

**CITY OF VESTAVIA HILLS**  
**PLANNING AND ZONING COMMISSION**

**AGENDA**

**FEBRUARY 13, 2020**

**6:00 P.M.**

Roll Call.

Pledge of Allegiance

Approval of Minutes: January 9, 2020

**Final Plats**

**Consent Agenda**

- (1) **P-0220-06** Kyle Murphy Is Requesting **Final Plat Approval For Murphy's Resurvey Of South Bend Subdivision Lots 16 & 17**. The Purpose for This Request Is to Resurvey Easements. The Property Is Owned By Kyle Murphy and Is Zoned Vestavia Hills R-9.
- (2) **P-0220-07** SWBP Investments, LLC Is Requesting **Final Plat Approval For SWBP Investments, LLC Topfield Resurvey**. The Purpose for This Request Is to Combine Two Lots Into One. The Property Is Owned By SWBP Investments, LLC and Is Zoned Vestavia Hills B-1.2.

**Rezoning/Conditional Use Recommendations**

- (2) **P-0220-04** Terry Henley & Earl Manning Is Requesting **Rezoning For 3928 Cypress Dr. from Vestavia Hills Inst-1 to Vestavia Hills O-1** For The Purpose Of Office Use.
- (1) **P-0220-05** Roland Condie Lewis, et al are Requesting **Rezoning For 3109 & 3113 Blue Lake Dr. from Vestavia Hills R-1 to Vestavia Hills O-1** For Office Development.

**CITY OF VESTAVIA HILLS**  
**PLANNING AND ZONING COMMISSION**  
**MINUTES**

**JANUARY 9, 2020**

**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:**

Lyle Larson, Acting Chairman  
Hasting Sykes  
Rusty Weaver  
Mike Vercher  
Jonathan Romeo  
Cheryl Cobb  
Fred Goodwin

**MEMBERS ABSENT:**

Erica Barnes, Chair  
Ryan Ferrell

**OTHER OFFICIALS PRESENT:**

Conrad Garrison, City Planner  
Lori Beth Kearley, Asst. City Engineer

**APPROVAL OF MINUTES**

Mrs. Barnes stated that the minutes of the meeting December 12, 2019 are presented for approval.

**MOTION** Motion to approve minutes was by Mr. Weaver and second was by Mr. Sykes.  
Voice vote as follows:

Mr. Vercher – yes  
Mr. Sykes – yes  
Mr. Goodwin – yes  
Mr. Larson – yes  
Motion carried.

Ms. Cobb – abstained  
Mr. Romeo – yes  
Mr. Weaver – yes

**Rezoning/Conditional Use Recommendations:**

**P-0120-01** Vincent & Julie Harper Pappalardo Is Requesting **Rezoning** For **2312 St. Joseph Rd.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.

Mr. Larson opened the floor for a public hearing. There being no one to address the Commission concerning this request, Mr. Larson 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 E-2 for the property located At 2312 St. Joseph Rd. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

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

**P-0120-02** Jimit Parekh & Pallavi Shah Is Requesting **Rezoning** For **2637 Alta Glen Dr.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.

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

**MOTION** Ms. Cobb made a motion to recommend Rezoning from JC E-1 to Vestavia Hills E-2 for the property located At 2637 Alta Glen Dr. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

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

**P-0120-03** Oksana Senyk Is Requesting **Rezoning** For **312 Montgomery Hwy. & 1990 Southwood Rd.** from **Vestavia Hills O-1 & Vestavia Hills R-2 to Vestavia Hills B-1.2** For The Purpose Of Office Development.

Mr. Garrison explained the background of the request. He stated that the rezoning would be for dentist office.

Matt Simms and Brian Warmer were present to explain the request.

Ms. Cobb asked the applicants about operating hours. Mr. Warmer stated 7:30-5 PM.

Mr. Goodwin asked if parking was sufficient. Mr. Simms stated it exceeded code.

Mr. Larson opened the floor for a public hearing.

Patti Lovoy, 1980 Southwood Rd., submitted a letter to the Commission addressing fencing, dumpster locations, and lighting plan.

Lisa Mead, 502 Montgomery Hwy., spoke concerning overdevelopment.

Jimmy Brown, 1973 Southwood Rd., Phillip Young, 1955 Hickory Rd., and Diana Wood spoke in opposition due to traffic.

Ms. Kearley explained to the Commission that a dentist office would have no noticeable impact to traffic on Southwood Rd.

Mr. Larson closed the public hearing.

Mr. Vercher stated that he lived in the adjacent neighborhood and could sympathize with concerns about traffic but the current proposal should not have a negative impact.

Mr. Weaver stated that request was reasonable considering other development that could occur along Hwy. 31.

Mr. Larson opened the floor for a motion.

**MOTION** Mr. Weaver made a motion to recommend Rezoning from Vestavia Hills O-1 & Vestavia Hills R-2 to Vestavia Hills B-1.2 for the property located At 312 Montgomery Hwy. & 1990 Southwood Rd. with the following conditions:

1. No street parking on Southwood Rd.;
2. No elevated lighting.

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

Mr. Vercher – yes

Ms. Cobb– yes

Mr. Sykes– yes

Mr. Romeo – yes

Mr. Goodwin – yes

Mr. Weaver – yes

Mr. Larson – yes

Motion carried.

Conrad Garrison, City Planner

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

Date: **FEBRUARY 13, 2020**

- **CASE:** P-0220-06
- **REQUESTED ACTION:** Final Plat Approval For Murphy’s Resurvey of South Bend Subdivision Lots 16 & 17
- **ADDRESS/LOCATION:** 801 & 805 South Bend Lane
- **APPLICANT/OWNER:** Kyle Murphy – Murphy Home Builders
- **REPRESENTING AGENT:** None
- **GENERAL DISCUSSION:** Plat is to resurvey two lots to record the movement of a drainage easement. The easement will be moved and extend out to the north end of the properties. The lots are currently zoned R-9.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for a planned residential district.
- **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: Kyle Murphy - Murphy Home Builders  
ADDRESS: 801 Southbend Lane Vestavia AL

MAILING ADDRESS (if different from above) 135 Belcher Drive  
Pelham AL 35124

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

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: \_\_\_\_\_

**III. ACTION REQUESTED**

Final Plat Approval

Explain reason for the request: Recording of Movement of Drainage  
Easement

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

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

801 Southbend Lane Vestavia AL

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: \_\_\_\_\_

**VI. ZONING/REZONING:**

The above described property is presently zoned: \_\_\_\_\_

2020 JAN 27 A 8:14

VI. OWNER AFFIDAVIT:

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

  
Owner Signature/Date

\_\_\_\_\_  
Representing Agent (if any)/date

Given under my hand and seal  
this 27 day of January, 2020.

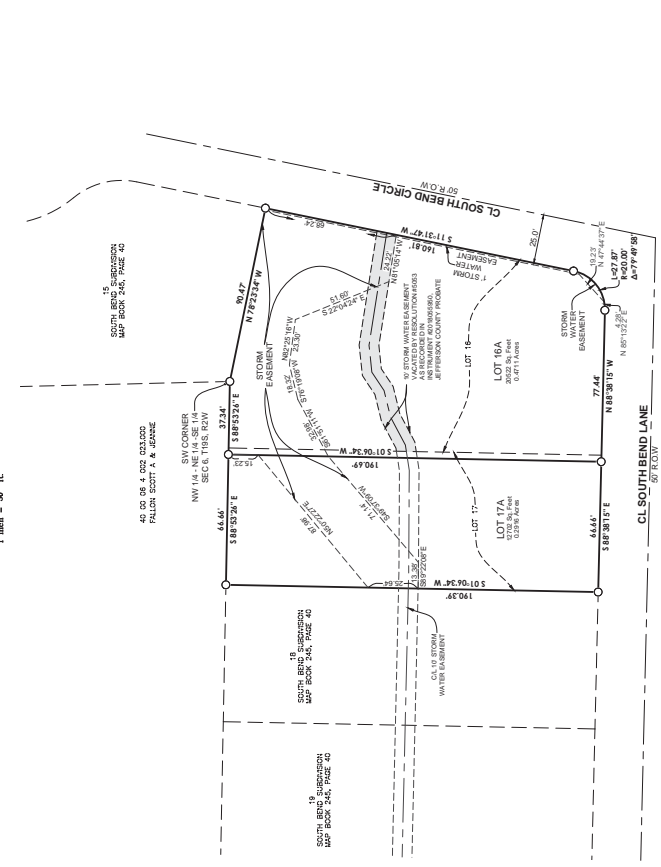
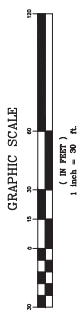
  
Notary Public

My Commission Expires  
**November 8, 2020**  
My commission expires \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_.



# MURPHY'S RESURVEY OF SOUTH BEND SUBDIVISION LOTS 16 & 17

PREPARED FOR:  
**MURPHY HOME BUILDERS**  
135 BELCHER DRIVE  
JEFFERSON COUNTY, ALABAMA  
(205) 286-1186



**SURVEY BASIS OF BEARING**  
THE BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY MAP WERE OBTAINED FROM THE PROBABLY MOST ACCURATE SOURCE AVAILABLE TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PROBABLY MOST ACCURATE SOURCE AVAILABLE TO THE SURVEYOR AT THE TIME OF THIS SURVEY AND HAS FOUND THEM TO BE ACCURATE. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PROBABLY MOST ACCURATE SOURCE AVAILABLE TO THE SURVEYOR AT THE TIME OF THIS SURVEY AND HAS FOUND THEM TO BE ACCURATE.

**THE PURPOSE OF THIS SURVEY IS TO**  
**RESURVEY THE BOUNDARIES OF LOT 16**  
**AND REVISE THE PROPERTY LINE**  
**BETWEEN LOTS 16 AND 17**

BEING A RESURVEY OF LOTS 16 AND 17, ACCORDING TO THE SURVEY OF SOUTH BEND SUBDIVISION AS SHOWN ON MAP BOOK 245, PAGE 40, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

STATE OF ALABAMA  
COUNTY OF JEFFERSON  
THE UNDERSIGNED, JEFF D. ARRINGTON, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, HAS BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE AND THAT SAID SURVEY OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWS AS 'MAPS' RESURVEY OF SOUTH BEND SUBDIVISION, LOTS 16 & 17 SHOWING THE SUBDIVISIONS INTO BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC ROADS AND THE LOCATION OF THE SURVEY TO BE CONDUCTED AND THE LOCATION OF THE PROBATE OFFICE OF JEFFERSON COUNTY MAP BOOK 245, PAGE 40 AND THAT IRON PINS OR SMALL OPEN CIRCLES ON SAID PLAT OR MAP, SAID OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAME IS SUBJECT TO A MORTGAGE HELD BY MILLENNIAL BANKERS AS SET FORTH IN ALL PARTS OF THIS SURVEY AND DRAWINGS HAVE BEEN CONDUCTED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

**SURVEYOR:** JEFF D. ARRINGTON  
ALABAMA LICENSE #18864  
DATE: \_\_\_\_\_ BY: KYLE MURPHY  
MORTGAGEE: MILLENNIAL BANK

**OWNER:** MURPHY HOME BUILDERS  
DATE: \_\_\_\_\_ BY: WATT ROCKETT  
ITS OWNER

**NOTARY PUBLIC:** JEFF D. ARRINGTON  
COUNTY OF JEFFERSON  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY PUBLIC:** JEFF D. ARRINGTON  
COUNTY OF JEFFERSON  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY PUBLIC:** JEFF D. ARRINGTON  
COUNTY OF JEFFERSON  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY PUBLIC:** JEFF D. ARRINGTON  
COUNTY OF JEFFERSON  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

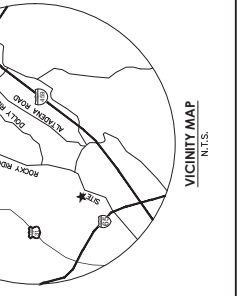
**NOTARY PUBLIC:** JEFF D. ARRINGTON  
COUNTY OF JEFFERSON  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

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DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
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**NOTARY PUBLIC:** JEFF D. ARRINGTON  
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DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY PUBLIC:** JEFF D. ARRINGTON  
COUNTY OF JEFFERSON  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_



**APPROVED BY:** \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY CLERK, CITY OF VESTAVIA HILLS

**APPROVED BY:** \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER

**APPROVED BY:** \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRMAN PLANNING AND ZONING

**APPROVED IN FORMAT ONLY:**

**APPROVED BY:** \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR OF ENVIRONMENTAL SERVICES

**APPROVED BY:** \_\_\_\_\_ DATE: \_\_\_\_\_  
ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR CONFORMANCE WITH THE ENVIRONMENTAL SERVICES DEPARTMENT STANDARDS AND THAT THE ENVIRONMENTAL SERVICES DEPARTMENT HAS NO OBJECTION TO THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

- ARRINGTON NOTES**
- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE LOT SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, RESTRICTIONS AND COVENANTS OF THE GOVERNING AUTHORITY.
  - ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES IN THE FUTURE. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE GOVERNING AUTHORITY AND HAS FOUND THEM TO BE ACCURATE. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE GOVERNING AUTHORITY AND HAS FOUND THEM TO BE ACCURATE.
  - CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
  - NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF VESTAVIA PLANNING COMMISSION.
  - NO FENCE WILL BE ALLOWED TO OBSTRUCT THE FLOW OF STORM WATER.
  - ELEVATIONS OF ALL SANITARY LATERALS TO EACH LOT SHOULD BE SETTING LOWEST FLOOR OF BUILDING OR WELLING TO BE SERVICED.
  - NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED IN ANY EASEMENT.
  - ALL CORNERS ARE SET IRONS CAPPED 1864 UNLESS OTHERWISE NOTED.

**ARRINGTON ENGINEERING**  
Civil Engineers - Surveyors - Land Planners

Office: (205) 986-3936  
1000 North Loop West  
2032 Valleydale Road  
Birmingham, AL 35244

STATE OF ALABAMA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
#18864

DRAWN BY: JDA  
CHECKED BY: JDA  
DATE: 12-13-2019  
SCALE: 1" = 30'  
PARTY CHIEF: KS  
PROJECT NO.: 21114  
SHEET: 1 OF 1

STATE OF ALABAMA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
#18864

DRAWN BY: JDA  
CHECKED BY: JDA  
DATE: 12-13-2019  
SCALE: 1" = 30'  
PARTY CHIEF: KS  
PROJECT NO.: 21114  
SHEET: 1 OF 1



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

Date: **FEBRUARY 13, 2020**

- **CASE:** P-0220-07
- **REQUESTED ACTION:** Final Plat Approval For SWBP Investments LLC Topfield Resurvey
- **ADDRESS/LOCATION:** 3127 Blue Lake Drive
- **APPLICANT/OWNER:** SWBP Investments LLC
- **REPRESENTING AGENT:** Todd Thompson
- **GENERAL DISCUSSION:** Plat is to resurvey two on Blue Lake Drive to finalize rezoning. The purpose of this request is to combine the two lots into one (Lot 10 B). All existing easements will remain. The lots are currently zoned B-1.2.
- **CAHABA HEIGHTS COMMUNITY PLAN:** This request is consistent with the plan for a neighborhood mixed-use district.
- **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**

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**II. APPLICANT INFORMATION: (owner of property)**

NAME: SWBP Investments LLC

ADDRESS: 1616 2nd Avenue South Ste#100

Birmingham, Al 35233

BILLING ADDRESS (if different from above) \_\_\_\_\_

PHONE : 205-977-9908 Email \_\_\_\_\_

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: \_\_\_\_\_

Todd Thompson c/o MTTR Engineers, Inc.

PHONE : 205-320-0114 Email tthompson@mtteng.com

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**III. BILLING/RESPONSIBLE PARTY: (FOR PAYMENT OF FEES)**

NAME: Todd Thompson c/o MTTR Engineers, Inc

ADDRESS: 2500 South Lake Park, Ste# 100

Hoover, Al. 35244

MAILING ADDRESS (if different from above) \_\_\_\_\_

PHONE: \_\_\_\_\_ Email \_\_\_\_\_

**P0220-07//2800274001017.000**  
**3127 Blue Lake Drive**  
Final Map to combine 2 lots  
SWBP Investments, LLC

2020 JAN 29 A 8:13

**IV. ACTION REQUESTED**

**Final Plat Approval: (reason must be provided)**

Explain reason for the request: Combine 2 lots into 1 to remove interior lot line

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

**V. PROPERTY DESCRIPTION: (address, legal description, etc.)**

Lot 10 A and lot 11 Topfield Subdivison

Property size: 277 feet X 180 feet. Acres: 1.14 acres

**VI. ZONING/REZONING:**

The above described property is presently zoned: B1.2


**VII. 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. *\*Application must be signed by the owner of the property before a Notary and original submitted to the Office of the Clerk; no copies will be accepted.\**

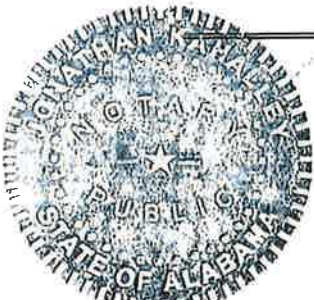
  
1/28/2020  
Owner Signature/Date

\_\_\_\_\_  
Representing Agent (if any)/date

Given under my hand and seal  
this 28 day of January, 20 20.

  
Notary Public  
My commission expires 26<sup>th</sup>  
day of September, 20 20.

**P0220-07//2800274001017.000**  
**3127 Blue Lake Drive**  
Final Map to combine 2 lots  
SWBP Investments, LLC



**IV. ACTION REQUESTED**

**Final Plat Approval: (reason must be provided)**

Explain reason for the request: Combine 2 lots into 1 to remove interior lot line

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

**V. PROPERTY DESCRIPTION: (address, legal description, etc.)**

Lot 10 A and lot 11 Topfield Subdivison

Property size: 277 feet X 180 feet. Acres: 1.14 acres

**VI. ZONING/REZONING:**

The above described property is presently zoned: B1.2

**VII. 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. *\*Application must be signed by the owner of the property before a Notary and original submitted to the Office of the Clerk; no copies will be accepted.\**

  
1/28/2026  
Owner Signature/Date

\_\_\_\_\_  
Representing Agent (if any)/date

Given under my hand and seal  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

  
Notary Public  
My commission expires 26<sup>th</sup>  
day of September, 20 23.



**P0220-07//2800274001017.000**  
**3127 Blue Lake Drive**  
Final Map to combine 2 lots  
SWBP Investments, LLC

Being a resurvey of Lot 10 A of Acton's resurvey of Lot 8, 9, 10 of Topfield Subdivision Map Book 56 Page 40, and Lot 11 of Topfield Subdivision, Map Book 42, Page 72 in the Probate Judge's Office of Jefferson County, AL. Located SW 1/4 of SE 1/4 of Section 17, Township 18 South, Range 2 West, Jefferson County, AL.

Jan. 27th, 2020



**STATE OF ALABAMA**  
JEFFERSON COUNTY

THE UNDERSIGNED, JOSEPH A. MILLER, III, A REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR, STATE OF ALABAMA, AND SMBP INVESTMENTS, LLC OWNER, HEREBY CERTIFY THAT THIS PLAN OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND CALCULATIONS WERE MADE IN ACCORDANCE WITH THE INSTRUMENTS OF SAID OWNER, THAT THIS PLAN OR MAP IS A TRUE AND CORRECT MAP OF LAND SHOWN THEREIN AND THAT SAID LAND IS BEING RE-SUBDIVIDED IN ACCORDANCE WITH THE INSTRUMENTS OF SAID OWNER, THAT THE PLAN OR MAP IS A TRUE AND CORRECT MAP OF LAND SHOWN THEREIN, GIVING THE LENGTH AND THE ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC UTILITIES, AND THE CONVEYANCES OF THE LANDS TO THE TOPFIELD SUBDIVISION RECORDED IN MAP BOOK 42, PAGE 72 IN THE OFFICE OF THE PROBATE JUDGE OF JEFFERSON COUNTY, AL, AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SAID PLAN OR MAP. SAID OWNERS FURTHER CERTIFY THAT THEY ARE THE OWNERS OF SAID PROPERTY AND THAT THE SAME ARE NOT SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES, UNLESS OTHERWISE SHOWN ON THIS PLAN OR MAP, AND THAT THEY ARE AWARE OF ALL CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF."

**SURVEYOR:**

BY: JOSEPH A. MILLER, III, PE/PS DATED: \_\_\_\_\_  
AL REG. NO. 17654

OWNER-SMBP Investments, LLC Topfield Resurvey

BY: Len Shannon, Member DATED: \_\_\_\_\_

APPROVED IN FORMAT ONLY:

CHAIRMAN, VESTAVIA HILLS PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK, CITY OF VESTAVIA HILLS \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER, CITY OF VESTAVIA HILLS \_\_\_\_\_ DATE \_\_\_\_\_

NOTES:

1. UNLESS OTHERWISE SHOWN OR STATED ALL EASEMENTS SHOWN HEREON ARE FOR STORM SEWERS, AND ARE TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
  2. THE LOT OWNER/BUILDERS SHALL USE AND MAINTAIN APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
- STATE OF ALABAMA
- THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT I AM A QUALIFIED AND LICENSED NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, AND WHO IS KNOWN TO ME, KNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.
- GIVEN UNDER MY HAND AND SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

CITY CLERK, CITY OF VESTAVIA HILLS \_\_\_\_\_

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT LEN SHANNON, MEMBER, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE, IS A QUALIFIED AND LICENSED NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, AND WHO IS KNOWN TO ME, KNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

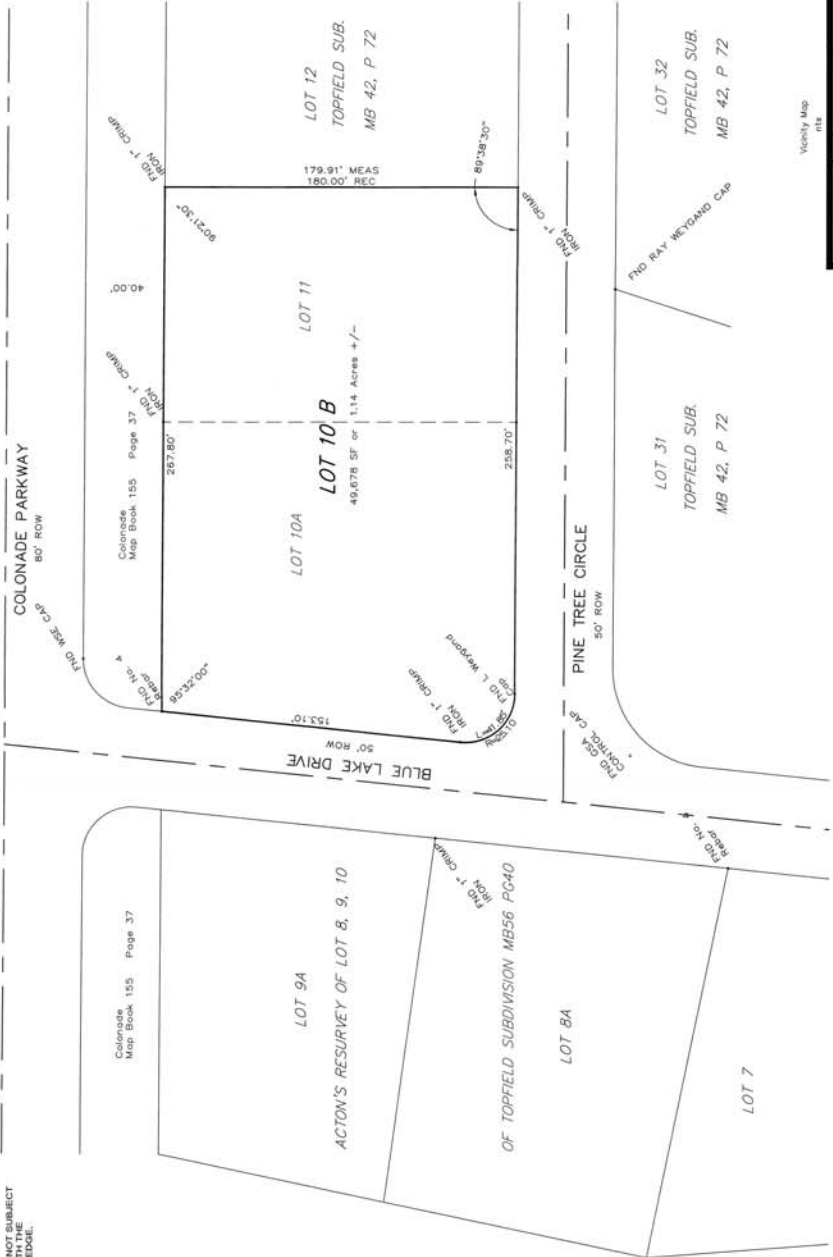
GIVEN UNDER MY HAND AND SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

NOTE:

JEFFERSON COUNTY ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS HOWEVER THIS DOES NOT GUARANTEE THAT SUCH EASEMENTS WILL BE INSTALLED OR EXIST IN THE FUTURE. ANY CHANGE IN THE RIGHT-OF-WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR OF ENVIRONMENTAL SERVICES  
FOR RECORDING PURPOSES ONLY



MTR  
ENGINEERS, INC.  
CONSULTING ENGINEERS-LAND SURVEYORS  
2500 Southlake Park, Suite 100  
Hoover, AL 35244  
PHONE (205) 330-0114

PROJECT  
SMBP Investments, LLC Topfield Resurvey  
Being a resurvey of Lot 10 A of Acton's resurvey of Lot 8, 9, 10 of Topfield Subdivision, Map Book 42, Page 72 in the Probate Judge's Office of Jefferson County, AL. Located SW 1/4 of SE 1/4 of Section 17, Township 18 South, Range 2 West, Jefferson County, AL.



DATE: \_\_\_\_\_

REVISION:

FILE NUMBER: P1278

TITLE: TOPFIELD RESURVEY 8-10

DATE: JAN 27, 2020

DRAWN: \_\_\_\_\_

CHECKED: \_\_\_\_\_

SCALE: 1" = 20.00'

SHEET: 1

6/13/2020 8:41:30 AM

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

Date: **FEBRUARY 13, 2020**

- **CASE: P-0220-04**
- **REQUESTED ACTION:** Rezoning For 3928 Cypress Dr. from Vestavia Hills Inst-1 to Vestavia Hills O-1
- **ADDRESS/LOCATION:** 3928 Cypress Dr.
- **APPLICANT/OWNER:** Terry Henley & Earl Manning
- **REPRESENTING AGENT:** Jim Bob McAllister
- **GENERAL DISCUSSION:** Applicant is seeking to rezone the defunct Post Office building to O-1 for a software development company. No major changes will need to be made to the building, as it meets all the requirements of O-1 zoning. An as-built survey is attached.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the plan for Retail/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:** have reviewed the application and I have no issues with this request.
  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

2020 JAN -3 A 8:15 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: Terry Henley

ADDRESS: 3928 Cypress Dr

Vestavia, AL 35243

MAILING ADDRESS (if different from above) 700 Maple St, Birmingham, AL 35210

PHONE NUMBER: Home \_\_\_\_\_ Office (205) 967-0308

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: \_\_\_\_\_

JIM BOB MCALLISTER - (205) 202-0017 jbr@kenysys.io

P0220-04//2800154009017.000  
3928 Cypress Drive  
Rezone to O-1  
Terry Henley & Earl Manning  
Inst.

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: VH INST

To: VH O-1

For the intended purpose of: Corporate Headquarters for software development company, KEYSYS.

*(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.)**

3928 Cypress Dr in Cahaba Heights. Building was previously the Post Office Annex

Property size: 100 feet X 65 feet. Acres: 2

**V. INFORMATION ATTACHED:**

Attached Checklist complete with all required information.

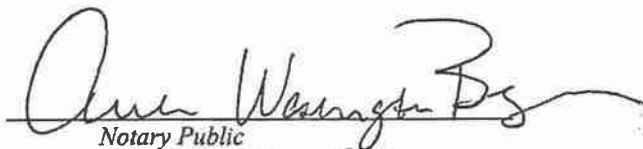
Application fees submitted.

**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.

 12-11-19  
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal  
this 9<sup>th</sup> day of January, 2018.

  
Notary Public

My commission expires 9<sup>th</sup>  
day of January, 2022.



# 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.
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- (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: EARL MANNING

ADDRESS: 3928 Cypress Dr

Vestavia, AL 35243

MAILING ADDRESS (if different from above) 700 Maple St, Birmingham, AL 35210

PHONE NUMBER: Home \_\_\_\_\_ Office 205 910 4449

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: \_\_\_\_\_

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: VH INST

To: VH O-1

For the intended purpose of: Corporate Headquarters for software development company, KEYSYS.

*(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.)**

3928 Cypress Dr in Cahaba Heights. Building was previously the Post Office Annex

Property size: 100 feet X 65 feet. Acres: 2

**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.

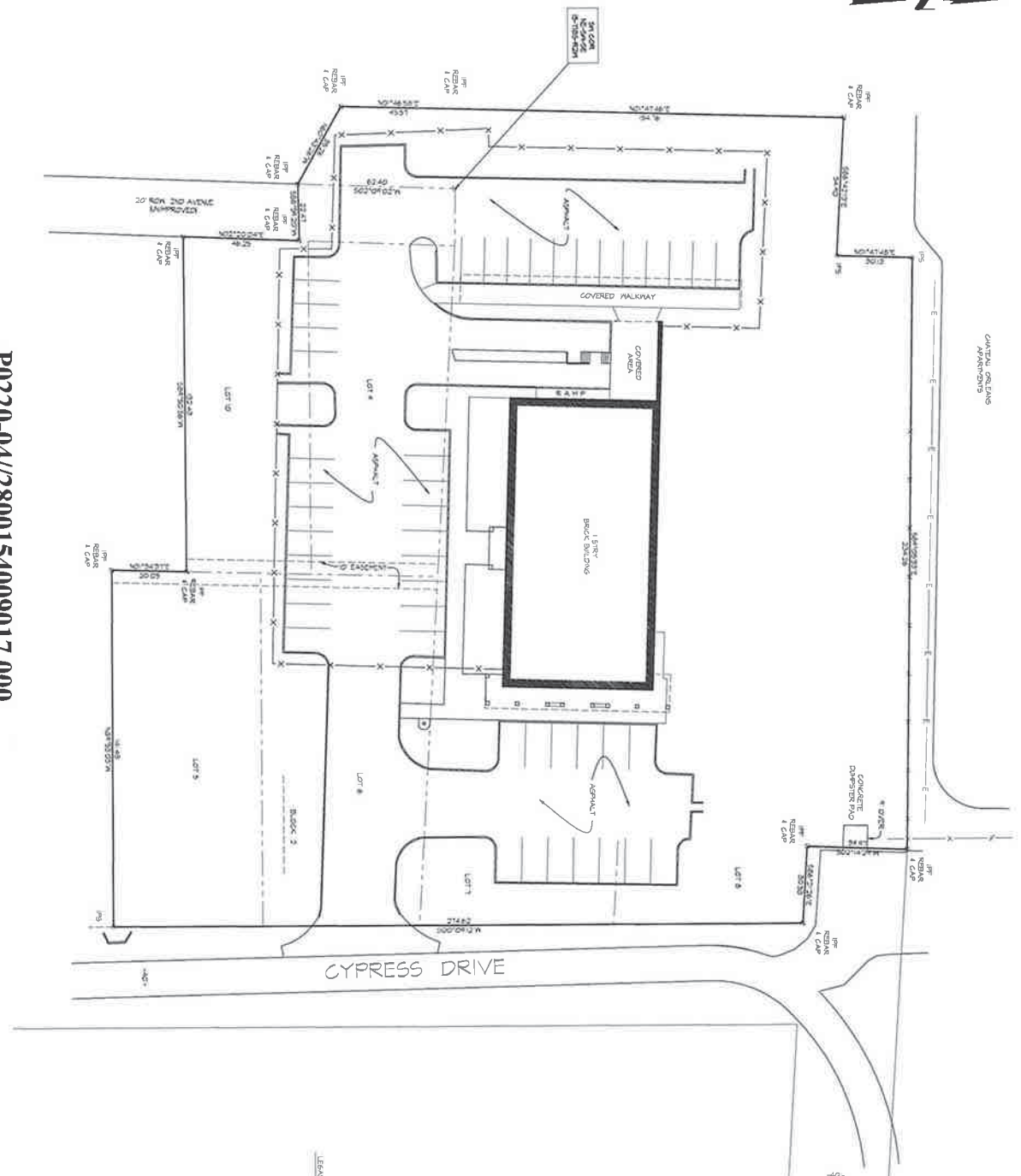
*Earl Manning* 1-9-20  
Owner Signature/Date

\_\_\_\_\_  
Representing Agent (if any)/date

Given under my hand and seal  
this 9th day of January, 2020.

*Amber Washington Byers*  
Notary Public  
My commission expires 9th  
day of January, 2022.





**TERRY HENLEY  
CAHABA HEIGHTS  
BUILDING**

THIS IS A NON-LEGAL DESCRIPTION MADE BY THE SURVEYOR. IT IS BASED UPON  
 MEASUREMENTS MADE BY THE SURVEYOR ON THE GROUND ON THE DATE  
 OF RECORD. LEGAL DESCRIPTION IS LOCATED IN MAP BOOK 23 PAGE 5.

**LEGAL DESCRIPTION**  
 Commenced at the Southeast corner of the NE 1/4 of the SW 1/4 of the SW 1/4 of Section 8,  
 Township 21S, Range 10E, Meridian 1W, and running North 89° 59' 54\"/>

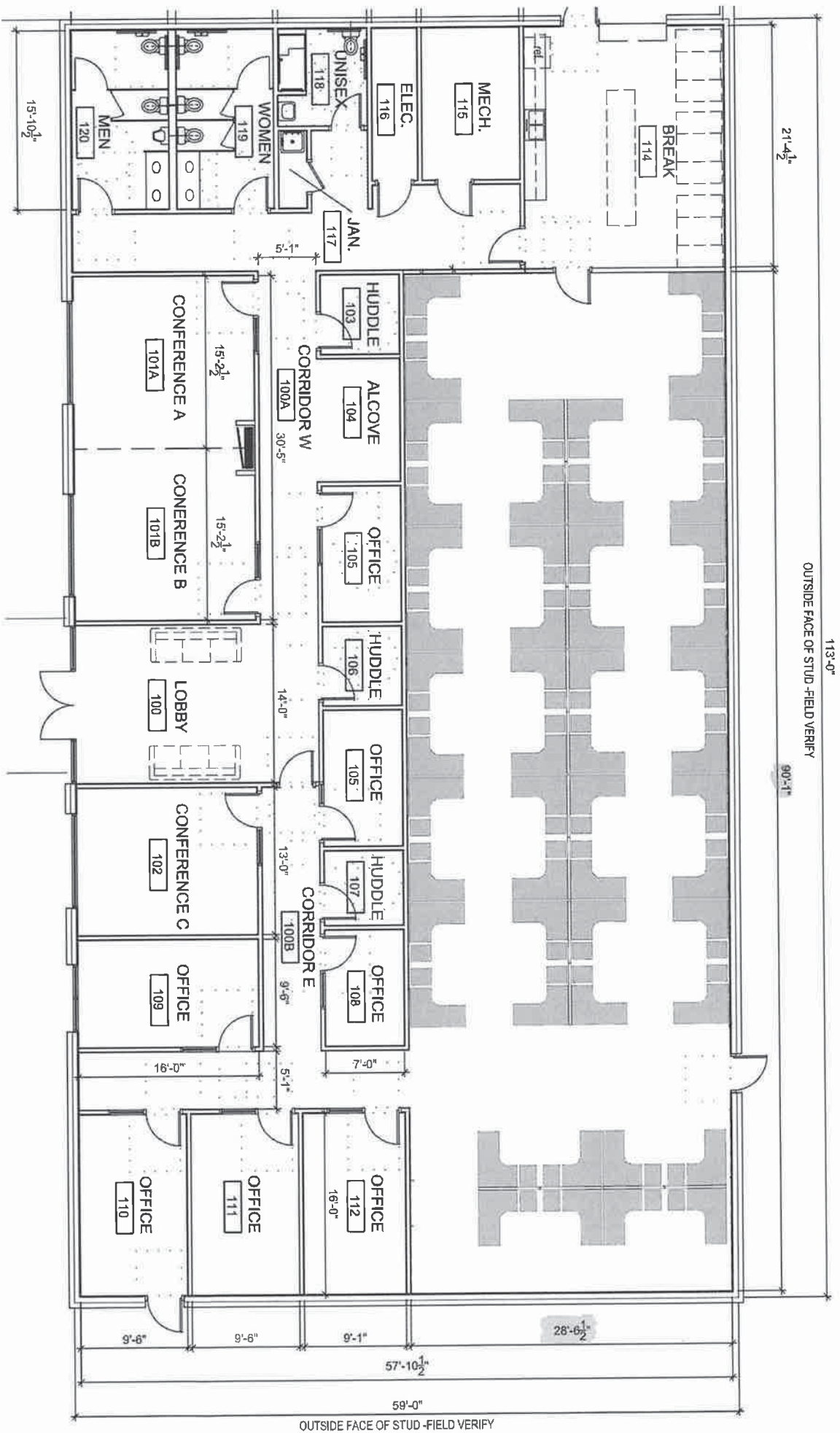
TYPE OF SURVEY	DATE	BY	FOR
CONCRETE	03-18-16	J. H. HAGER	TERRY HENLEY
NON-BASE			

**TERRY HENLEY  
CAHABA HEIGHTS  
BUILDING**

**HAGER COMPANY, INC**

P0220-04//2800154009017.000  
 3928 Cypress Drive  
 Rezone to O-1

Terry Henley & Earl Manning  
 Inst.



P0220-04//2800154009017.000  
 3928 Cypress Drive  
 Rezone to O-1  
 Terry Henley & Earl Manning  
 Inst.

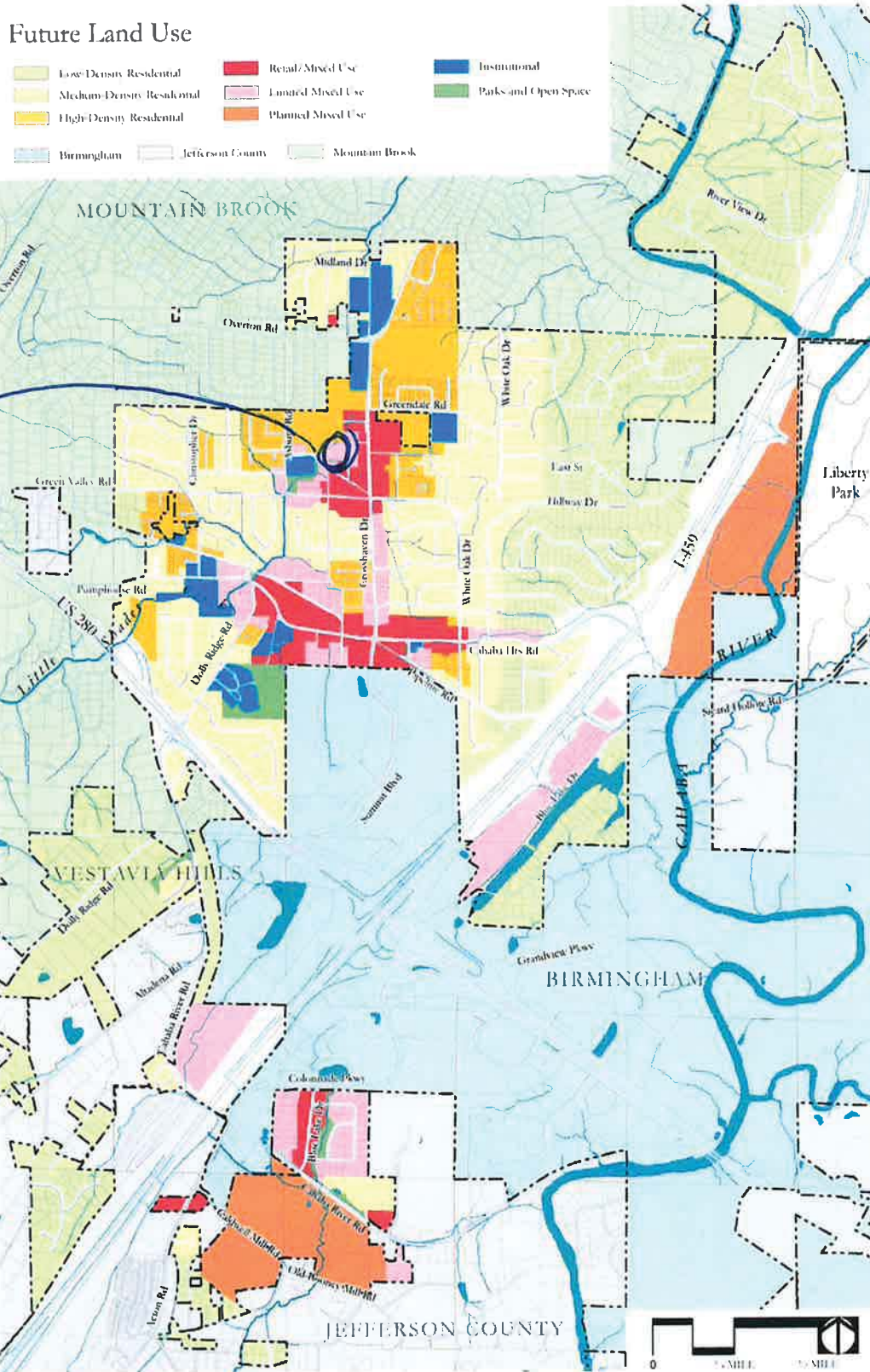
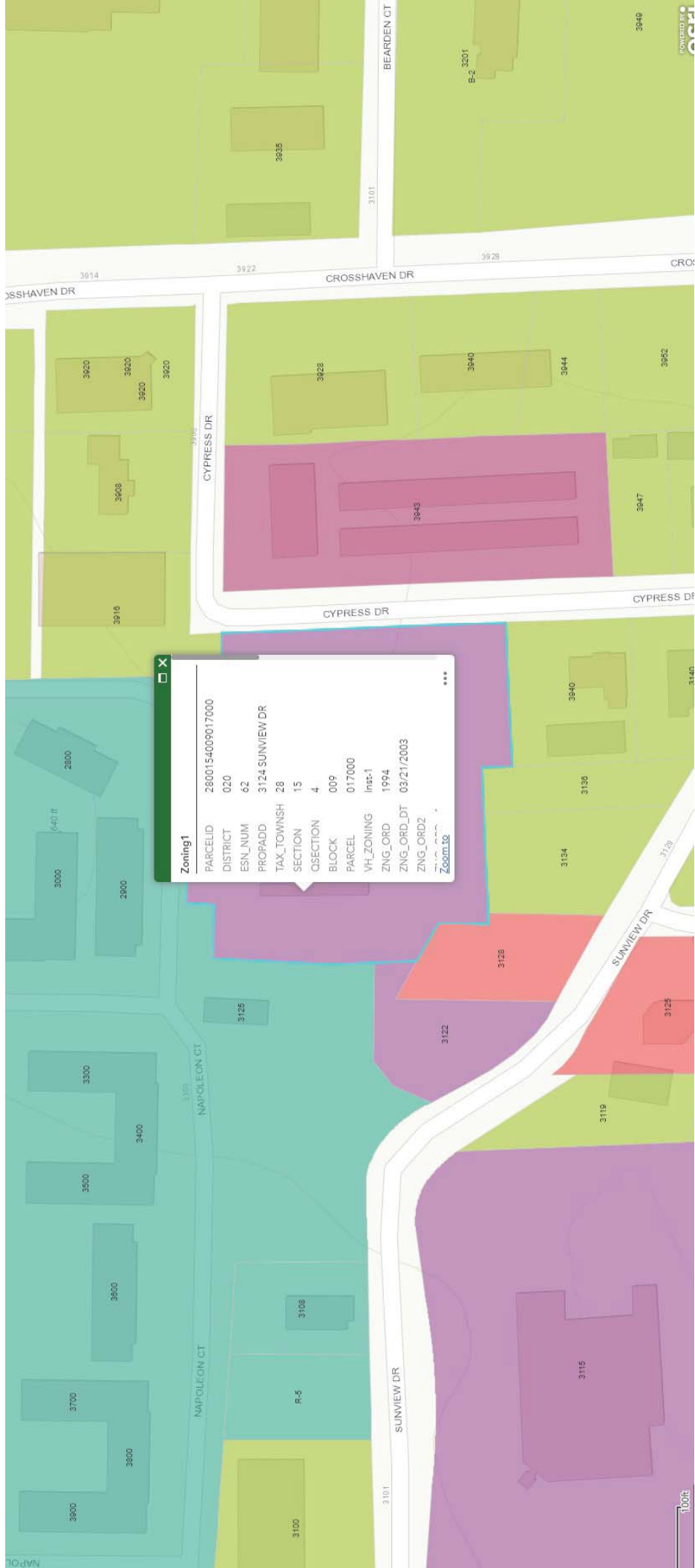


Figure 4: Future Land Use Map



**Zoning1**

PARCELD	2800154009017000
DISTRICT	020
ESN_NUM	62
PROPADD	3124 SUNVIEW DR
TAX_TOWNSH	28
SECTION	15
OSECTION	4
BLOCK	009
PARCEL	017000
VH_ZONING	Inst-1
ZNG_ORD	1994
ZNG_ORD_DT	03/21/2003
ZNG_ORD2	

\*\*\*  
Zooming

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

Date: **FEBRUARY 13, 2020**

- **CASE: P-0220-05**
- **REQUESTED ACTION:** Rezoning For 3109 & 3113 Blue Lake Dr. from Vestavia Hills R-1 to Vestavia Hills O-1
- **ADDRESS/LOCATION:** 3109 & 3113 Blue Lake Dr.
- **APPLICANT/OWNER:** Roland Condie Lewis, et al
- **REPRESENTING AGENT:** Harris Doyle
- **GENERAL DISCUSSION:** Applicant is seeking rezoning on Blue Lake Dr. for an office development. The office development will be two-stories and just under 12,500 square feet. The parking and buffer landscaping either meet or exceed the requirements for O-1 zoning. Additionally, the applicants will build a 5' sidewalk as required by the Blue Lake Area Study. The building will be designed in a residential style.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the plan for Retail/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:** Building to be designed in a residential style and compatible with other new construction in the Blue Lake area. Lots to be resurveyed.
  2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
  3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.

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



## CITY OF VESTAVIA HILLS

### APPLICATION

### PLANNING AND ZONING COMMISSION

---

#### I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
  - (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days prior to the scheduled meeting at which it shall be considered**. All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which 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: Roland Condie Lewis, Barbara Josephine Walker, Ruth Blanche Prewett

ADDRESS: 3109 Blue Lake Drive  
Vestavia Hills, AL 35243

MAILING ADDRESS *(if different from above)* HD Holdings, LLC.  
3111 Timberlake Rd / Vestavia Hills, AL 35243

PHONE NUMBER: Home \_\_\_\_\_ Office 205-965-5823

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: Russ Doyle,  
Brooks Harris, or Chad Bryant

---

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: VH R-1

To: VH O-1

For the intended purpose of: Build Office Buildings. 3109 & 3113 Blue Lake Drive

Parcels will be combined.

*(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.)**

3109 Blue Lake Drive

Vestavia Hills, AL 35243

Property size: 150 feet X 110 feet. Acres: 0.47

**V. INFORMATION ATTACHED:**

Attached Checklist complete with all required information.

Application fees submitted.

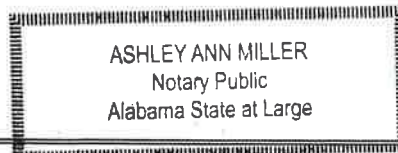
**VI.** I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

Roland Cordis Lewis 1/9/2020  
Ruth Blanche Prewett 1/9/2020  
Owner Signature/Date

\_\_\_\_\_  
Representing Agent (if any)/date

Given under my hand and seal  
this 9 day of January, 2020.

Ashley Ann Miller  
Notary Public  
My commission expires 26  
day of January, 2022.



**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: VH R-1

To: VH O-1

For the intended purpose of: Build Office Buildings. 3109 & 3113 Blue Lake Drive

Parcels will be combined.

*(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.)**

3109 Blue Lake Drive

Vestavia Hills, AL 35243

Property size: 150 feet X 110 feet. Acres: 0.47

**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 13<sup>th</sup> day of January, 2020.

  
Notary Public  
My commission expires 10/26/2021  
day of \_\_\_\_\_, 20\_\_\_\_.

P0220-05//2800274002005&006  
3109 & 3113 Blue Lake Drive  
Rezone to O-1  
Lewis, Walker, Prewett & Echols  
R1

P&Z Application  
Page 5

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: VH R-1

To: VH O-1

For the intended purpose of: Build Office buildings. 3109 & 3113 Blue Lake Drive

Parcels will be combined.

*(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.)**

3113 Blue Lake Drive

Vestavia Hills, AL 35243

Property size: 130 feet X 140 feet. Acres: 0.48

**V. INFORMATION ATTACHED:**

Attached Checklist complete with all required information.

Application fees submitted.

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

[Signature] 12/30/19  
Owner Signature/Date

[Signature] 12/30/19  
Representing Agent (if any)/date

Given under my hand and seal  
this 30 day of December, 2019.

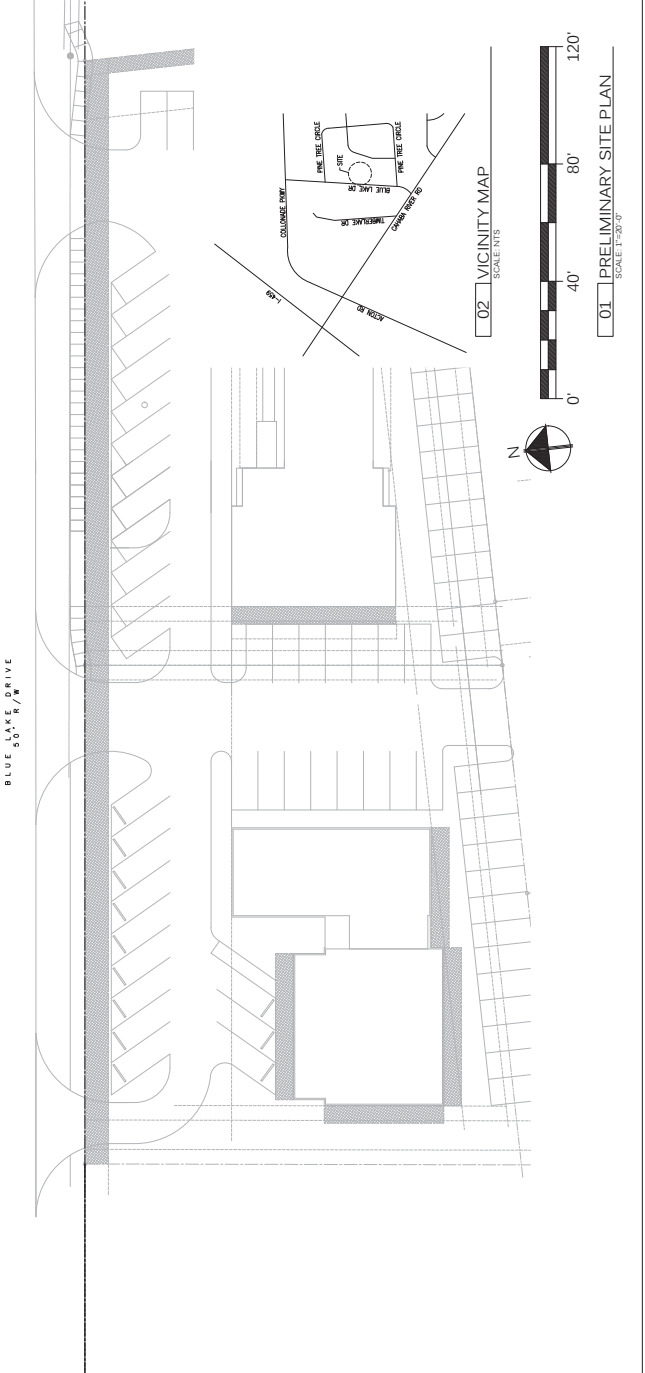
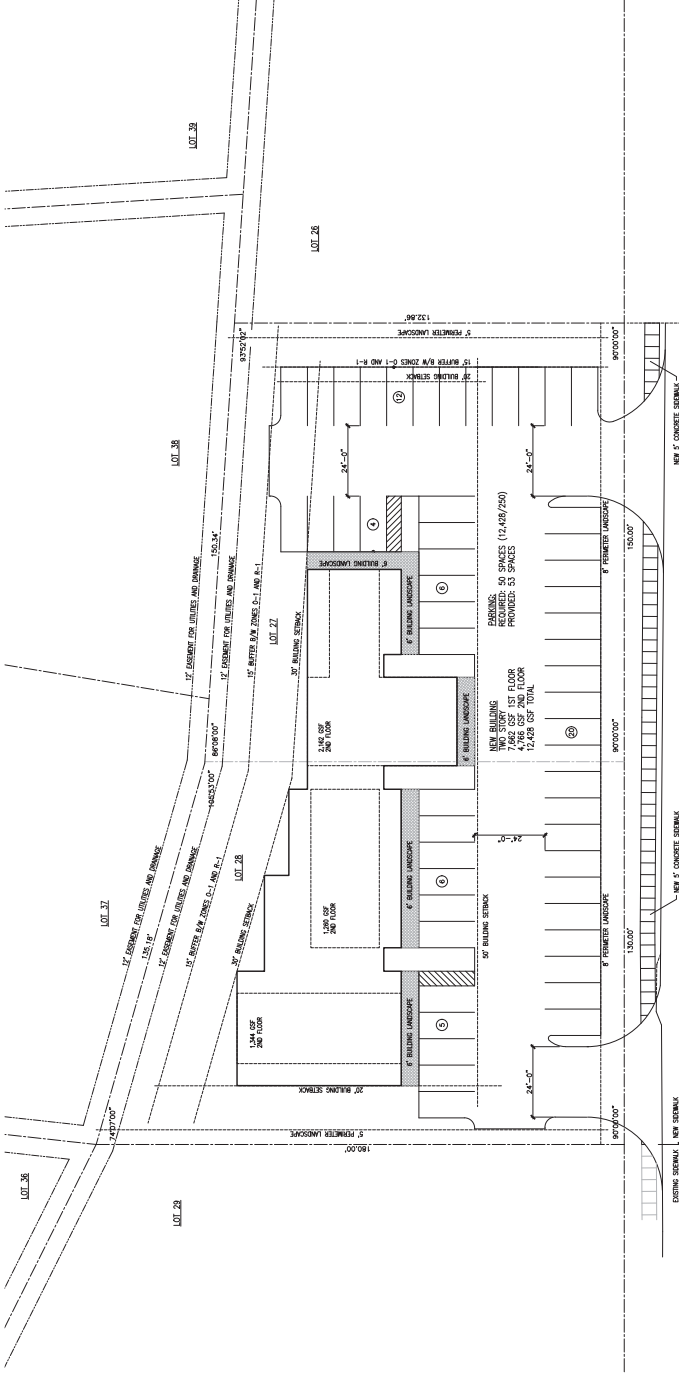
[Signature]  
Notary Public  
My commission expires 210  
day of January, 2022.

ASHLEY ANN MILLER  
Notary Public  
Alabama State at Large



NO.	DESCRIPTION	DATE

3109 AND 3113 BLUE LAKE DRIVE, VESTAVIA HILLS, ALABAMA, 35243  
**HARRIS DOYLE HOMES**  
 NEW OFFICE BUILDING FOR





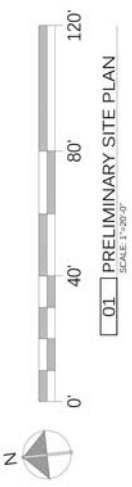
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 12/31/13

HARRIS DOYLE HOMES  
 NEW OFFICE BUILDING FOR  
 3109 AND 3113 BLUE LAKE DRIVE, VESTAVIA HILLS, ALABAMA, 35243

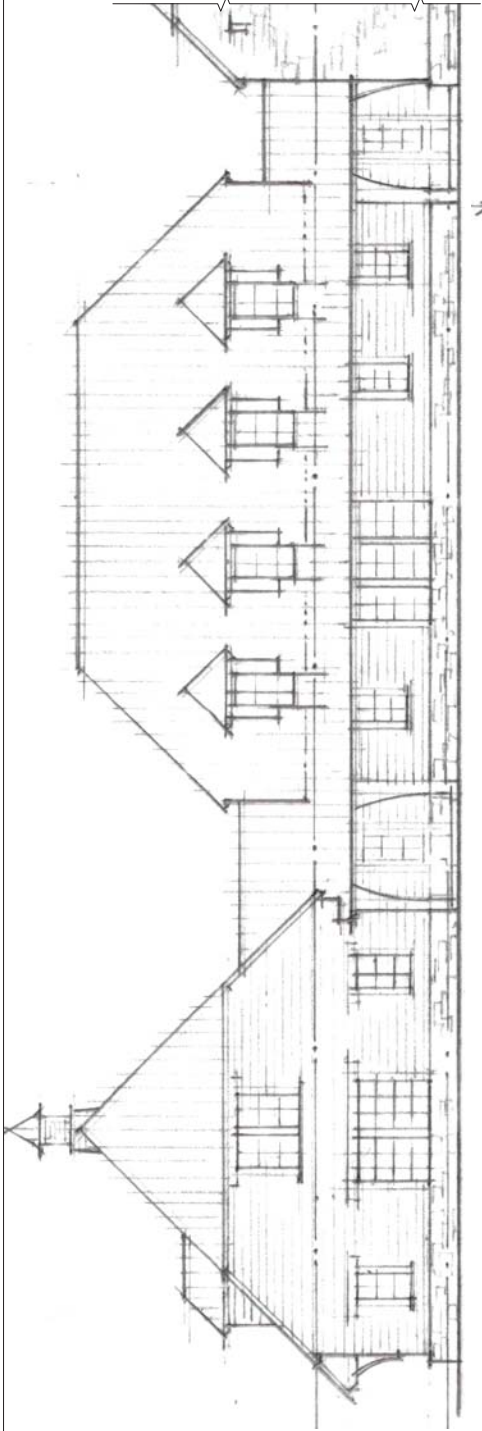
A001  
 PRELIMINARY SITE PLAN  
 DRAWING  
 C.M. BRYANT  
 ARCHITECTURE, L.L.C.  
 1113 1/2 AVENUE SOUTH  
 BIRMINGHAM, ALABAMA 35205  
 (205) 988-7300  
 www.cmbryant.com



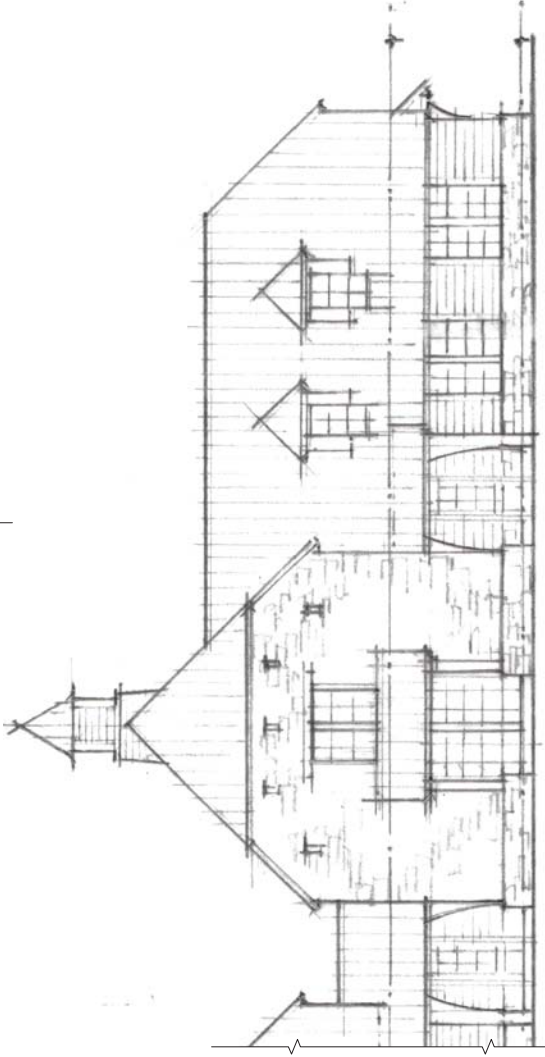
02 VICINITY MAP  
 SCALE(S)  
 SCALES



01 PRELIMINARY SITE PLAN  
 SCALE 1"=20'-0"



02 PARTIAL SCHEMATIC ELEVATION  
SCALE: 3/32"=1'-0"



01 PARTIAL SCHEMATIC ELEVATION  
SCALE: 3/32"=1'-0"

SHEET  
SD-001

DRAWING  
SCHEMATIC ELEVATION

DATE  
JANUARY 23, 2020

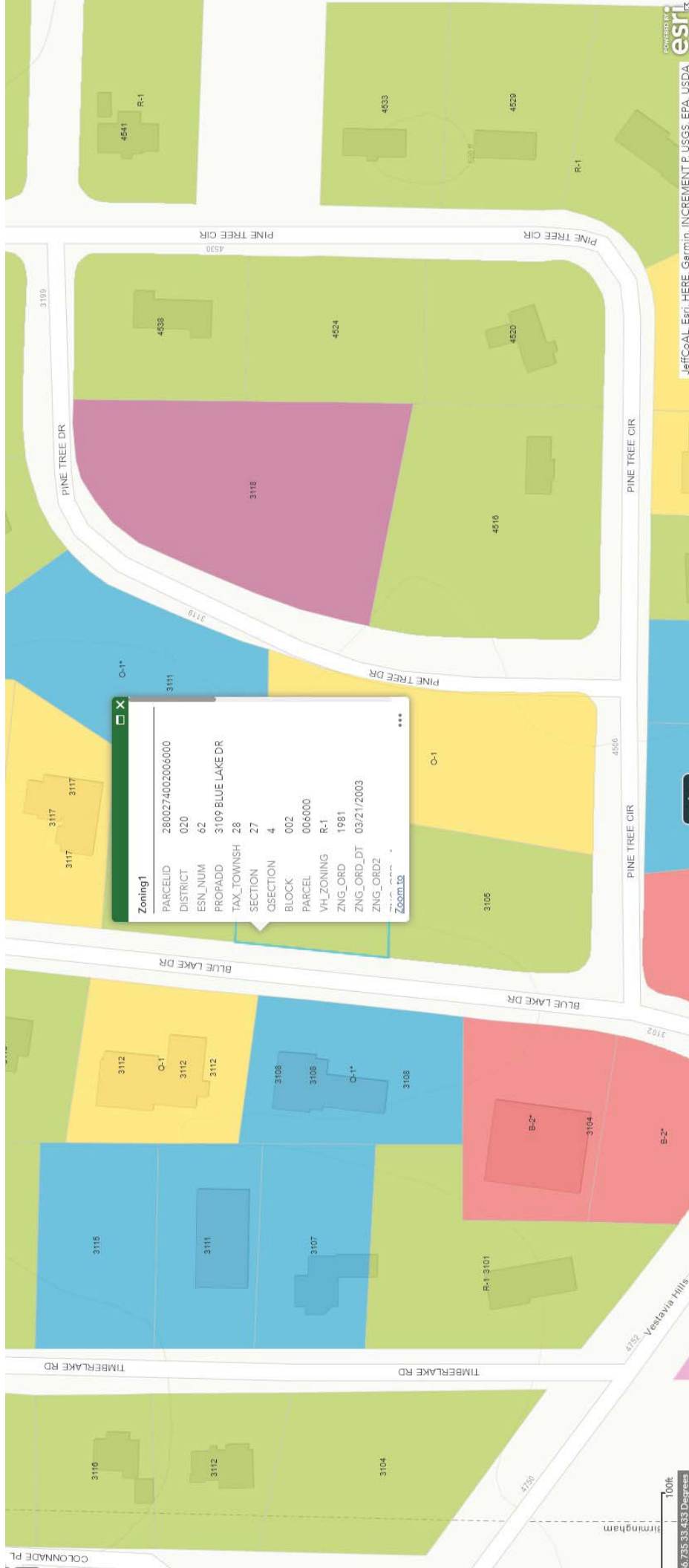


C.M. BRYANT  
ARCHITECTURE, L.L.C.

NEW OFFICE BUILDING FOR:

**HARRIS DOYLE HOMES**

3109 AND 3113 BLUE LAKE DRIVE, VESTAVIA HILLS, ALABAMA, 35243



**Zoning1**

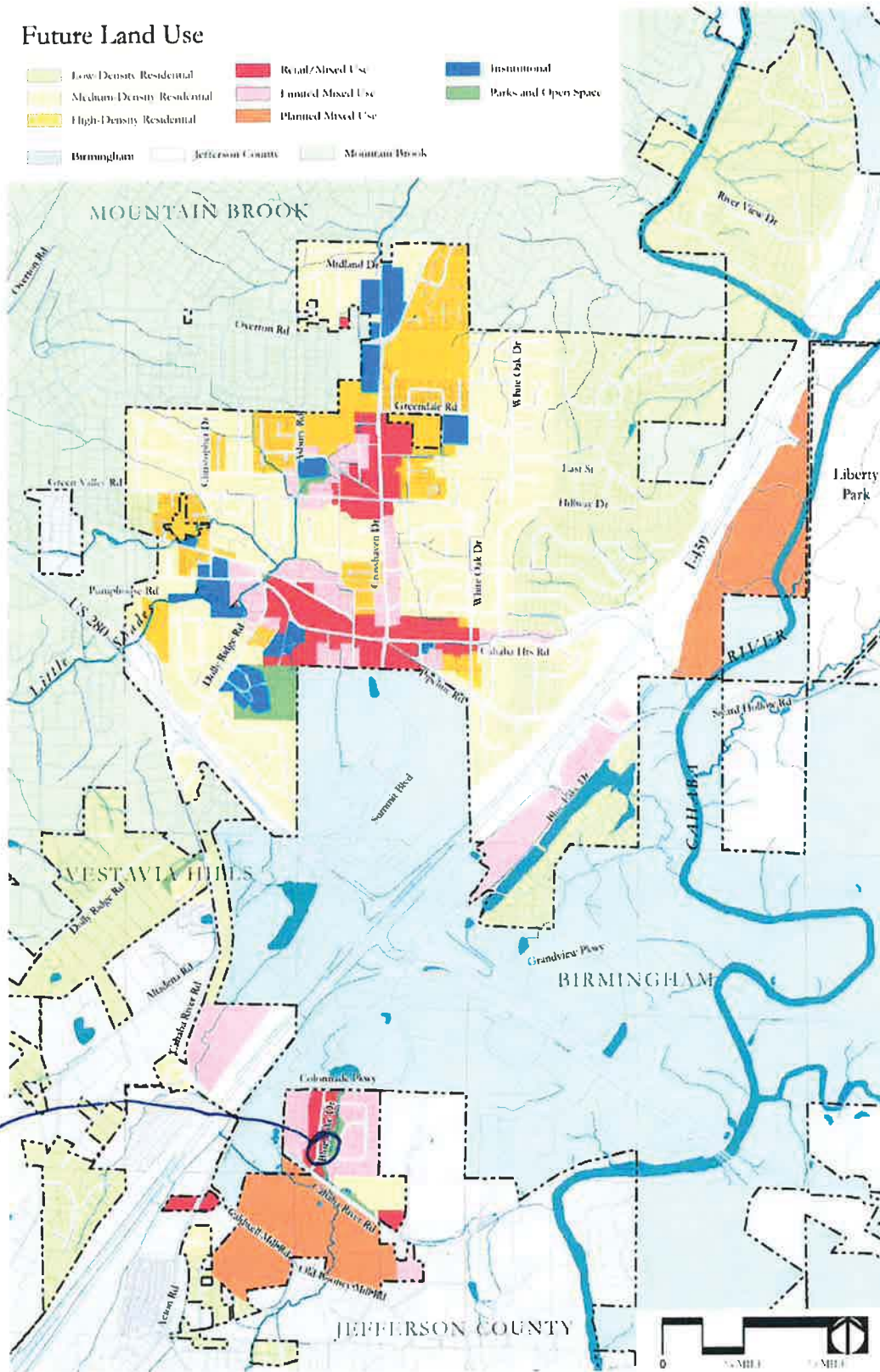
PARCELID	28000274002004000
DISTRICT	020
ESN_NUM	62
PROPADD	3109 BLUE LAKE DR
TAX_TOWNSH	28
SECTION	27
QSECTION	4
BLOCK	002
PARCEL	0040000
VH_ZONING	R-1
ZNG_ORD	1981
ZNG_ORD_DT	03/21/2003
ZNG_ORDZ	

Zoom: 100%



### 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