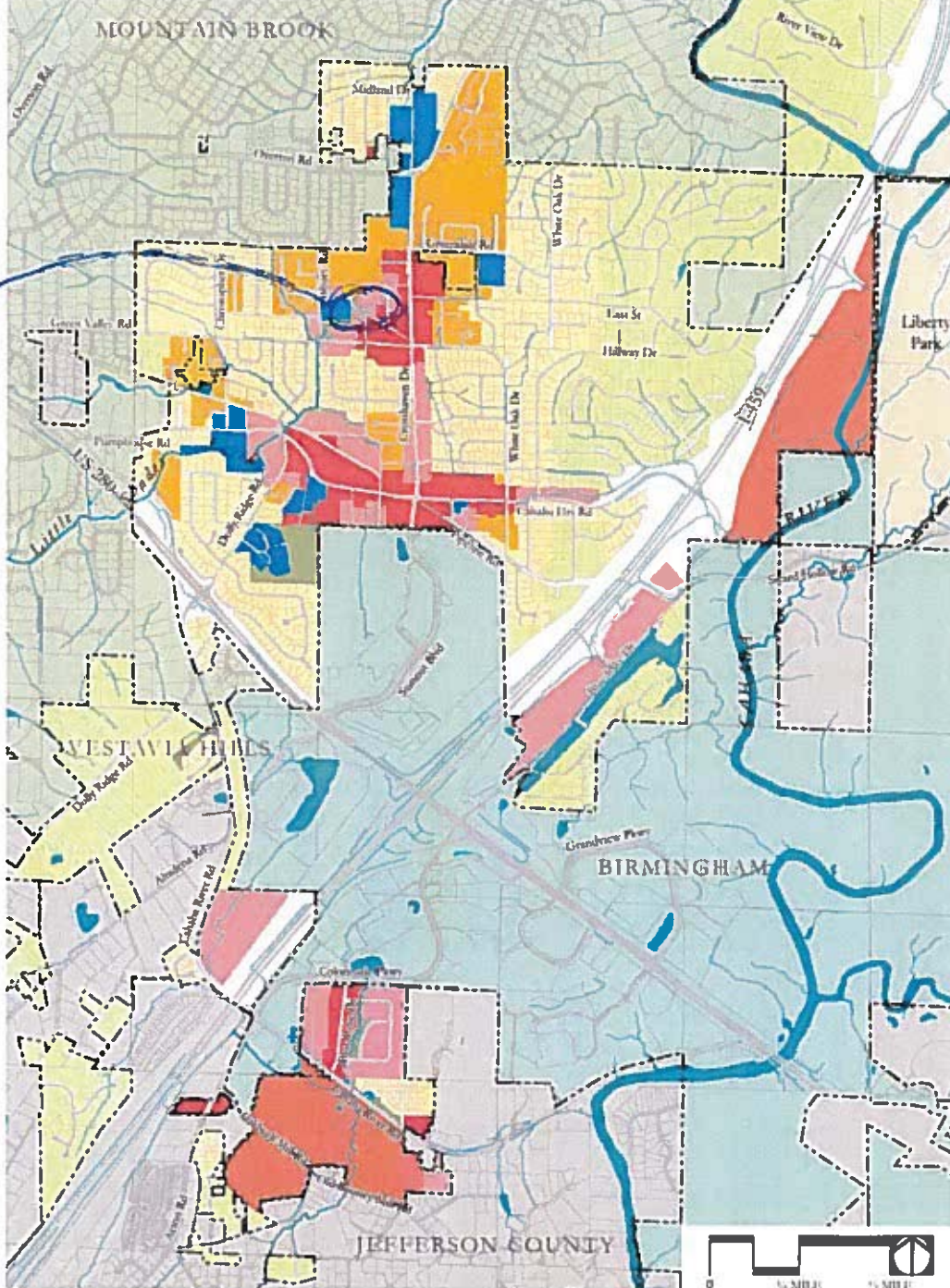
Zoning

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



Future Land Use

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



Subject Parcel

Figure 4: Future Land Use Map