

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

**AGENDA**

**JULY 9, 2020**

**6:00 P.M.**

Roll Call.

Pledge of Allegiance

Approval of Minutes: June 11, 2020

**Final Plats**

**Consent Agenda**

(1) **P-0720-19** Tiebos, LLC Is Requesting **Final Plat Approval** For **Tiebos Resurvey**. The Purpose for This Request Is to Combine Lots and Vacate Right-Of-Way. The Property Is Owned By Tiebos, LLC and Is Zoned Vestavia Hills O-1.

(2) **P-0720-20** Magnum Properties, LLC Is Requesting **Final Plat Approval** For **Cottages On Green Valley**. The Purpose for This Request Is to Create 11 Lots. The Property Is Owned By Magnum Properties, LLC and Is Zoned Vestavia Hills R-9.

**Rezoning/Conditional Use Recommendations**

(3) **P-0720-17** Timothy Boyne Is Requesting **Conditional Use Approval** for **A Home Occupation In Liberty Park** Located At **4129 Vestview Dr**. The Property Is Owned By Timothy Boyne and Is Zoned Vestavia Hills PR-1.

SPECIAL NOTICE: Pursuant to "Safer at Home" orders from the Governor of the State of Alabama due to COVID-19 Pandemic, the Planning and Zoning Commission meeting of July 9, 2020 will be video-conferenced and

teleconferenced. Anyone choosing to attend the meeting in person will be required to wear a mask and practice social distancing. Anyone may

participate via phone/computer. Participation via videoconferencing through Zoom.com may be viewed by clicking the following link: <https://us04web.zoom.us/j/7970217974>

To attend via teleconference, please dial 312.626.6799 and enter the meeting ID of 797 021 7974

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

**MINUTES**

**JUNE 11, 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:**

Erica Barnes, Chair  
Jonathan Romeo  
Mike Vercher  
David Maluff  
Hasting Sykes  
Cheryl Cobb  
Lyle Larson  
Ryan Ferrell

**MEMBERS ABSENT:**

Rusty Weaver

**OTHER OFFICIALS PRESENT:**

Conrad Garrison, City Planner

**APPROVAL OF MINUTES**

Mrs. Barnes stated that the minutes of the meeting May 14, 2020 are presented for approval.

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

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

Ms. Cobb – yes  
Mr. Maluff – yes  
Mr. Ferrell – abstained  
Mrs. Barnes – yes

**Preliminary Plats**

**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.

Mr. Garrison explained the request and stated a preliminary plat is needed to construct a street and plat nine lots.

James Parsons was present to answer any questions.

Ms. Cobb asked how close the lots to the Cahaba River. Mr. Parsons stated at least 500’.

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. Larson made a motion to approve Preliminary & Final Plat Approval For Liberty Park Club Ridge East. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Vercher – yes	Ms. Cobb– yes
Mr. Romeo – yes	Mr. Maluff – yes
Mr. Sykes – yes	Mr. Ferrell – yes
Mr. Larson – yes	Mrs. Barnes – yes
Motion carried.	

**Final Plats**

**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.

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. Vercher made a motion to approve Final Plat For A Resurvey Of Lots 6 & Part Of Lot 7, Block 16, Biltmore Estates. Second was by Ms. Cobb. Motion was carried on a roll call; vote as follows:

Mr. Vercher – yes	Ms. Cobb– yes
Mr. Romeo – yes	Mr. Maluff – yes
Mr. Sykes – yes	Mr. Ferrell – yes

Mr. Larson – yes  
Motion carried.

Mrs. Barnes – yes

Conrad Garrison, City Planner

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

Date: **JULY 11, 2020**

- **CASE:** P-0720-19
- **REQUESTED ACTION:** Final Plat Approval For Tiebos Resurvey
- **ADDRESS/LOCATION:** 3070 Green Valley Rd.
- **APPLICANT/OWNER:** Tiebos, LLC
- **GENERAL DISCUSSION:** Plat will combine lots and will remove an easement previously vacated by City Council. Building and lots were originally developed in the County. The lots are currently zoned O-1.
- **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

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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 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 other than for zoning/rezoning must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which is shall 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 a basic fee of \$100.00 along with \$\_\_\_\_\_ per property owner to be notified for Commission meeting. Fees 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. *Preliminary plats shall include 3 complete & rolled construction sets along with fifteen (15) lot line drawings; (Folded to 8 " x 11"). Final plats shall include fifteen (15) prints. (Please include one 8 " x 11" for preliminary lot line drawings and final plats).*

**II. APPLICANT INFORMATION:** Owner of Property (This Section Must Be Completed)

Name: TIEBOS LLC

Address: 3070 GREEN VALLEY ROAD.

Phone #: 410 See below Office #: \_\_\_\_\_

E-Mail: c/o See below

Representing Attorney/Other Agent

Name: DAVE ARRINGTON (ARRINGTON ENGINEERING)

Address: 2032 C VALLEYDALE ROAD

WINSTON-SALEM AL. 35244  
Phone #: 205-985-9315 Office #: \_\_\_\_\_  
E-Mail: dave@arringtonengineering.com

**III. ACTION REQUESTED:**

Preliminary Plat Approval \_\_\_\_\_ Re-zoning \_\_\_\_\_  
Final Plat Approval X Other \_\_\_\_\_

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

LOTS 1, 2, 3 & 4 Block 2  
MEADOWLAWN ESTATES 1ST ADD  
MAP BOOK #7 PAGE 5

**VI. ZONING/REZONING:**

Request that the above described property be rezoned

From: \_\_\_\_\_

To: \_\_\_\_\_

For the intended purpose of: \_\_\_\_\_  
(Example: From "VH R-1" to "VH O-1" for office building)

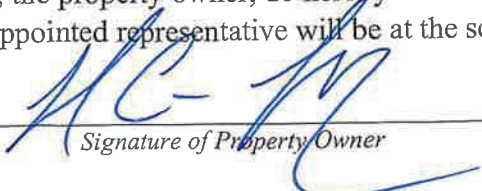
Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: \_\_\_\_\_

**VI. INFORMATION ATTACHED:**

X Application fees submitted.  
X Plat approvals: Copy of all pertinent drawings, etc. *Preliminary plats shall include 3 complete rolled sets along with fifteen (15) lot line drawings; (Folded to 8" x 11" size). Final plats shall include fifteen (15) prints. (One 8" x 11" must be included for preliminary lot line drawings and final plats).*

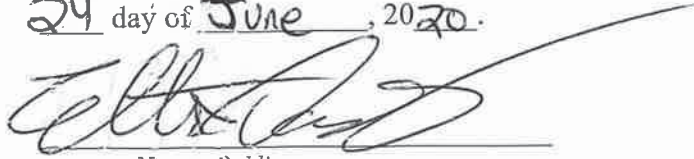
**VII. NOTARIZED SIGNATURE OF PROPERTY OWNER:**

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

  
Signature of Property Owner

6/24/20  
Date

Given under my hand and seal this  
24 day of June, 2020.



Notary Public

My commission expires 12/3/22  
day of \_\_\_\_\_, 20\_\_\_\_\_.

(Seal)

P0720-19//2800153015001.000  
3070 Green Valley Rd.  
Combine 4 lots & vacate easements  
Tiebos, LLC



# TIEBOS RESURVEY

BEING A RESURVEY OF LOTS 1, 2 AND 3, BLOCK 2, ACCORDING TO THE SURVEY OF MEADOWLAWN ESTATES IS A ADDITION, AS RECORDED IN MAP BOOK #77 PAGE 5, COUNTY OF JEFFERSON, STATE OF ALABAMA, SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 18 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, AND TIEBOS, LLC OWNER, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNER, THAT THIS PLAT OR MAP WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE ALABAMA RESURVEY ACT AND THAT THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, INCLUDING THE LENGTH, AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS WIDTH AND NAME OF EACH STREET, AS WELL AS SHOWING THE RELATION OF THE LANDS TO THE SURVEY OF MEADOWLAWN ESTATES IS A ADDITION AS RECORDED IN THE MAP BOOK #77 PAGE 5, COUNTY OF JEFFERSON, STATE OF ALABAMA, HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND THAT THE SURVEY IS ACCURATE AND CORRECT AND THAT THE SAME IS SUBJECT TO A MORTGAGE HELD BY HORTON REALTY, INC.

HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN RECORDED IN THE PUBLIC RECORDS WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYS, THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR: \_\_\_\_\_ OWNER: \_\_\_\_\_  
 BY: JEFF D. ARRINGTON DATE: \_\_\_\_\_  
 ALABAMA LIC. NO. 18664 ITS: \_\_\_\_\_  
 MORTGAGEE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 ITS: \_\_\_\_\_  
 DATE: \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, AND THAT THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND IN THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
 STATE OF ALABAMA  
 COUNTY OF \_\_\_\_\_

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, AND THAT THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND IN THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
 STATE OF ALABAMA  
 COUNTY OF \_\_\_\_\_

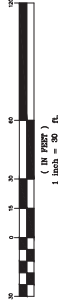
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, AND THAT THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND IN THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

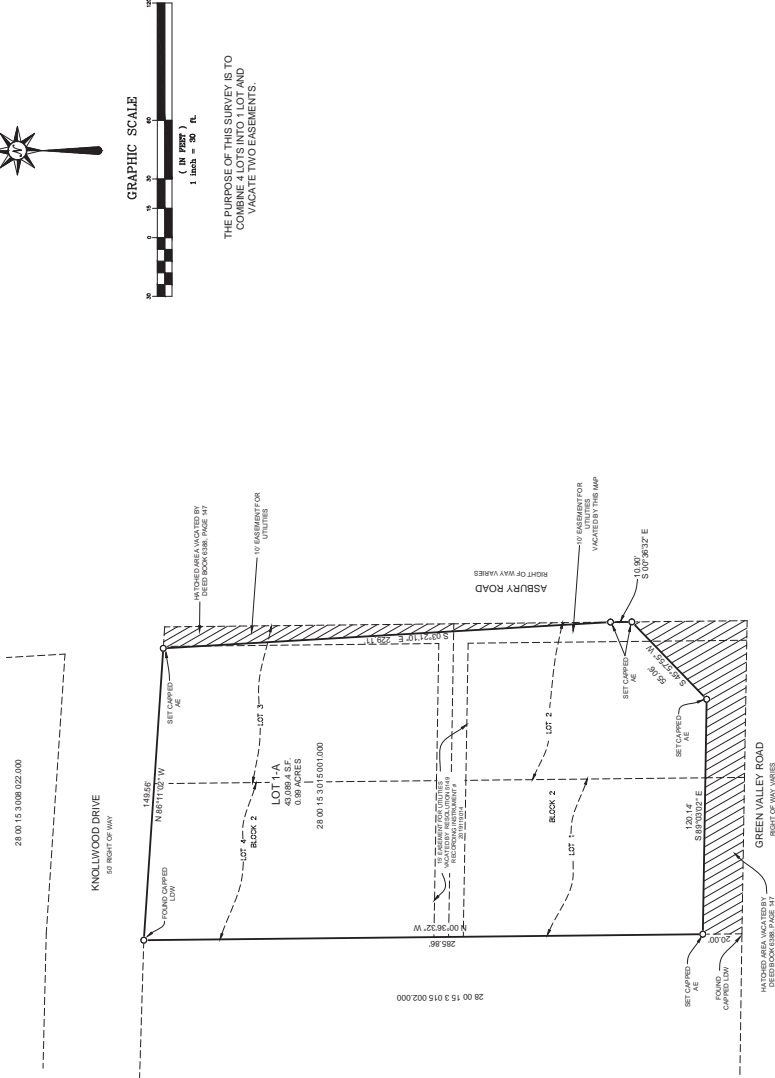
NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
 STATE OF ALABAMA  
 COUNTY OF \_\_\_\_\_



## GRAPHIC SCALE



THE PURPOSE OF THIS SURVEY IS TO COMBINE 4 LOTS INTO 1 LOT AND VACATE TWO EASEMENTS.

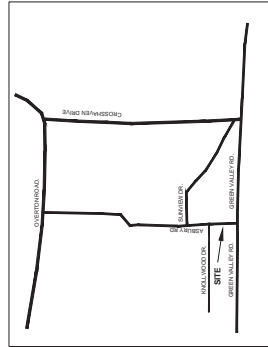


APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR OF ENVIRONMENTAL SERVICES  
 CITY OF VESTWAHILLS

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

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

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 HEALTH DEPARTMENT



VICINITY MAP  
N.T.S.

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

Office: (205) 986-9395  
 2032 Valleydale Road  
 Birmingham, AL 35244

DRAWN BY: JDA	CHECKED BY: JDA
DATE: 6-28-2019	SCALE: 1" = 30'
PARTY CHIEF: JI	PROJECT NO.: 7235A
SHEET: 1 OF 1	

DRAWING TITLE: TIEBOS RESURVEY

LOCATION & ESCROW: #18664 PROFESSIONAL LAND SURVEYING

SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

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

Date: **JULY 11, 2020**

- **CASE:** P-0720-20
- **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

2020 MAY 26 A 8:57  
**CITY OF VESTAVIA HILLS  
PLANNING AND ZONING COMMISSION  
FINAL MAP APPLICATION**

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

NAME: Magnum Properties, LLC and/or Grants Mill, LLC

ADDRESS: 2106 Devereux Circle, Birmingham, Alabama 35243

BILLING ADDRESS (if different from above) Same as above

PHONE : (205) 970 - 2363 Email clint@tower-homes.com

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

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

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

NAME: Magnum Properties, LLC and/or Grants Mill, LLC

ADDRESS: 2106 Devereux Circle, Birmingham, Alabama 35243

MAILING ADDRESS (if different from above) Same as above

PHONE: (205) 970 - 2363 Email clint@tower-homes.com

**P0720-18//2800222005010.000**  
**2961 Green Valley Rd.**  
Final Map for a new Subdivision  
Magnum Properties, LLC

**IV. ACTION REQUESTED**

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

Explain reason for the request: A New Residential Subdivision

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

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

Situated in the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 18

South, Range 2 West

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: 1.18

**VI. ZONING/REZONING:**

The above described property is presently zoned: R-9

**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.\**

*[Signature]*  
Owner Signature/Date

*[Signature]* 5/19/2020  
Representing Agent (if any)/date

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

*[Signature]*  
Notary Public



My commission expires 20<sup>th</sup>  
day of MARCH, 2023.

**P0720-18//2800222005010.000**  
**2961 Green Valley Rd.**  
Final Map for a new Subdivision  
Magnum Properties, LLC

# COTTAGES ON GREEN VALLEY

A RESIDENTIAL SUBDIVISION  
 BEING LOCATED IN THE NORTHWEST QUARTER  
 OF THE SECTION 22,  
 TOWNSHIP 18 SOUTH, RANGE 2 WEST,  
 CITY OF VESPAH HILLS, JEFFERSON COUNTY, ALABAMA

Prepared by:  
  
**CARR & ASSOCIATES ENGINEERS, INC.**  
 1525 CARRVILLE ROAD, SUITE 100  
 PELHAM, ALABAMA 35124  
 PHONE (205) 964-8446 FAX (205) 964-8447  
 2075 GREEN VALLEY ROAD, SUITE 100  
 VESPAH HILLS, ALABAMA 35178

### STATE OF ALABAMA COUNTY OF JEFFERSON

The undersigned Barton F. Carr, surveyor, and Grants W. H. LLC, as owner(s) hereby certify that this plat or map and correct map of lands shown therein and known as **COTTAGES ON GREEN VALLEY**, showing the location of the lots and the names of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the Book 208, Page 65; and that from pins have been installed at all lot corners and curve points as shown and designed by small open circles on said plat or map. Said owner(s) also certifies that he (she, they, it) is (are) the owner(s) of the lands shown on said plat or map. There are set subject to any mortgages, except a mortgage or mortgage held by the following mortgagee: NONE.

All parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge and belief.

In witness whereof, said surveyor executed these persons this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Barton F. Carr, Surveyor  
 AL Reg. No. 16885

By: \_\_\_\_\_  
 My Commission Expires \_\_\_\_\_

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

Date: **JULY 9, 2020**

- **CASE: P-0720-17**
- **REQUESTED ACTION:** Conditional Use Approval for a home based business
- **ADDRESS/LOCATION:** 4129 Vestview Dr
- **APPLICANT/OWNER:** Timothy Boyne
- **GENERAL DISCUSSION:** The applicant wishes to conduct a home based business in Liberty Park. As currently required by the Liberty Park PUD a conditional use permit is required for a home based business. A description of the applicants business is attached. The property is zoned PR-1.
- **LIBERTY PARK MASTER PLAN:** This request is consistent with the procedures 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:** I recommend the Commission recommend approval with the following conditions:

1. Home occupations shall be conducted only in the principal dwelling. No more than twenty-five (25) percent, up to 500 sq. ft., of the dwelling may be used for a home occupation.
2. There shall be no outdoor display or storage associated with the home occupation and no commodities shall be sold on the premises other than by phone, mail or internet. No goods shall be delivered to a purchaser on the premises.
3. No sign may be attached to the dwelling or any part of the real estate advertising any home occupation.
4. No home occupation shall be permitted if it creates noise, odors, vibrations or traffic congestion, which interferes with the residential qualities of the neighborhood insofar as health, safety, morals, convenience and general welfare are concerned.

5. In order to be a permitted home occupation, the use must be one which is habitually, customarily, and commonly established as a reasonable incidental, accessory, subordinate and secondary use. The existing dwelling shall not be enlarged to accommodate the home occupation; nor shall any accessory structure be built for the purpose of operating the home occupation.

6. No home occupation shall be permitted that requires the operation or keeping on premises of a commercial vehicle.

7. No persons other than members of the family residing on the premises shall be employed by the home occupation.

8. Home occupations shall be limited to the hours between 7:00 a.m. and 10:00 p.m.

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 MAY 21 A 10:13  
PLANNING AND ZONING COMMISSION

## Conditional Use Application

### 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 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.** Applications must be completed in its entirety and must contain all pertinent information in order to be considered. Acceptance by the Clerk does not constitute acceptance of complete and proper filing. All applicants are encouraged to present their request to the Zoning Staff on any Tuesday at 9 AM in the Executive Conference Room, City Hall, prior to submitting for a Conditional use.
- (3) This application must be filled out in its entirety completely, including 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. Postage Fees for notification for Planning and Zoning and for City Council meetings along with applicable publication fees will be billed to applicant at a later date. The applicant is responsible for all notification fees. *\*\*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: Timothy Boyne

ADDRESS: 4129 Vestview Drive, Vestavia Hills, AL. 35242

PHONE: 205.500.2168 EMAIL: tim@cahabawatersolutions.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: n/a

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_



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

NAME: Timothy Boyne, President- Cahaba Water Solutions, Inc.  
ADDRESS: 4129 Vestview Drive, Vestavia Hills, AL. 35242  
PHONE: 205.500.2168 EMAIL: tim@cahabawatersolutions.com

**III. ACTION REQUESTED**

Request that the above described property be approved conditional use approval pursuant to Section \_\_\_\_\_ of the Vestavia Hills Zoning Code.  
Current Zoning of Property: Residential  
Requested Conditional use For the intended purpose of: Office

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

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

4129 Vestview Drive, Vestavia Hills, AL. 35242

Lot 57 according to the amended Map of Vestview Village, as recorded in Map Book 181, Page 97 in the Probate Office of Jefferson County, Alabama

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

***\*\*All applications must contain a full legal description of subject property.\*\****

**V. INFORMATION ATTACHED:**



Attached Checklist complete with all required information.



Application fees submitted.

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**4129 Vestview Drive**  
Conditonal Use for home office  
Timothy Boyne

**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. ***\*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\****

Timothy Boyne, President  
Owner Signature/Date

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

Given under my hand and seal  
this 18<sup>th</sup> day of MAY, 2020.

Cheryl A. Triplett  
Notary Public

My commission expires 8<sup>th</sup>  
day of April, 2023.



**P0720-17//2700073004037.000**  
**4129 Vestview Drive**  
Conditonal Use for home office  
Timothy Boyne

# Cahaba Water Solutions, Inc.



[www.cahabawatersolutions.com](http://www.cahabawatersolutions.com)

May 18, 2020

Office of the City Clerk  
Attn: Ms. Rebecca Leavings, City Clerk  
1032 Montgomery Highway  
Vestavia Hills AL 35216

Re: Conditional Use Application  
Description of Business Activity

Dear Ms. Leavings:

Please find my description of office activity for Cahaba Water Solutions, Inc. at 4129 Vestview Drive, Vestavia Hills, AL. 35242. Cahaba Water Solutions, Inc. is a manufacturer's representative of water and wastewater treatment equipment. We are local representatives/agents for the manufacturers we represent serving the State of Alabama, Tennessee and the Florida Panhandle. This office of Cahaba Water Solutions, Inc. will serve as the primary mailing address of this company where day to day activities will be limited to home office activities. Office equipment at this location consists of a desk, computer, printer and file cabinets.

The company does not own any commercial vehicles, there will be no signs, no inventory/storage/manufacturing/repair of any equipment, no additional employees will operate an office at this location, no use of this location for meetings or presentations. There will be no traffic or other potential disturbances to neighboring residences associated with Cahaba Water Solutions, Inc.

Should you have any questions or would like to discuss further, please contact me at your convenience. Thank you.

Sincerely,

*Tim Boyne*

President, Cahaba Water Solutions, Inc.

4129 Vestview Drive  
Vestavia Hills, Alabama 35242  
[tim@cahabawatersolutions.com](mailto:tim@cahabawatersolutions.com)  
P 205.500.2168

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