

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

JUNE 11, 2020

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: May 14, 2020

Preliminary & Final Plats

- (1) **P-0620-16** Liberty Park Joint Venture Is Requesting **Preliminary Plat Approval** For **Liberty Park Club Ridge East**. The Purpose for This Request Is to Create Nine Lots and A Private Street. The Property Is Owned By Liberty Park Joint Venture and Is Zoned Vestavia Hills PR-1.

Final Plats

Consent Agenda

- (2) **P-0620-15** J. Patrick & Alana Thompson Is Requesting **Final Plat Approval** For A **Resurvey Of Lots 6 & Part Of Lot 7, Block 16, Biltmore Estates**. The Purpose for This Request Is to Resurvey Lot Lines. The Property Is Owned By J. Patrick & Alana Thompson and Is Zoned Vestavia Hills R-2.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES

MAY 14, 2020

6:00 P.M.

The Planning & Zoning Commission of Vestavia Hills met in regular session on this date at 6:00 PM, following publication and posting pursuant to Alabama law. Due to the COVID-19 pandemic, in coordination with a Proclamation from Governor Ivey and pursuant to orders from the Jefferson County Health Department Official requiring social distancing along with limits of attendees, this meeting was held with a portion of the Commission digitally attending the meeting via remote computer locations utilizing a Zoom.com application. Staff and general public/audience members also were invited to attend via Zoom.com following publication pursuant to Alabama law. Chairman Barnes called the meeting to order and the City Planner called the roll with the following:

MEMBERS PRESENT*:

Erica Barnes, Chair
Rusty Weaver
Jonathan Romeo
Mike Vercher
David Maluff
Hasting Sykes
Cheryl Cobb

MEMBERS ABSENT:

Lyle Larson
Ryan Ferrell

OTHER OFFICIALS PRESENT*:

Conrad Garrison, City Planner
**All members and officials present via Zoom*

APPROVAL OF MINUTES

Mrs. Barnes stated that the minutes of the meeting April 9, 2020 are presented for approval.

MOTION Motion to approve minutes was by Ms. Cobb and second was by Mr. Vercher.
Voice vote as follows:

Mr. Vercher – yes
Mr. Romeo – yes
Mr. Sykes – yes
Mrs. Barnes – yes
Motion carried.

Ms. Cobb– yes
Mr. Maluff – yes
Mr. Weaver – yes

Preliminary Plats

P-0520-14 Overton Investments, LLC Is Requesting **Preliminary & Final Plat Approval For Resurvey of Overton Investments, LLC – Resurvey of Part of Block 1 New Merkle.** The Purpose for This Request Is to Amend Setback Lines. The Property Is Owned By Overton Investments, LLC and Is Zoned Vestavia Hills R-9.

Mr. Garrison explained the request and stated a preliminary plat is needed to move the front setback line 10’ closer so the townhomes can be moved away from a “blueline stream”.

Charles Kessler and Wade Lowery were present to answer any questions.

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

MOTION Mr. Weaver made a motion to approve Preliminary & Final Plat Approval For Resurvey of Overton Investments, LLC – Resurvey of Part of Block 1 New Merkle. Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

Mr. Vercher – yes
Mr. Romeo – yes
Mr. Sykes – yes
Mrs. Barnes – yes
Motion carried.

Ms. Cobb– yes
Mr. Maluff – yes
Mr. Weaver – yes

Conrad Garrison, City Planner

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

Date: **JUNE 11, 2020**

- **CASE:** P-0620-16
- **REQUESTED ACTION:** Preliminary Plat Approval For Liberty Park Club Ridge East
- **ADDRESS/LOCATION:** Club Ridge Dr.
- **APPLICANT/OWNER:** Liberty Park Joint Venture
- **GENERAL DISCUSSION:** LPJV is seeking preliminary plat approval for additional development in Liberty Park behind the gate. Approval will allow for the creation of nine new lots, as well as the creation of a new private street. Setbacks proposed are 15' in the front and sides and 25' in the rear. Plat meets all requirements of the Liberty Park PUD.
- **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.

2020 MAY 22 A 9:55
**CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
PRELIMINARY MAP APPLICATION**

II. APPLICANT INFORMATION: (owner of property)

NAME: Liberty Park Joint Venture

ADDRESS: 1000 Urban Center Drive - Suite 235

Vestavia Hills, AL 35242

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office 205-945-6459

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: John Bonanno

III. ACTION REQUESTED

Preliminary Plat Approval

Explain reason for the request: Approval of a Preliminary Plat for the development of

Club Ridge East, behind the gates in Liberty Park.

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

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

Club Ridge East, situated in the North half of Section 6, Township 18 South, Range 1 West,

Jefferson County, AL.

Property size: 1,650 +/- feet X 340 +/- feet. Acres: 9.5 +/-

VI. ZONING/REZONING:

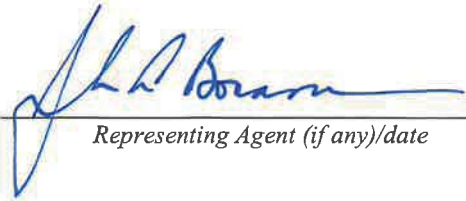
The above described property is presently zoned: PR-1

**P0620-16//2700164000001.000
7291 Old Overton Club Drive
Prelim. Map Club Ridge East Sub
LPJV**

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.

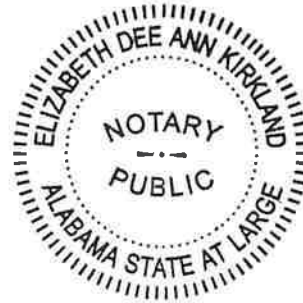
Owner Signature/Date



Representing Agent (if any)/date

Given under my hand and seal
this 19 day of May, 2020.


Notary Public

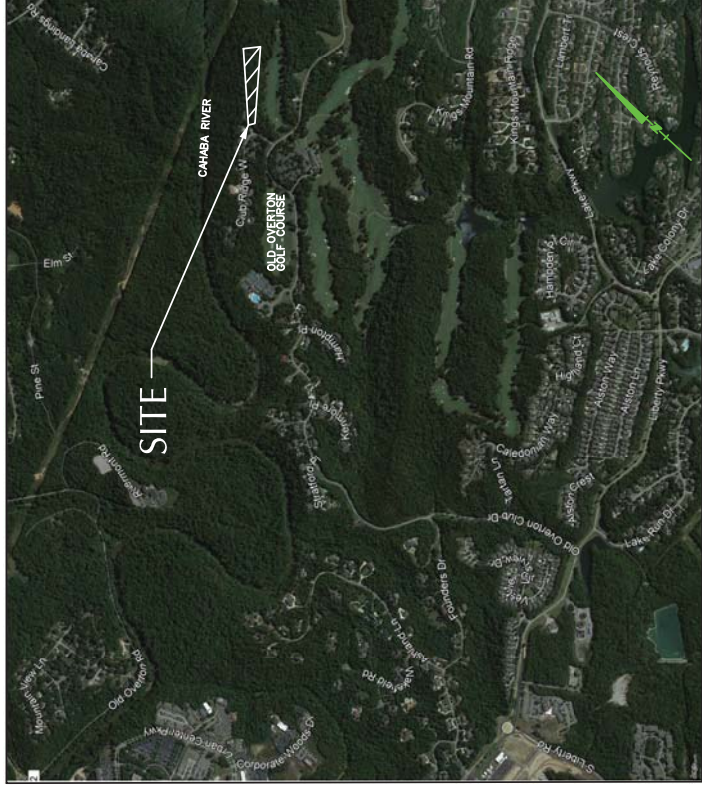


My commission expires 10-11-2021
day of MAY, 19, 2020.

LIBERTY PARK CLUB RIDGE EAST PRELIMINARY PLAT PACKAGE VESTAVIA HILLS, ALABAMA

DRAWING INDEX

- PP PRELIMINARY PLAT
- 1 GIS TOPOGRAPHIC BASEMAP
- 2 SITE LAYOUT PLAN
- 3 GRADING AND DRAINAGE PLAN
- 4 WALL PROFILES
- 5 TYPICAL ROAD SECTIONS/ROAD PROFILE
- 6 EROSION & SEDIMENT CONTROL PLAN
- 7 SITE UTILITY PLAN
- 8 DETAILS
- 9 DETAILS



VICINITY MAP
N.T.S.

DEVELOPER

LIBERTY PARK JOINT VENTURE
1000 URBAN CENTER DRIVE
SUITE 235
VESTAVIA HILLS, AL 35242
CONTACT: JOHN BONANNO
PHONE: (770) 367-9522

CIVIL ENGINEER

SCHOEL ENGINEERING CO., INC.
1001 22ND STREET SOUTH
BIRMINGHAM, AL 35205
CONTACT: JOHN HARRISON
PHONE: (205) 313-1135

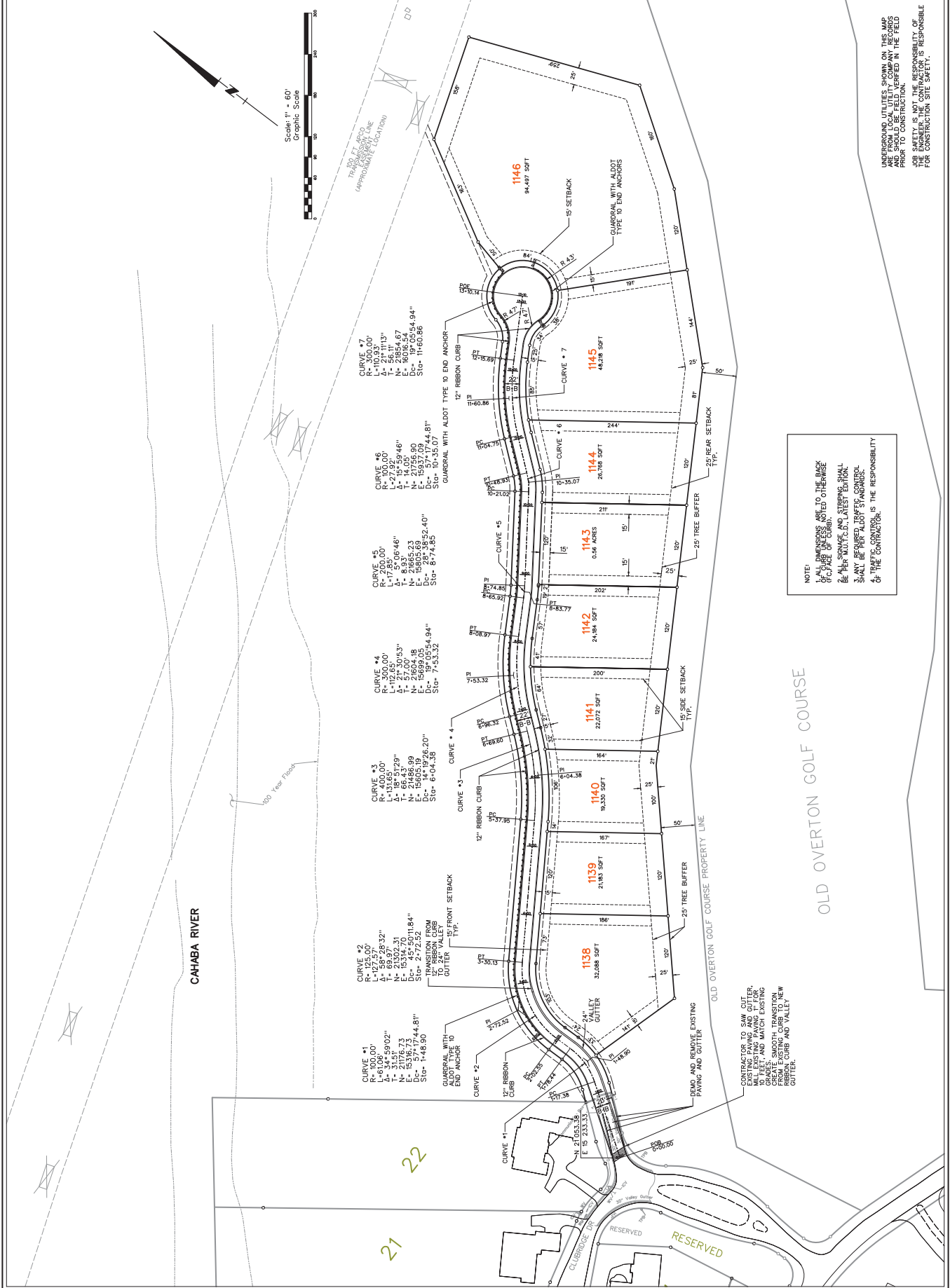


**LIBERTY PARK CLUB RIDGE EAST
 PRELIMINARY PLAT PACKAGE
 VESTAVIA HILLS, AL**

DRAWING SET:
 PRELIMINARY PLAT
 PLAT PACKAGE
 EXHIBIT

**SITE LAYOUT
 PLAN**

DRAWN BY: LLS
 CHECKED BY: J.M.P.
 FILE NAME: 2007.dwg
 02/02/2008/04/04



NOTE:
 1. ALL DIMENSIONS ARE TO THE BACK OF CURB.
 2. ALL CURVES AND SETBACKS SHALL BE PERMITTED BY THE LOCAL HEALTH DEPARTMENT.
 3. ALL REQUIRED TRAFFIC CONTROL SHALL BE PERMITTED BY THE LOCAL HEALTH DEPARTMENT.
 4. TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.

OLD OVERTON GOLF COURSE

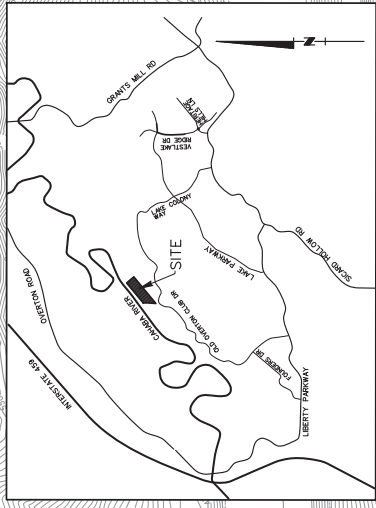
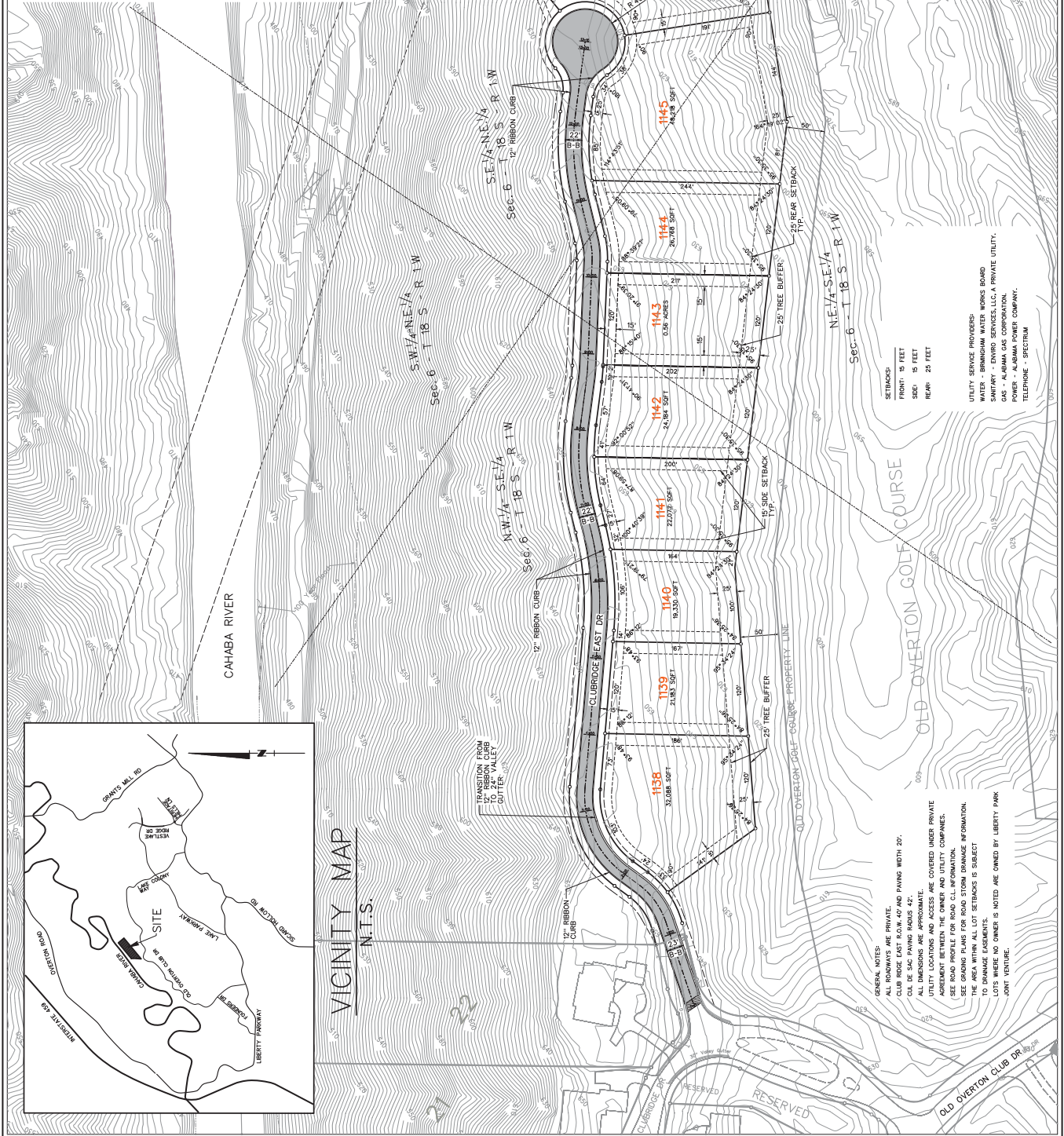
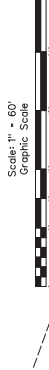
CONTRACTOR TO SAW, CUT, AND REMOVE EXISTING PAVING AND GUTTER, TO FEET AND MATCH EXISTING. CREATE SMOOTH TRANSITION FROM EXISTING TO NEW RIBBON CURB AND VALLEY GUTTER.

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

PRELIMINARY PLAT
Club Ridge East
 BEING A SUBDIVISION OF ACREAGE SITUATED IN THE NORTHEAST
 1/4 AND THE SOUTHEAST 1/4 OF SECTION 6 OF TOWNSHIP
 18 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA
 SCALE: 1" = 60'
 JUNE 2020

LIBERTY PARK JOINT VENTURE
 AN ALABAMA GENERAL PARTNERSHIP
 535 BRIDGEMAN PARKWAY, SUITE 200
 BIRMINGHAM, ALABAMA 35205
 (205) 945-6429

SCHOEL ENGINEERING COMPANY, INC.
 150 AVONDALE AVENUE, SUITE 1300
 BIRMINGHAM, ALABAMA 35203
 (205) 323-6866



SETBACKS:
 FRONT: 15 FEET
 SIDE: 15 FEET
 REAR: 25 FEET

UTILITY SERVICE PROVIDERS:
 WATER - BIRMINGHAM WATER WORKS BOARD
 SANITARY - ENVIRO SERVICES, LLC, A PRIVATE UTILITY.
 GAS - ALABAMA GAS CORPORATION
 POWER - ALABAMA POWER COMPANY.
 TELEPHONE - SPECTRUM

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

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

Date: **JUNE 11, 2020**

- **CASE: P-0620-15**
- **REQUESTED ACTION:** Final Plat Approval For A Resurvey Of Lots 6 & Part Of Lot 7, Block 16, Biltmore Estates
- **ADDRESS/LOCATION:** 416 Longview Dr.
- **APPLICANT/OWNER:** J. Patrick & Alana Thompson
- **GENERAL DISCUSSION:** Plat is to resurvey two lots in the Biltmore Estates community. The applicant is seeking to merge Lot 10 and the West half of Lot 7. The purpose of this request is to meet current code and to have these lots officially merged and recorded in order to pull a building permit. The lot is zoned R-2.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for low density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted
 4. **Building Safety Review:** No problems noted

2020 MAY 20 A II: 4:00
**CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
FINAL MAP APPLICATION**

II. APPLICANT INFORMATION: (owner of property)

NAME: J. Patrick and Alana Thompson

ADDRESS: 416 Longview Drive, Vestavia, AL 35216

BILLING ADDRESS (if different from above) _____

PHONE : 205-999-9202 Email thomp103@gmail.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

PHONE : _____ Email _____

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

NAME: SAME

ADDRESS: _____

MAILING ADDRESS (if different from above) _____

PHONE: _____ Email _____

P0620-15//2800194012019.000
416 Longview Driv
Final Map to Resurvey Lots
Patrick & Alana Thompson

IV. ACTION REQUESTED

Final Plat Approval: (reason must be provided)

Explain reason for the request: Property needing to be resurveyed in order to
finalize variance for home renovation.

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

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

416 Longview Drive, Vestavia, AL 35216

Biltmore Estates - Block 16; Lot 6 and part of Lot 7. Size: 72' x 196' x 55' x 65'

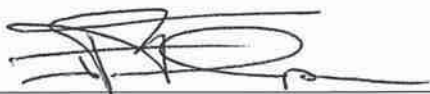
Property size: _____ feet X _____ feet. Acres: 0.38

VI. ZONING/REZONING:

The above described property is presently zoned: residential

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.**



Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 20 day of May, 2024.


Notary Public

My commission expires 8
day of May, 2024.

P0620-15//2800194012019.000

416 Longview Driv

Final Map to Resurvey Lots

Patrick & Alana Thompson

