

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

SEPTEMBER 12, 2019

6:00 P.M.

graRoll Call.

Pledge of Allegiance

Approval of Minutes: August 8, 2019

Preliminary Plats

- (1) **P-0919-43** Liberty Park Joint Venture, LLP Is Requesting **Preliminary Plat Approval For Readjustment of Land Use Boundaries At Liberty Park**. The Purpose For This Request Is To Amend Land Use Boundaries. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1, PB, & PNC.

Final Plats

Consent Agenda

- (2) **P-0918-42** Shealy Properties Investments Is Requesting **Final Plat Approval For Resurvey of the South Part of Lots 10 and 11 Block 1 of Map of First Addition to Shades Cahaba Estates**. The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned Shealy Properties Investments and Is Zoned Vestavia Hills R-4.
- (3) **P-0919-44** Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval For Liberty Park Town Village Commercial Subdivision No. 2 – Resurvey No. 2**. The Purpose for This Request Is to Subdivide One Lot And Right-Of-Way Into Twelve Lots. The Property Is Owned By Liberty Park Joint Venture, LLC and Is Zoned Vestavia Hills PB.
- (3) **P-0919-45** Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval For The Bray At Liberty Park Easement Survey**. The Purpose for This Request Is to Dedicate Easements For Ingress, Egress, & Utilities. The Property Is Owned By Liberty Park Joint Venture, LLC and Is Zoned Vestavia Hills PB.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

MINUTES

AUGUST 08, 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
Lyle Larson
Greg Gilchrist
Mike Vercher
Jonathan Romeo
Rusty Weaver
Cheryl Cobb
Fred Goodwin

MEMBERS ABSENT: 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 June 13, 2019; July 11, 2019 are presented for approval.

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

Mr. Goodwin – yes	Mr. Vercher – yes
Mr. Romeo – yes	Mr. Gilchrist – yes
Mr. Weaver – yes	Ms. Cobb – yes
Mr. Larson – yes	Mrs. Barnes – yes

Motion carried.

Final Plats

Consent Agenda

(1) **P-0819-41** Liberty Park Joint Venture, LLC Is Requesting **Final Plat Approval For Liberty Park Town Village Commercial Subdivision No. 2 – Resurvey No. 2**. The Purpose for This Request Is to Subdivide One Lot Into Thirteen Lots. The Property Is Owned By Liberty Park Joint Venture, LLC and Is Zoned Vestavia Hills PB.

MOTION Mr. Gilchrist made a motion to approve item 1. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

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

Rezoning/Conditional Use Recommendations:

P-0819-37 The Board Of Education Of Vestavia Hills Is Requesting **Rezoning For 2647 Gresham Dr. from Jefferson County E-1 to Vestavia Hills Inst-1** For The Purpose Of Annexation.

Mr. Garrison explained the background of the request. He stated the property was purchased by the Board of Education to be part of the Board of Education property.

Mrs. Barnes opened the floor for a public hearing.

William Bowers stated he was an adjacent neighbor and stated he was concerned about buffering.

Mr. Garrison stated the Board of Education is immune from the requirements of local zoning ordinances.

Kim Gilmore spoke and stated she was upset with the first week or traffic.

A discussion ensued on the rights of the City to impose zoning regulations on Board of Education property. The Commission stated it’s concern about future use if the Board of Education no longer owned the property.

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

MOTION Mr. Weaver made a motion to recommend Rezoning from JC E-1 to Vestavia Hills-INST with the condition that the zoning revert to the compatible City zoning (Vestavia Hills E-2) if the property is no longer owned by the Vestavia Hills Board of Education for the property located At 2647 Gresham Drive. Second was by Mr. Gilchrist. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes
Mr. Romeo – yes
Mr. Weaver– yes
Mr. Larson – yes
Motion carried.

Mr. Vercher – yes
Mr. Gilchrist – yes
Ms. Cobb – yes
Mrs. Barnes – yes

P-0819-39 Barbour Building, LLC Is Requesting **Rezoning** For **601 Vestavia Pkwy.** from **Jefferson County CP to Vestavia Hills O-2** For The Purpose Of Office Annexation.

Mr. Garrison explained the background of the request. He stated that when the property was annexed it was never properly rezoned.

Mrs. Barnes opened the floor for a public hearing.

Perry Towne stated he was an adjacent neighbor and asked if this was for a new building. Mrs. Barnes stated this was for the existing building.

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

MOTION Mr. Gilchrist made a motion to recommend Rezoning from JC-CP to Vestavia Hills O-2 with 3 Story Maximum Height Limit for the property located At 601 Vestavia Parkway. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes
Mr. Romeo – yes
Mr. Weaver– yes
Mr. Larson – yes
Motion carried.

Mr. Vercher – yes
Mr. Gilchrist – yes
Ms. Cobb – yes
Mrs. Barnes – yes

P-0819-36 New Cingular Wireless PCS, LLC Is Requesting **Conditional Use Approval** for **Wireless Communication Facility** Located At **Sicard Hollow Rd. (SHAC)**. The Property Is Owned By The City Of Vestavia Hills and Is Zoned Vestavia Hills Inst-1.

Mr. Garrison explained the background of the request. He stated that the request is for a new cell tower at SHAC.

Andy Rotenstreich presented the application to the Commission.

The Commission agreed that the proposal meets all requirements set forth in the Zoning Ordinance.

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

MOTION Mr. Gilchrist made a motion to recommend Conditional Use approval for a new wireless telecommunication facility with the condition that the easement must be recorded before conditional use is valid. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Vercher – yes
Mr. Romeo – yes	Mr. Gilchrist – yes
Mr. Weaver– yes	Ms. Cobb – yes
Mr. Larson – yes	Mrs. Barnes – yes

Motion carried.

P-0819-38 Magnum Properties, LLC Is Requesting **Rezoning** For **2961 Green Valley Rd.** from **Vestavia Hills R-5** to **Vestavia Hills R-9** For The Purpose Of Single Family Home Development.

Mr. Garrison explained the background of the request. He stated that the request is tear down and rezone the apartment building and construct single family homes.

Price Hightower was present and stated that his plan call for 11 single family homes.

Mr. Goodwin asked who would own the property and be responsible for maintenance. Mr. Hightower stated he would be,

Mrs. Barnes opened the floor for a public hearing.

Jennie Gable stated she lived behind the property and was concerned about drainage. Bart Carr, engineer for the applicant, explained the drainage plan and how the it should be approved. Mr. Brady concurred.

Robert De Buys spoke in opposition and stated the request doesn't conform the Cahaba Heights Community Plan and is too dense.

A discussion ensued about zoning.

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

MOTION Mr. Gilchrist made a motion to recommend Rezoning from Vestavia Hills R-5 to Vestavia Hills R-9 for the property located At 2961 Green Valley Rd. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Vercher – yes
Mr. Romeo – yes	Mr. Gilchrist – yes
Mr. Weaver– yes	Ms. Cobb – yes
Mr. Larson – yes	Mrs. Barnes – yes

Motion carried.

P-0819-40

R. Clint Gentry Is Requesting An Amendment To Ordinance Number 2110 For 3100 Blue Lake Dr. To Allow A Two Story Development.

Mr. Garrison explained the background of the request. He stated that the parcel was one of the first to be rezoned in the Blue Lake area and have conditions attached (a two-story height limit and a shared parking agreement) that are no longer required.

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

MOTION Mr. Gilchrist made a motion to amend Ordinance 2110, removing conditions 2 & 5, for the property located At 3100 Blue Lake Dr. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes

Mr. Romeo – yes

Mr. Weaver – yes

Mr. Larson – yes

Motion carried.

Mr. Vercher – yes

Mr. Gilchrist – yes

Ms. Cobb – yes

Mrs. Barnes – yes

Conrad Garrison, City Planner

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

Date: SEPTEMBER 12, 2019

- **CASE:** P-0919-43
- **REQUESTED ACTION:** Preliminary Plat Approval For Readjustment of Land Use Boundaries At Liberty Park
- **ADDRESS/LOCATION:** Liberty Pkwy. & South Liberty Rd.
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP
- **REPRESENTING AGENT:** Schoel Engineering
- **GENERAL DISCUSSION:** Preliminary plat is to change land use for 1.81 acres from PR-1 to PNC; 35.79 acres from PR-1 to PB; 1.81 acres from PNC to PB; and 37.60 acres from PB to PR-1. The change is part of the new phases of Liberty Park and at the request of the new development group. The request is consistent and in accordance with the original annexation and zoning agreement and can be done by right.
- **LIBERTY PARK MASTER PLAN:** This request is consistent with the plan for Phase II.
- **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
PRELIMINARY MAP APPLICATION**

2019 AUG 23 12:23

II. APPLICANT INFORMATION: (owner of property)

NAME: Liberty Park Joint Venture, LLP

ADDRESS: 1000 Urban Center Drive, Suite 235

Vestavia, AL 35242

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Schoel Engineering Company

III. ACTION REQUESTED

Preliminary Plat Approval

Explain reason for the request: Adjustment in land use boundaries

See attached exhibit

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

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

Property located in Section 13, 18S, 2W

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

VI. ZONING/REZONING:

The above described property is presently zoned: PB, PR-1 & PNC

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.

Kenneth P. Dortel
Owner Signature/Date

Joseph Z. Blyler, Jr.
Representing Agent (if any)/date

Given under my hand and seal
this 19th day of August, 2019.

Jennifer L. Yates
Notary Public

My commission expires 9th
day of May, 2020.



**READJUSTMENT OF LAND USE
 BOUNDARIES AT LIBERTY PARK**

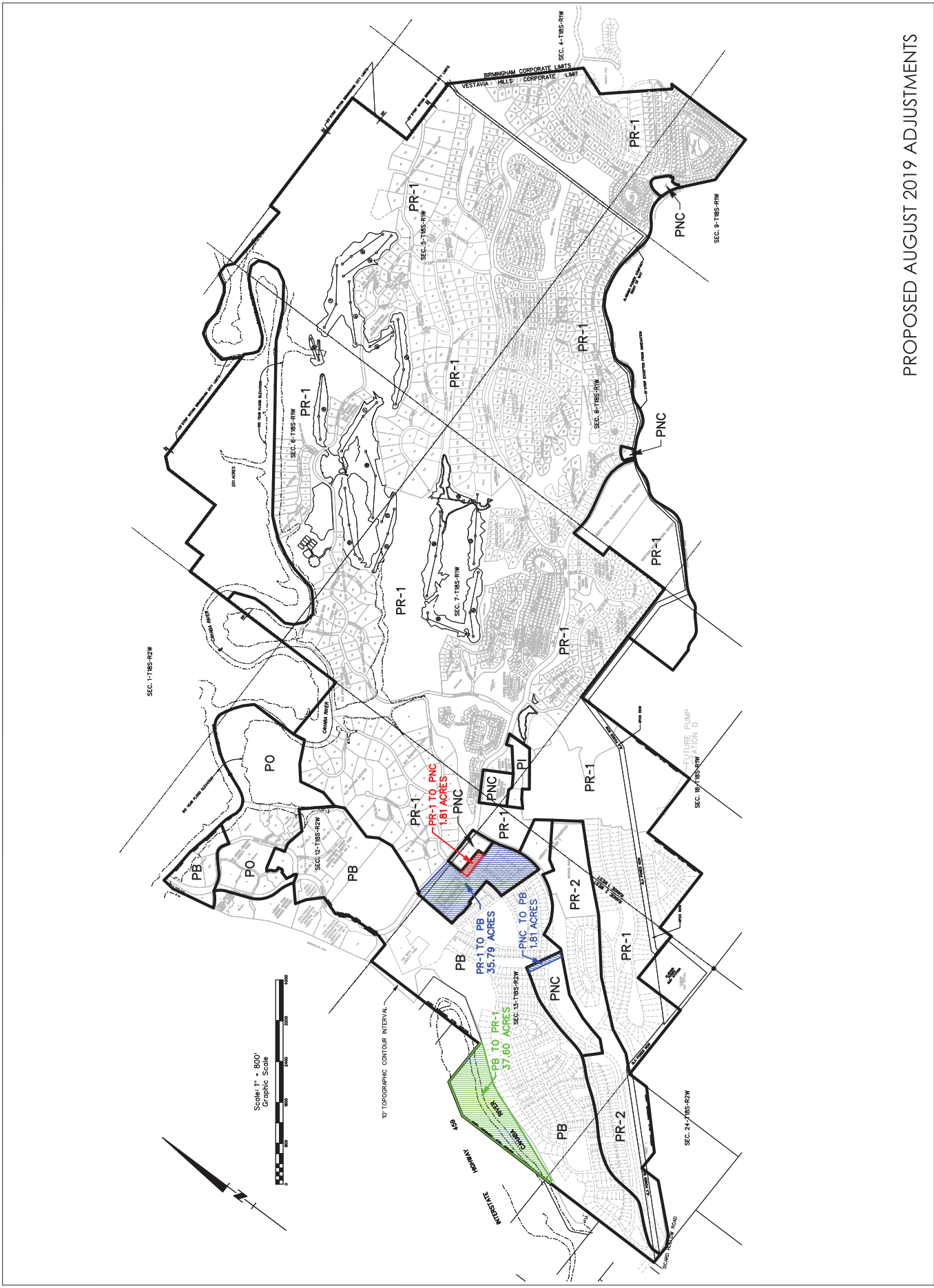
SITUATED IN SECTIONS 1, 12, 13 AND 24, TOWNSHIP 18 SOUTH, RANGE 2 WEST
 AND SECTIONS 4, 5, 6, 7, 8, 9 AND 18, TOWNSHIP 18 SOUTH, RANGE 1 WEST
 JEFFERSON COUNTY, ALABAMA

REVISIONS

**PRELIMINARY
 PLAT**

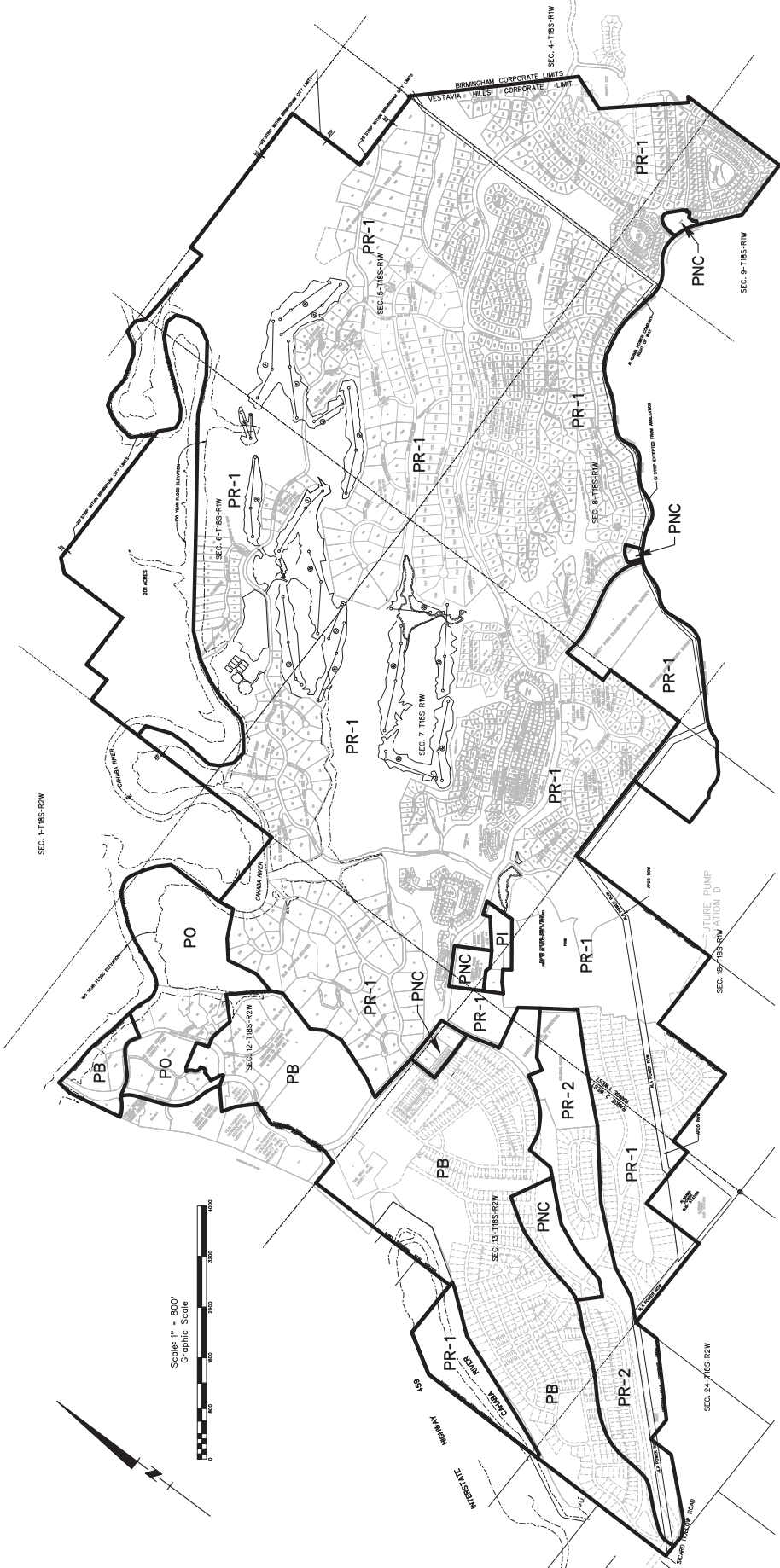
DATE: AUGUST 2019
 DRAWN BY: J.M.P.
 CHECKED BY: J.M.P.
 FILE NAME: Preliminary Plat.dwg
 Use Sheet 1.dgn

17/08/2019 08:57:00 AM



LAND USE AREAS AFTER AUGUST 2019 READJUSTMENT

PUD LAND USE DISTRICT	ACREAGE	% OF TOTAL	CHANGE IN ACREAGE	% OF CHANGE	NEW ACREAGE TOTAL	NEW % OF TOTAL
PR-1 (PLANNED SINGLE FAMILY RESIDENTIAL)	2556.6	71.6%	0.00	0.00%	2556.6	71.6%
PR-2 (PLANNED MULTI FAMILY RESIDENTIAL)	145.0	4.1%	0.00	0.00%	145.0	4.1%
PO (PLANNED OFFICE)	120.0	3.4%	0.00	0.00%	120.0	3.4%
PNC (PLANNED NEIGHBORHOOD COMMERCIAL)	51.4	1.5%	0.00	0.00%	51.4	1.5%
PB (PLANNED BUSINESS)	483.8	13.5%	0.00	0.00%	483.8	13.5%
PI (PLANNED LIGHT INDUSTRIAL)	11.2	0.3%	0.00	0.00%	11.2	0.3%
UNDESIGNATED	201.0	5.6%	0.00	0.00%	201.0	5.6%
TOTAL	3569.0	100.0%			3569.0	100.0%



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

Date: SEPTEMBER 12, 2019

- **CASE:** P-0919-42
- **REQUESTED ACTION:** Final Plat Approval For Resurvey of the South Part of Lots 10 and 11 Block 1 of Map of First Addition to Shades Cahaba Estates
- **ADDRESS/LOCATION:** 4133 North Cahaba Dr.
- **APPLICANT/OWNER:** Shealy Properties Investments
- **GENERAL DISCUSSION:** Plat was previously approved on 2/12/15 but never recorded. Applicant is changing the configuration of two lots. The lots will still conform to all zoning requirements with the new configuration. Property is zoned Vestavia Hills R-4.
- **CAHABA HEIGHTS COMMUNITY PLAN:** This request is consistent with the community plan for low/medium density.
- **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
PLANNING AND ZONING COMMISSION
FINAL MAP APPLICATION

2019 AUG - 2 P 1:45

II. APPLICANT INFORMATION: (owner of property)

NAME: Allen E. Shealy

ADDRESS: 4305 Fair Oaks Dr.
Birmingham, AL 35213

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205 907 3008 Office 205 907 3008

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request:

subdivision of this lot was approved about 5 yrs. ago and I didn't have it recorded in the 6 months time frame.

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

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

Lot 11B on plat. At the intersection of Cahaba Heights Rd and North Cahaba Dr.
433 North Cahaba Dr.

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

VI. ZONING/REZONING:

The above described property is presently zoned: R4

VI. OWNER AFFIDAVIT:

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

Adam E. Shealy 8/2/2019
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 2nd day of August, 2019.

Kay Russon
Notary Public

**My Commission Expires
November 8, 2020**

My commission expires _____
day of _____, 20_____.

**RESURVEY OF THE SOUTH PART
OF LOTS 10 AND 11 BLOCK 1
OF MAP OF FIRST ADDITION
TO SHADES CAHABA ESTATES
A SINGLE RESIDENTIAL SUBDIVISION SITUATED IN THE WEST 1/2
OF THE NW 1/4 OF SECTION 23 TOWNSHIP 18 SOUTH, RANGE 2
WEST, CITY OF VESTAVIA HILLS, JEFFERSON COUNTY, ALABAMA**

STATE OF ALABAMA
SHERIFF DUDLEY

NOTARY PUBLIC
JEFFERSON COUNTY, ALABAMA

My Commission Expires _____ Date _____
Notary Public _____ City of _____ State of _____

Under and under my hand and seal this _____ day of _____ 2015

Shades Cahaba Estates
Map of First Addition to Shades Cahaba Estates
Map of First Addition to Shades Cahaba Estates

Map of First Addition to Shades Cahaba Estates
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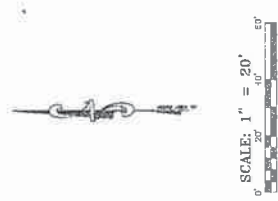
Map of First Addition to Shades Cahaba Estates
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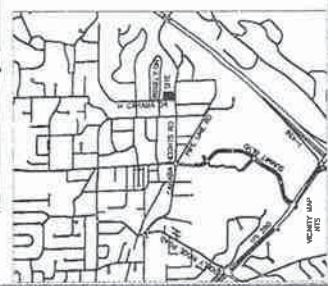
Map of First Addition to Shades Cahaba Estates
Map of First Addition to Shades Cahaba Estates



PART LOT 10 BLOCK 1
MAP OF FIRST ADDITION TO SHADES CAHABA
ESTATES

PART LOT 10 BLOCK 1
MAP OF FIRST ADDITION TO SHADES CAHABA
ESTATES

PART LOT 10 BLOCK 1
MAP OF FIRST ADDITION TO SHADES CAHABA
ESTATES



EDC
ENGINEERING DESIGN GROUP, LLC
300 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL. (205) 403-9128
FAX (205) 403-9175

- 1 - Approved
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P0919-42//2800232011009.000
4133 North Cahaba Drive
Final Map
Allen Shealy R4

NO.	DESCRIPTION	DATE
1	PRELIMINARY SURVEY	12/1/14
2	FINAL PLAT	12/1/14
3	REVISED FINAL PLAT	12/1/14

FINAL PLAT

RESURVEY SOUTH PART OF LOTS 10 AND 11 BLOCK 1 OF FIRST ADDITION TO SHADES CAHABA ESTATES MAP OF FIRST ADDITION TO SHADES CAHABA ESTATES

JEFFERSON COUNTY, ALABAMA

PELHAM, AL 35124

TEL. (205) 403-9128

FAX (205) 403-9175

300 BISHOP CIRCLE, SUITE 300

EDC

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

Date: SEPTEMBER 6, 2019

- **CASE:** P-0919-44
- **REQUESTED ACTION:** Final Plat Approval To Resurvey Lot 4 of the Liberty Park Town Village
- **ADDRESS/LOCATION:** 3400 Lime Street
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP
- **REPRESENTING AGENT:** Schoel Engineering Company, Inc.
- **GENERAL DISCUSSION:** Final Plat is to resurvey a lot in Liberty Park and subdivide it into 12 new lots. Plat was previously approved last month, however, while further developing building plans developer realized that the footprint needed some slight amendments. This development has been subjected to multiple Preliminary Plats to modify the zoning. Most recently, Lot 4 was rezoned from PNC to PR-1, pursuant to the townhome development. This resurvey completes the process for the development. There is an easement for storm drainage, utilities and sanitary sewer.
- **LIBERTY PARK MASTER PLAN:** This request is consistent with the plan for higher 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: Liberty Park Joint Venture, LLP
ADDRESS: 1000 Urban Center Drive, Suite 235
Vestavia, AL 35242
MAILING ADDRESS (if different from above)
PHONE NUMBER: Home _____ Office _____
NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____
Schoel Engineering Company, Inc.

2019 AUG 28 P 1:09

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Resurvey 1 existing lot and a portion
of Lime Street into 12 new lots
if additional information is needed, please attached full description of request

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

Lot 4, Liberty Park Town Village Commercial Subdivision No. 2- Resurvey No. 1
Property size: _____ feet X _____ feet. Acres: _____

VI. ZONING/REZONING:

The above described property is presently zoned: _____

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.

Kenneth P. Dutt

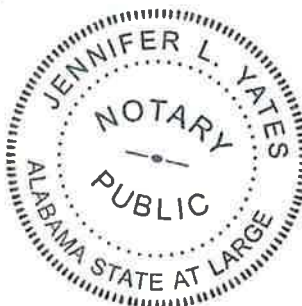
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 27th day of August, 20 19.

Jennifer L. Yates

Notary Public



My commission expires 9th
day of May, 20 20.

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

Date: SEPTEMBER 6, 2019

- **CASE:** P-0919-45
- **REQUESTED ACTION:** Final Plat Approval For The Bray At Liberty Park Easement Survey
- **ADDRESS/LOCATION:** Liberty Pkwy
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP
- **REPRESENTING AGENT:** Schoel Engineering Company, Inc.
- **GENERAL DISCUSSION:** Final Plat is to dedicate easements for ingress, egress, and utilities. Easements are needed for the continued commercial development on Liberty Park.
- **LIBERTY PARK MASTER PLAN:** This request is consistent with the plan for higher 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**

2019 AUG 28 P **FINAL MAP APPLICATION**

II. APPLICANT INFORMATION: (owner of property)

NAME: Liberty Park Joint Venture, LLP _____

ADDRESS: 1000 Urban Center Drive, Suite 235 _____

Vestavia, AL 35242 _____

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: To dedicate easements for ingress, egress, and utilities _____

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

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

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

VI. ZONING/REZONING:

The above described property is presently zoned: _____

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.

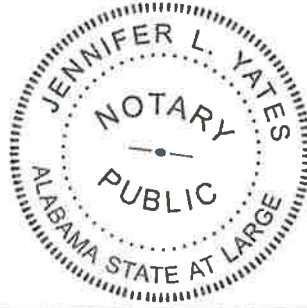
Kent P. Ditt

Owner Signature/Date

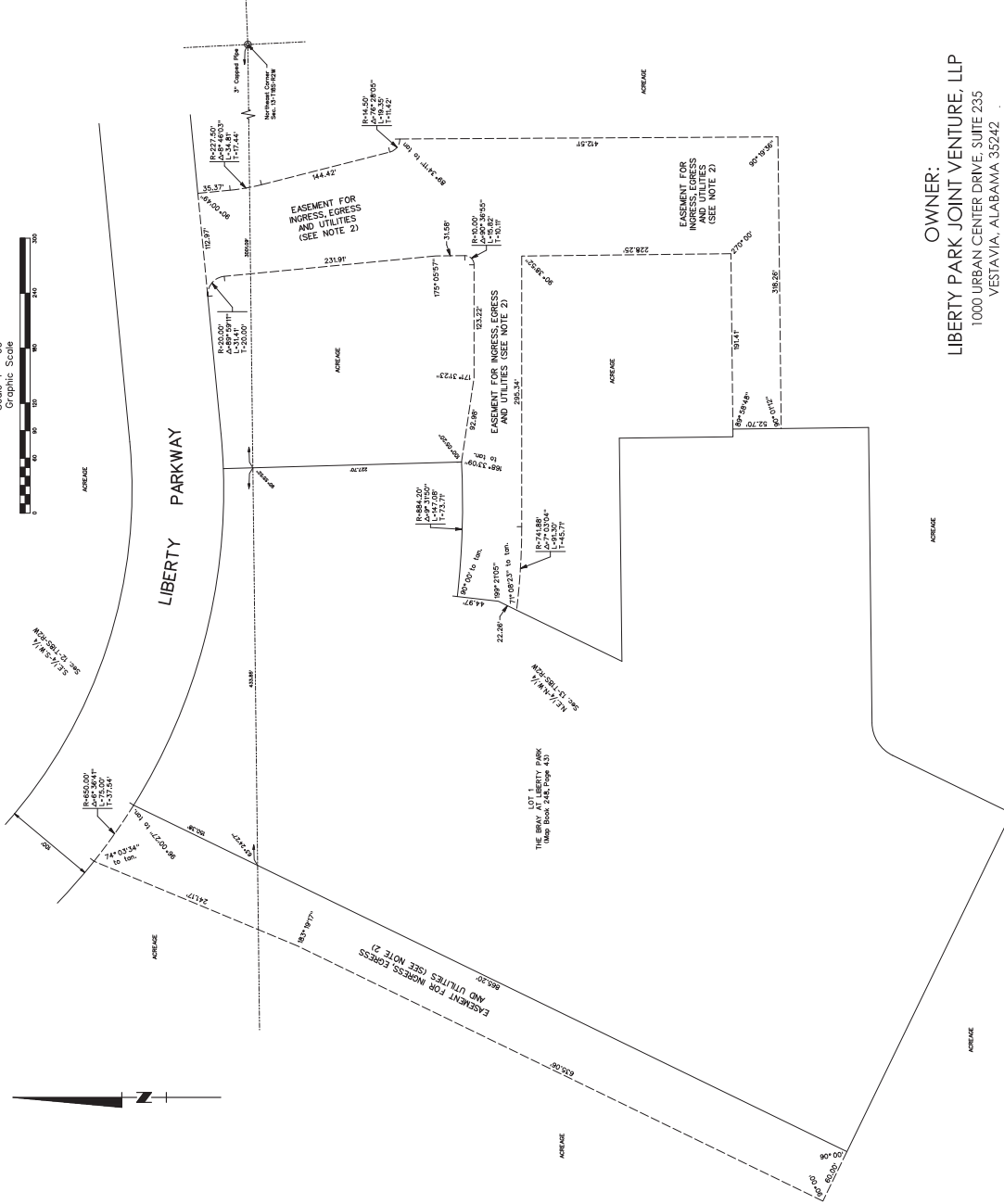
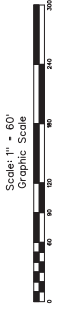
Representing Agent (if any)/date

Given under my hand and seal
this 27th day of August, 20 19.

Jennifer L. Yates
Notary Public



My commission expires 9th
day of May, 20 20.



- UTILITY SERVICE PROVIDERS:**
1. Water - Public Water System provided by Birmingham Water Works.
 2. Sanitary - Provided by Enviro Services, LLC, a private utility.
 3. Gas - Spire Energy.
 4. Power - Alabama Power Company.
 5. Telephone - BellSouth Telecommunications.

- NOTES:**
1. The utility lines shown on this map were located and marked by the utility companies and repair. It shall be governed by private contracts between the owner and the utility companies.
 2. The purpose of this survey is to dedicate easements for ingress, egress and utilities across the subject property. The survey shall not constitute a subdivision of property or create subdivided lots.
 3. This property is not located within the 100-year flood area and is in Unshaded Zone X, (Special Flood Hazard Insurance Rate Map of Jefferson County, Alabama, according to FEMA 617 of the Program, 44 CFR 61.121-121.1). - dated September 24, 2004, as July 1982 by the Federal Emergency Management Agency.

OWNER:
LIBERTY PARK JOINT VENTURE, LLP
 1000 URBAN CENTER DRIVE, SUITE 235
 VESTAVIA, ALABAMA 35242
 (205) 945-6458

Director of Environmental Services
 Environmental Services Department approves that easements have been established and that the same shall be in full force and effect on the date shown on this plat. I, the undersigned, do hereby certify that the information and data on this plat were obtained from a reliable source and that the same are true and correct to the best of my knowledge and belief. Said owner also certifies that they are the owner of said lands and that the same are not subject to any liens.

APPROVED IN FORMAT ONLY: _____ DATE _____
 APPROVED: _____ DATE _____
 APPROVED: WESTON HILLIS CITY ENGINEER _____ DATE _____
 APPROVED: WESTON HILLIS CITY ENGINEER _____ DATE _____
 APPROVED: WESTON HILLIS CITY ENGINEER _____ DATE _____
 APPROVED: WESTON HILLIS CITY ENGINEER _____ DATE _____
 APPROVED: WESTON HILLIS CITY ENGINEER _____ DATE _____

I hereby certify that I am a duly Licensed Professional Surveyor in the State of Alabama, License No. 17188. I am a member of the Alabama Society of Professional Surveyors, Inc. My commission expires on _____ day of _____, 2019.



STATE OF ALABAMA
JEFFERSON COUNTY
 I, Weston Hillis, Surveyor, do hereby certify that the above described lands are situated in the N.E. 1/4 of Section 13 and the E. 1/4 of Section 14 of the S.W. 1/4 of Township 18 South, Range 2 West, Jefferson County, Alabama. I have measured the same on the _____ day of _____, 2019.

STATE OF ALABAMA
JEFFERSON COUNTY
 I, Joseph F. Bernal-Gryner, do hereby certify that the above described lands are situated in the N.E. 1/4 of Section 13 and the E. 1/4 of Section 14 of the S.W. 1/4 of Township 18 South, Range 2 West, Jefferson County, Alabama. I have measured the same on the _____ day of _____, 2019.

SCHIEL ENGINEERING COMPANY, INC.
 JOSEPH F. BERNAL-GRYNER, P.E., A Licensed Professional Surveyor, License No. 17157E

LIBERTY PARK JOINT VENTURE, LLP
 A Limited Liability Partnership, Owner
 JOSEPH F. BERNAL-GRYNER, P.E., Chief Financial Officer

STATE OF ALABAMA
JEFFERSON COUNTY
 I, Liberty Park Joint Venture, LP, do hereby certify that this plat of map and survey was made at the instance of said owner that the plat or map is a true and correct copy of the same as the same was made and that the same are true and correct to the best of my knowledge and belief. Said owner also certifies that they are the owner of said lands and that the same are not subject to any liens.

THE BRAY AT LIBERTY PARK EASEMENT SURVEY
 BEING A DEDICATION OF EASEMENTS
 SITUATED IN THE N.E. 1/4 OF SECTION 13 AND
 THE E. 1/4 OF SECTION 14 OF THE S.W. 1/4 OF TOWNSHIP 18 SOUTH, RANGE 2 WEST
 JEFFERSON COUNTY, ALABAMA



205.233.6168
 1001 20th Street South
 Birmingham, Alabama 35206
SCHIEL
 Consulting Engineers
 Environmental Surveying
 HIGH DIRECTION
 SURVEYING

FINAL
PLAT

DATE AUGUST 2019
 DRAWN BY: JMH
 FILE NAME: 13.03.6.17.6