

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

AUGUST 13, 2020

6:00 P.M.

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 August 13, 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

Roll Call.

Pledge of Allegiance

Approval of Minutes: July 9, 2020

Preliminary Plats

- (1) **P-0820-26** 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 and PB.

Final Plats

Consent Agenda

- (2) **P-0820-25** CRB Construction Is Requesting **Final Plat Approval For Resurvey Lots 6 & 7 Of Magnolia Cove Estates.** The Purpose for This Request Is to Combine Lots. The Property Is Owned By CRB Construction and Is Zoned Vestavia Hills R-9.
- (3) **P-0820-28** The City Of Vestavia Hills And Vestavia Hills Board Of Education Are Requesting **Final Plat Approval For Wald Park No. 2.** The Purpose for This Request Is to Resurvey Lot Lines And Easements. The Property Is Owned By The City Of Vestavia Hills And Vestavia Hills Board Of Education and Is Zoned Vestavia Hills Inst-1.
- (4) **P-0820-29** Steven Wyatt Is Requesting **Final Plat Approval For Cahaba Cypress Properties Resurvey.** The Purpose for This Request Is to Combine Lots. The Property Is Owned By Steven Wyatt and Is Zoned Vestavia Hills B-2.

Rezoning/Conditional Use Recommendations

Annexations/Compatible Rezoning:

- (5) **P-0820-20** Tingting Dong Is Requesting **Rezoning** For **2601 Fargo Dr.** from **Jefferson County R-1 to Vestavia Hills R-2** For The Purpose Of Annexation.
- (6) **P-0820-21** Nathan & Keavy Ladner Are Requesting **Rezoning** For **2520 Skyland Dr.** from **Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.
- (7) **P-0820-22** Patrick & Ellen Pantazis Are Requesting **Rezoning** For **2495 Dolly Ridge Trl.** from **Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.
- (8) **P-0820-24** Cathey G. Davis Is Requesting **Rezoning** For **3652 Altadena Dr.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.

Annexations/Non-Compatible Rezoning:

- (9) **P-0820-23** Tamworth, LLC Is Requesting **Rezoning** For **2768 Misty Ln. And 2758 & 2764 Rocky Ridge Rd.** from **Jefferson County E-2 to Vestavia Hills R-9** For The Purpose Of Annexation And Six Lot Subdivision.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

MINUTES

JULY 9, 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
Jonathan Romeo
Mike Vercher
David Maluff
Hasting Sykes
Cheryl Cobb
Lyle Larson
Ryan Ferrell
Rusty Weaver

MEMBERS ABSENT:

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer
**All members present via Zoom*

APPROVAL OF MINUTES

Mrs. Barnes stated that the minutes of the meeting June 11, 2020 are presented for approval.

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

Mr. Maloof – yes
Mr. Romeo – yes
Mr. Weaver– yes
Mr. Sykes– yes
Mrs. Barnes – yes

Mr. Ferrell – yes
Mr. Larson – yes
Ms. Cobb – yes
Mr. Weaver – yes
Motion carried

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.

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. Weaver made a motion to approve items 1-2. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Maloof – yes
Mr. Romeo – yes
Mr. Weaver– yes
Mr. Sykes– yes
Mrs. Barnes – yes

Mr. Ferrell – yes
Mr. Larson – yes
Ms. Cobb – yes
Mr. Weaver – yes
Motion carried

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.

Mr. Garrison explained the background of the request and the staff recommendations. He stated that the request will allow a home occupation in Liberty Park.

Timothy Boyne was present to explain the request.

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. Larson made a motion to recommend Conditional Use Approval for a home occupation for 4129 Vestview Dr. 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.

Second was by Ms. Cobb. Motion was carried on a roll call; vote as follows:

Mr. Maloof – yes
Mr. Romeo – yes
Mr. Weaver– yes
Mr. Sykes– yes
Mrs. Barnes – yes
Motion carried.

Mr. Ferrell – yes
Mr. Larson – yes
Ms. Cobb – 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: **AUGUST 13, 2020**

- **CASE:** P-0820-26
- **REQUESTED ACTION:** Preliminary Plat Approval For Readjustment of Land Use Boundaries At Liberty Park
- **ADDRESS/LOCATION:** South Liberty Rd.
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP
- **REPRESENTING AGENT:** Schoel Engineering
- **GENERAL DISCUSSION:** Preliminary plat is to change land use for 10.41 acres from PR-1 to PB and 10.41 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**

II. APPLICANT INFORMATION: (owner of property)

NAME: Liberty Park Joint Venture, LLP

ADDRESS: 1000 Urban Center Drive, Suite 235

Vestavia Hills, AL 35242

MAILING ADDRESS (if different from above) _____

PHONE: _____ Email _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Schoel Engineering Company

PHONE: _____ Email sstephenson@schoel.com/jfb@schoel.com

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

NAME: Schoel Engineering Company

ADDRESS: 1001 22nd Street South

Birmingham, AL 35205

MAILING ADDRESS (if different from above) _____

PHONE: 205-313-1152 Email sstephenson@schoel.com

2020 JUL 14 A 1:49

**P0820-26//Lot 2 & a portion of
Common Area LP
ReAdjustment of Land Use
Boundaries
Liberty Park/Comm Phase 1**

IV. ACTION REQUESTED

Preliminary Plat Approval (reason must be provided)

Explain reason for the request: Adjustment in Land use boundaries

10.41 acres from PR-1 to PB and 10.41 acres from PB to PR-1 (see attached exhibit)

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

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

Lot 2 & a portion of common area, Liberty Park Commercial Phase I (MB 192 Pg 63) PB to PR-1

Acreeage located in the West 1/2 of Section 13, 18S, 2W

Property size: _____ feet X _____ feet. Acres: 10.41

VI. ZONING/REZONING:

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

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
VP - LIBERTY PARK
PHASE I COMMUNITIES

Representing Agent (if any)/date

Given under my hand and seal
this 9TH day of JULY, 20 20.



Notary Public

My commission expires 17TH
day of JUNE, 20 24.



**P0820-26//Lot 2 & a portion of
Common Area LP
ReAdjustment of Land Use
Boundaries
Liberty Park/Comm Phase 1**

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

Date: APRIL 9, 2020

- **CASE:** P-0820-25
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Lots 6 & 7 Of Magnolia Cove Estates
- **ADDRESS/LOCATION:** Magnolia Cove Rd.
- **APPLICANT/OWNER:** CRB Construction
- **GENERAL DISCUSSION:** Plat will combine two vacant lots (6 & 7) at the end of Magnolia Cove subdivision into one lot (6A) to accommodate 1 larger home. All easements will remain. The lots are currently zoned R-9.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for medium 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 JUL 13 A 7:49
**CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
FINAL MAP APPLICATION**

II. APPLICANT INFORMATION: (owner of property)

NAME: CRB Construction - Chase Beard

ADDRESS: 3528 Lynngate Circle,
Hoover, AL 35216

BILLING ADDRESS (if different from above) _____

PHONE : 205-862-8371 Email Chase@buildcrb.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

PHONE : _____ Email _____

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

NAME: _____

ADDRESS: _____

MAILING ADDRESS (if different from above) _____

PHONE: _____ Email _____

P0825-25//4000052001022.006&7
Lots 6 & 7 Magnolia Cove Estates
Final Map to combine lots to build
large home
CRB Construction

IV. ACTION REQUESTED

Final Plat Approval: (reason must be provided)

Explain reason for the request: lots combined to build
larger residence

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

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

Lots 6 + 7 Magnolia Cove Estates

Property size: 172 feet X 153 feet. Acres: 0.46

VI. ZONING/REZONING:

The above described property is presently zoned: _____

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

Representing Agent (if any)/date

Given under my hand and seal
this 6th day of July, 20 20.

Heather Letts
Notary Public

My commission expires October
day of 15th, 20 23.



P0825-25//4000052001022.006&7
Lots 6 & 7 Magnolia Cove Estates
Final Map to combine lots to build
large home
CRB Construction

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

Date: APRIL 9, 2020

- **CASE:** P-0820-28
- **REQUESTED ACTION:** Final Plat Approval For Wald Park No. 2
- **ADDRESS/LOCATION:** Wald Park
- **APPLICANT/OWNER:** City Of Vestavia Hills And Vestavia Hills Board Of Education
- **GENERAL DISCUSSION:** Plat is part of the ongoing Wald Park renovation process. Plat will create 4 lots to match ownership of the area between the City and Board of Ed. Plat will also rename internal streets within the park and create a private ingress/egress access on Lot 1. Plat also dedicates ROW on Vestavia Pl. The lots are currently zoned Inst-1.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for parks/open space.
- **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 JUL 29 A 8:20

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: THE CITY OF VESTAVIA HILLS

Address: 1032 MONTGOMERY HWY
VESTAVIA HILLS, AL 35226

Phone #: _____ Office #: _____

E-Mail: _____

Representing Attorney/Other Agent

Name: DAVE ARRINGTON

Address: 2032 C VALLEYDALE RD. BIRMINGHAM AL 35244

Phone #: 205-229-5434 Office #: 205-985-9311
E-Mail: dave@arringtonengineering.com

III. ACTION REQUESTED:

Preliminary Plat Approval Re-zoning
Final Plat Approval Other

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

WALD PARK PROPERTY OWNED BY THE CITY OF VESTAVIA HILL & VESTAVIA HILLS BOARD OF EDUCATION

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)

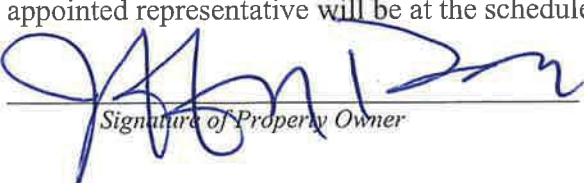
Property size: _____ feet X _____ feet. Acres: _____

VI. INFORMATION ATTACHED:

_____ Application fees submitted.
_____ 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

7/30/2020
Date

Given under my hand and seal this
30th day of July, 2020

Kay Russon

Notary Public

My Commission Expires

November 8, 2020
day of _____, 20_____.

(Seal)



07/01/28 A 9:20

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: THE CITY OF VESTAVIA HILLS

Address: 1032 MONTGOMERY HWY
VESTAVIA HILLS, AL 35226

Phone #: _____ Office #: _____

E-Mail: _____

Representing Attorney/Other Agent

Name: DAVE ATKINSON

Address: 2032 C. VALLEYDALE RD. BIRMINGHAM AL 35244

Phone #: 205-229-5134 Office #: 205-985-9311
E-Mail: dave@arringtonengineering.com

III. ACTION REQUESTED:

Preliminary Plat Approval Re-zoning
Final Plat Approval Other

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

WACO PARK PROPERTY OWNED BY THE CITY OF
VESTAVIA HILL, VESTAVIA HILLS BOARD OF EXCAVATION

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:

_____ Application fees submitted.
_____ 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.

Michael J. Jew
Signature of Property Owner

8/3/20
Date

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

Date: APRIL 9, 2020

- **CASE: P-0820-29**
- **REQUESTED ACTION:** Final Plat Approval For Cahaba Cypress Properties Resurvey
- **ADDRESS/LOCATION:** 3945 Cypress Dr.
- **APPLICANT/OWNER:** Steven Wyatt
- **GENERAL DISCUSSION:** Plat is combining two commercial lots with shared parking in order to achieve sewer access. All existing easements remain. The lots are currently zoned B-2.
- **CAHABA HEIGHTS COMMUNITY PLAN:** This request is consistent with the plan for retail.
- **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

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: STEVEN WYATT CAHOBA CYPRESS PROPERTIES LLC.

Address: 3949 CYPRESS DRIVE
VESTAVIA HILLS AL 35243

Phone #: 205-616-3937 Office #: 205-616-3937

E-Mail: WYATTCON@Yahoo.COM

Representing Attorney/Other Agent

Name: DAVE ARRINGTON, ARRINGTON ENGINEERING

Address: 2032 C VALLEYDALE RD. BIRMINGHAM AL 35242

Phone #: 205-229-5134 Office #: 205-985-9311
E-Mail: dave@arringtonengineering.com

III. ACTION REQUESTED:

Preliminary Plat Approval Re-zoning
Final Plat Approval Other

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

LOTS 18 & 19 BLOCK 1, GLASS'S SECOND ADDITION
TO NEW MERKLE MAP BOOK 20 P 95, JEFFERSON CO.
3945 - 3949 CYPRESS DR BIRMINGHAM AL 35243

VI. ZONING/REZONING:

Request that the above described property be rezoned

B-2

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:

_____ Application fees submitted.
_____ 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.

Stewart Wyatt
Signature of Property Owner

7/29/2020
Date

Given under my hand and seal this
29th day of July, 2020

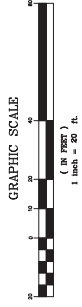
Monica Arrington
Notary Public
My commission expires 31st
day of May, 2022.



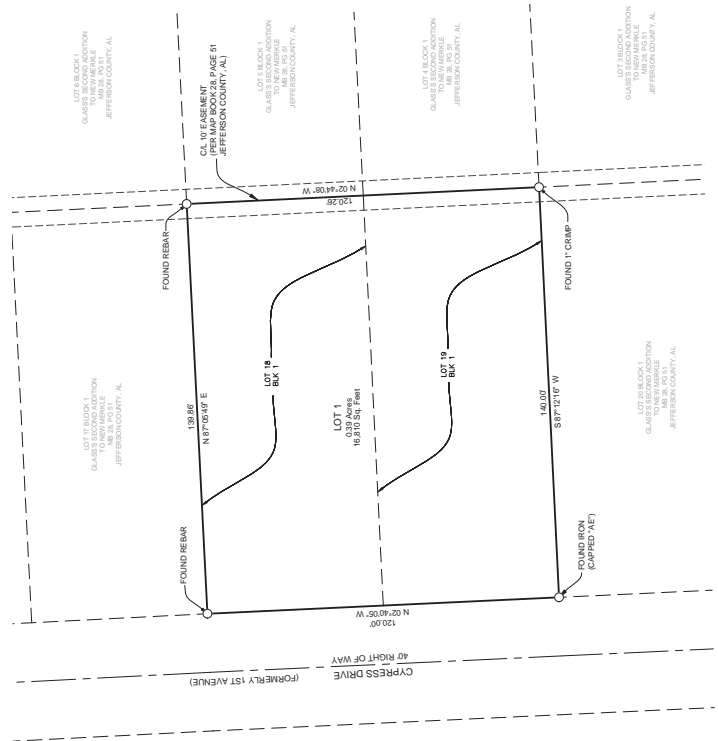
CAHABA CYPRESS PROPERTIES RESURVEY

BEING A RESURVEY OF LOTS 18 AND 19 BLOCK 1, ACCORDING TO THE SURVEY OF CLASS'S SECOND ADDITION TO NEW MERKLE, AS RECORDED IN MAP BOOK 26, PAGE 51, IN THE PUBLIC OFFICE OF JEFFERSON COUNTY, ALABAMA.

SECTION 15, TOWNSHIP 18 SOUTH, RANGE 9 WEST, JEFFERSON COUNTY, ALABAMA

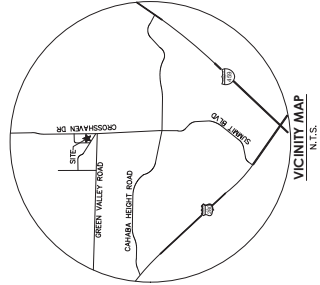


THE PURPOSE OF THIS SURVEY IS TO COMBINE LOTS 18 AND 19 BLOCK 1, CLASS'S SECOND ADDITION TO NEW MERKLE, MAP BOOK 26, PAGE 51, JEFFERSON COUNTY, ALABAMA INTO 1 LOT.



ZONING
 THIS PROPERTY IS ZONED
 INDUSTRIAL BUSINESS
 DISTRICT
 REQUIRED SETBACKS
 FRONT 30 FEET
 REAR 30 FEET
 SIDE 0-10 FEET

- NOTE:
1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON ARE NOT GUARANTEED TO BE ACCURATE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS SUBJECT TO EASEMENTS, EASEMENTS, AND ZONING AND BUILDING CODE ORDINANCES OF THE GOVERNING AUTHORITY.
 2. ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE LOTS BOTH WITHIN AND OUTSIDE THE SUBDIVISION. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS SUBJECT TO EASEMENTS, EASEMENTS, AND ZONING AND BUILDING CODE ORDINANCES OF THE GOVERNING AUTHORITY.
 3. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF VESTALIA PLANNING COMMISSION.
 4. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED IN ANY EASEMENT.



STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, THE UNDERSIGNED, JEFF D. ARRINGTON, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, HAVE CONDUCTED A RESURVEY OF THE PROPERTY DESCRIBED IN THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND OWNER, THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS CAHABA CYPRESS PROPERTIES RESURVEY, SHOWING THE BOUNDARIES OF SAID PROPERTY, THE BEARING AND DISTANCE OF EACH BOUNDARY, THE BEARING AND DISTANCE OF EACH ALLEY AND PUBLIC GROUNDS, GRADING, EIGHTH, TENTH, AND NAME OF EACH LOT, THE BEARING AND DISTANCE OF EACH LOT AND ITS NUMBER, SHOWING THE BEARING AND DISTANCE OF EACH CORNER AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. SAID OWNER ALSO CERTIFIES THAT IT IS HIS INTENTION TO CONVEY THE SAME TO SAID CORPORATION TO BE HELD BY SAID CORPORATION.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS AND PRACTICES OF THE PROFESSION OF LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR: OWNER CAHABA CYPRESS PROPERTIES, LLC
 BY: STEVEN WYATT
 DATE: _____
 ITS: _____
 DATE: _____

MORTGAGEE: OAKWORTH CAPITAL BANK
 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 STEVEN WYATT, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE OF CLASS'S SECOND ADDITION TO NEW MERKLE, MAP BOOK 26, PAGE 51, IN THE PUBLIC OFFICE OF JEFFERSON COUNTY, ALABAMA, IS KNOWN TO ME AS 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 _____

STATE OF ALABAMA
 COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT STEVEN WYATT, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE OF CLASS'S SECOND ADDITION TO NEW MERKLE, MAP BOOK 26, PAGE 51, IN THE PUBLIC OFFICE OF JEFFERSON COUNTY, ALABAMA, IS KNOWN TO ME AS 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 _____

ARRINGTON ENGINEERING
 Civil Engineers - Surveyors - Land Planners
 Office: (205) 986-9395
 (205) 986-9395
 2012
 Birmingham, AL 35244

DRAWING TITLE	CAHABA CYPRESS PROPERTIES RESURVEY
DATE	7-29-2020
SCALE	1" = 20'
PART CASE#	NS
PROJECT NO.	74281A
SHEET	1 OF 1

STATE OF ALABAMA
 COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT STEVEN WYATT, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS _____ OF OAKWORTH CAPITAL BANK AS MORTGAGEE, AND WHO IS KNOWN TO ME AS 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 _____

APPROVED BY: CITY PLANNER, CITY OF VESTALIA, OHIO

APPROVED BY: CITY ENGINEER

APPROVED BY: CHAIRMAN PLANNING AND ZONING

DATE: _____

DATE: _____

DATE: _____

APPROVED IN FORMAT ONLY:
 APPROVED BY: _____
 DATE: _____
 DIRECTOR OF ENVIRONMENTAL SERVICES
 ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED FOR THE CITY OF VESTALIA, OHIO. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE CITY OF VESTALIA, OHIO, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF VESTALIA, OHIO, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF VESTALIA, OHIO, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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

Date: **JANUARY 9, 2020**

- **CASE: P-0820-20**
- **REQUESTED ACTION:** Rezoning JC R-1 to Vestavia Hills R-2
- **ADDRESS/LOCATION:** 2601 Fargo Dr.
- **APPLICANT/OWNER:** Tingting Dong
- **GENERAL DISCUSSION:** This is a compatible rezoning of annexed property on St. Joseph Dr. from JC E-1 to VH-E-2. Property was annexed overnight by Ordinance 2881 on 11/13/19.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The 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:** 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

2020 JUN -8 A 5:33

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: Tingting Dong

ADDRESS: 2601 Fargo Drive, Vestavia AL 35226

MAILING ADDRESS *(if different from above)* _____

PHONE NUMBER: Home _____ Office _____

EMAIL ADDRESS: ting041685@gmail.com

NAME OF REPRESENTING ATTORNEY/AGENT & CONTACT INFORMATION:

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: Jefferson County R-1

To: Vestavia Hills R-2

For the intended purpose of: annexation

(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.)

2601 Fargo Drive, Lot 6, Block 2, Twin Branch Est., South Sector

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

V. INFORMATION ATTACHED:



Attached Checklist complete with all required information.



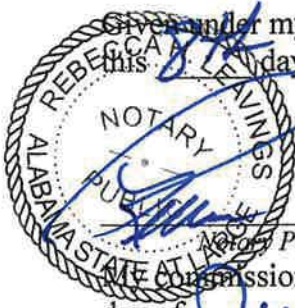
Application fees submitted.

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

Tingting Dong
Owner Signature/Date

6/8/2020

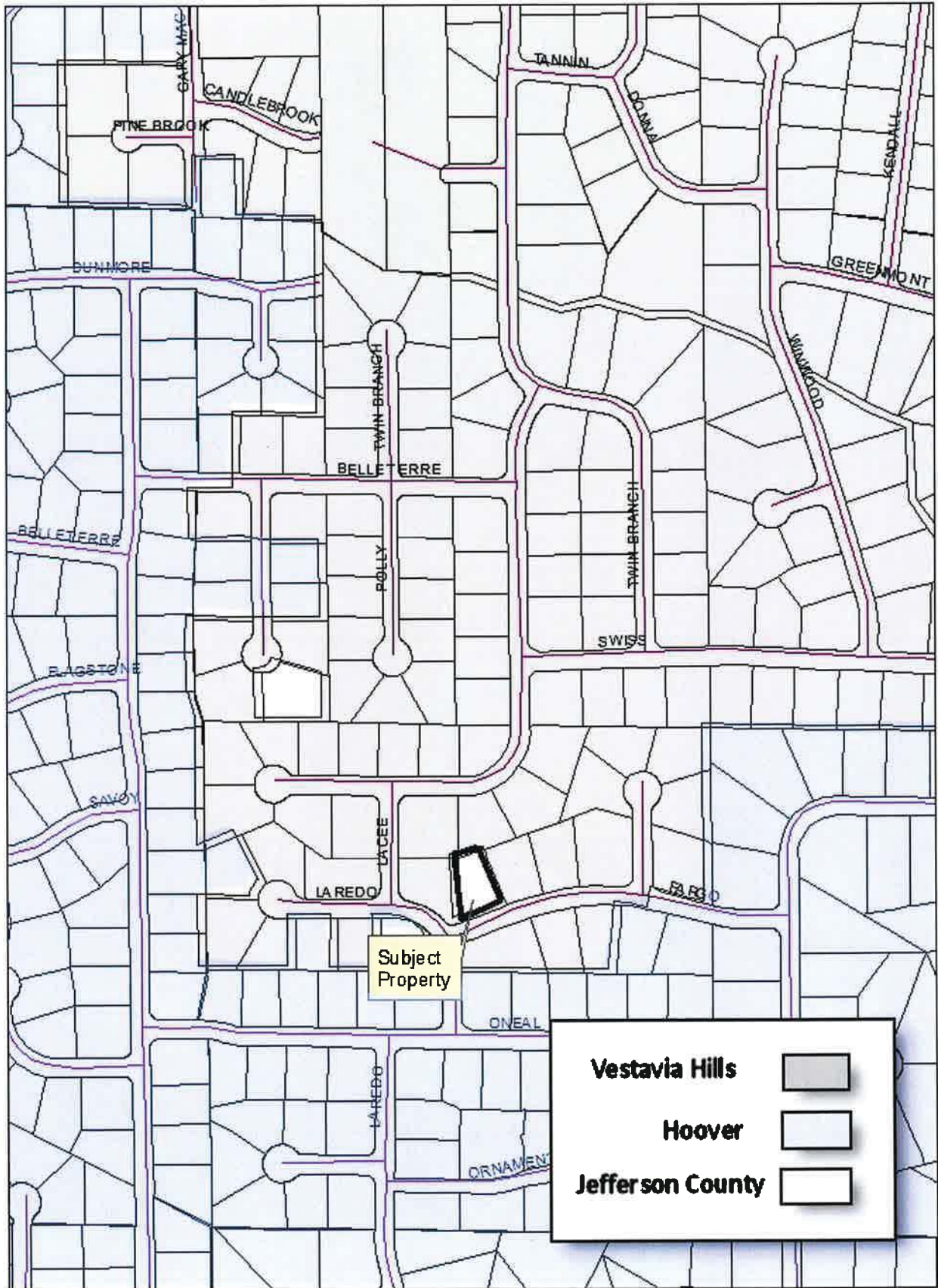
Representing Agent (if any)/date

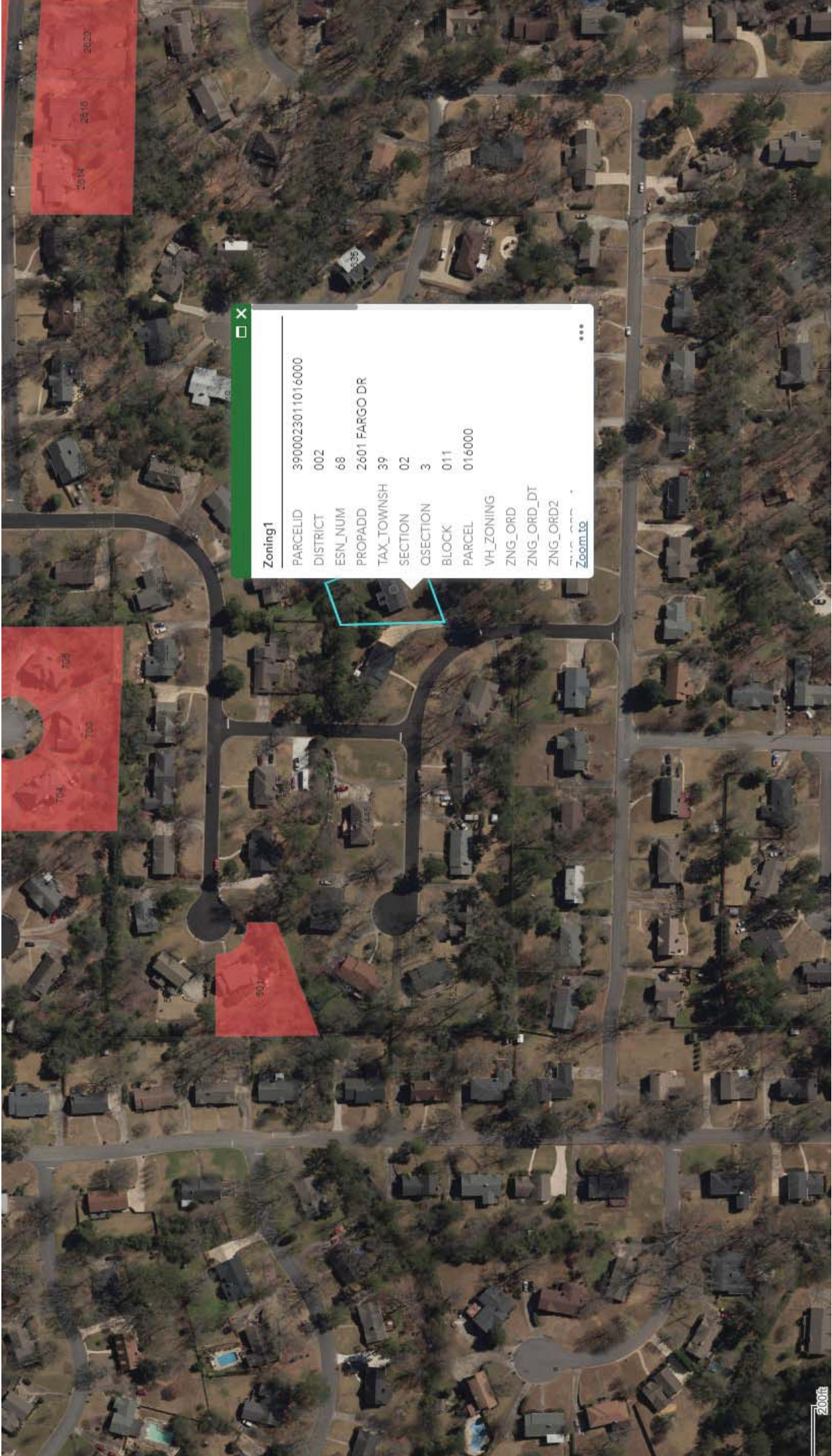


Gives under my hand and seal
this 8th day of June, 2020.

My commission expires 5th
day of July, 2023.

2601 Fargo Drive





Zoning1	
PARCELID	3900023011016000
DISTRICT	002
ESN_NUM	68
PROPADD	2601 FARGO DR
TAX_TOWNSH	39
SECTION	02
QSECTION	3
BLOCK	011
PARCEL	016000
VH_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	
Zoom	100

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

Date: **AUGUST 13, 2020**

- **CASE: P-0820-21**
- **REQUESTED ACTION:** Rezoning JC E-2 to Vestavia Hills R-1
- **ADDRESS/LOCATION:** 2520 Skyland Dr.
- **APPLICANT/OWNER:** Nathan & Keavy Ladner
- **GENERAL DISCUSSION:** This is a compatible rezoning of annexed property on Skyland Dr. from JC E-2 to VH R-1. Property was annexed overnight by Ordinance 2928 on 5/28/20.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The 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:** 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 JC E2

APPLICATION

2020 JUN 11 A 2:19

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: Nathan and Keavy Ladner

ADDRESS: 2520 Skyland Drive

Vestavia, AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: ^{Nathan} Home 205 504 1211 ^{Keavy} Office 423 612 3734

EMAIL ADDRESS: nladner@gmail.com

NAME OF REPRESENTING ATTORNEY/AGENT & CONTACT INFORMATION:

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: Jefferson County E-2

To: Vestavia Hills R-1

For the intended purpose of: annexation

(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.)

Lot 11 Blk 2 Dolly Ridge Estates 2nd Add

2520 Skyland Drive, Vestavia Hills, AL 35243

Property size: 125 feet X 225 feet. Acres: 0.65

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 am the owner and myself or my duly appointed representative will be at the scheduled hearing.

Nathan Ladner / 6.11.20
Owner Signature/Date

Representing Agent (if any)/date

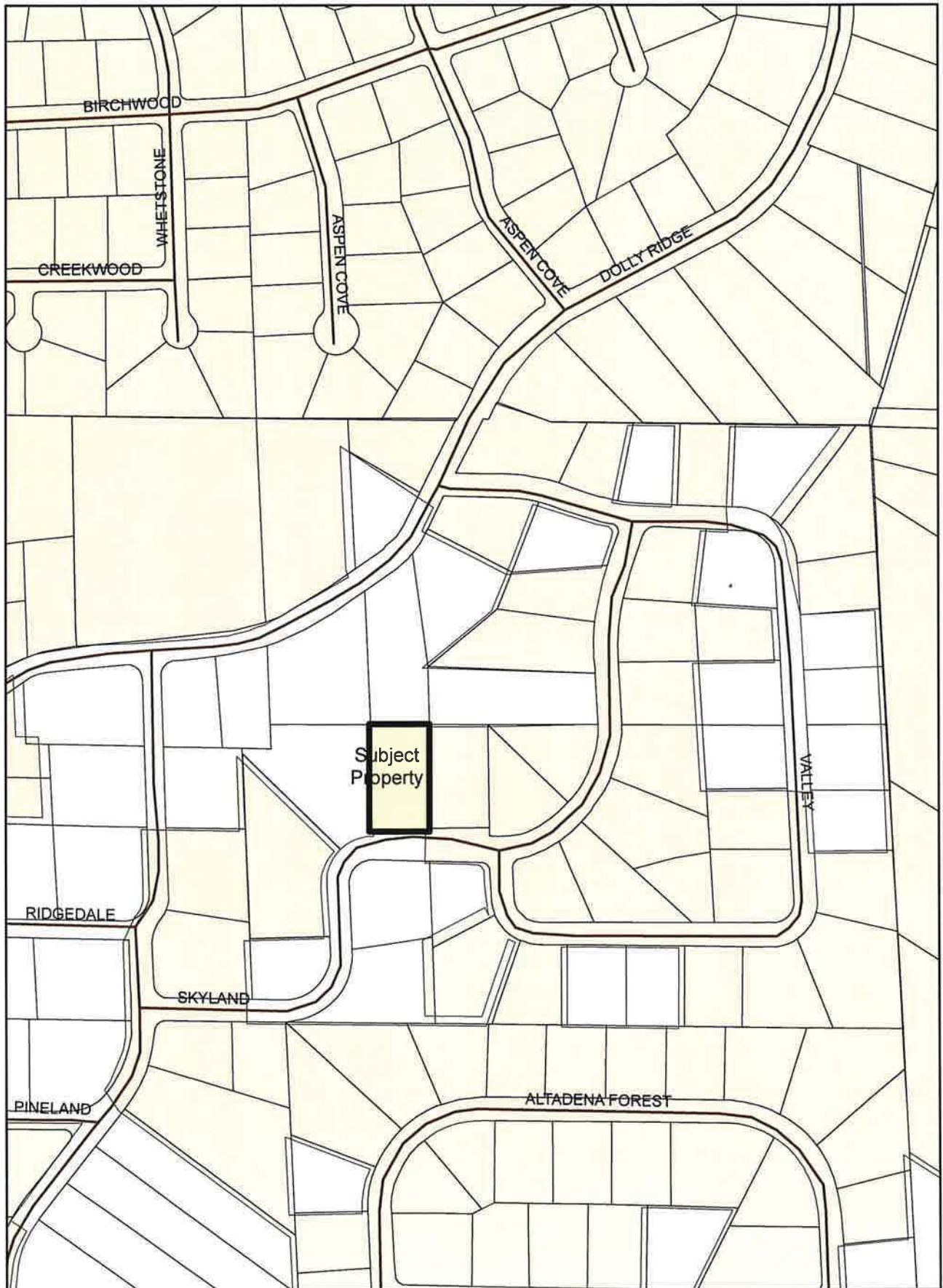
Given under my hand and seal
this 11 day of JUNE, 2020.

Taylor Knox
Notary Public

My commission expires 31
day of MAY, 2021.



2520 Skyland Drive



Legend

 Vestavia_Hills_City_Limits



Zoning1 [Close] [Refresh] [More]

PARCELID	2800324005012001
DISTRICT	002
ESN_NUM	504
PROPADD	2520 SKYLAND DR
TAX_TOWNSH	28
SECTION	32
QSECTION	4
BLOCK	005
PARCEL	012001
VH_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	
ZNG_ORD2_DT	
Zoom to	

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

Date: **AUGUST 13, 2020**

- **CASE: P-0820-22**
- **REQUESTED ACTION:** Rezoning JC E-2 to Vestavia Hills R-1
- **ADDRESS/LOCATION:** 2520 Skyland Dr.
- **APPLICANT/OWNER:** Patrick & Ellen Pantazis
- **GENERAL DISCUSSION:** This is a compatible rezoning of annexed property on Skyland Dr. from JC E-2 to VH R-1. Property was annexed overnight by Ordinance 2927 on 5/28/20.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The 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:** 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 JUN 17 A 5:40

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: Patrick and Ellen Pantazis

ADDRESS: 2495 Dolly Ridge Trail Birmingham, AL 35243

MAILING ADDRESS *(if different from above)* _____

PHONE NUMBER: Home 205-240-8516 Office 205-314-0639

EMAIL ADDRESS: patrickpantazis@gmail.com

NAME OF REPRESENTING ATTORNEY/AGENT & CONTACT INFORMATION:

P0820-22//2800324005007.000
2495 Dolly Ridge Trail
Rezone to VH R1
Patrick & Ellen Pantazis
JC E2

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: Jeffco E-2

To: VH R-1

For the intended purpose of: residential

(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.)

2495 Dolly Ridge Trail Birmingham, AL 35243

Parcel # 28-32-4-005-007

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

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 am the owner and myself or my duly appointed representative will be at the scheduled hearing.

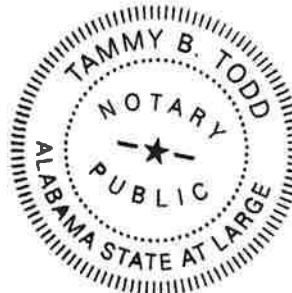
Patrick & Ellen Pantazis 6/15/20
Owner Signature/Date

Representing Agent (if any)/date

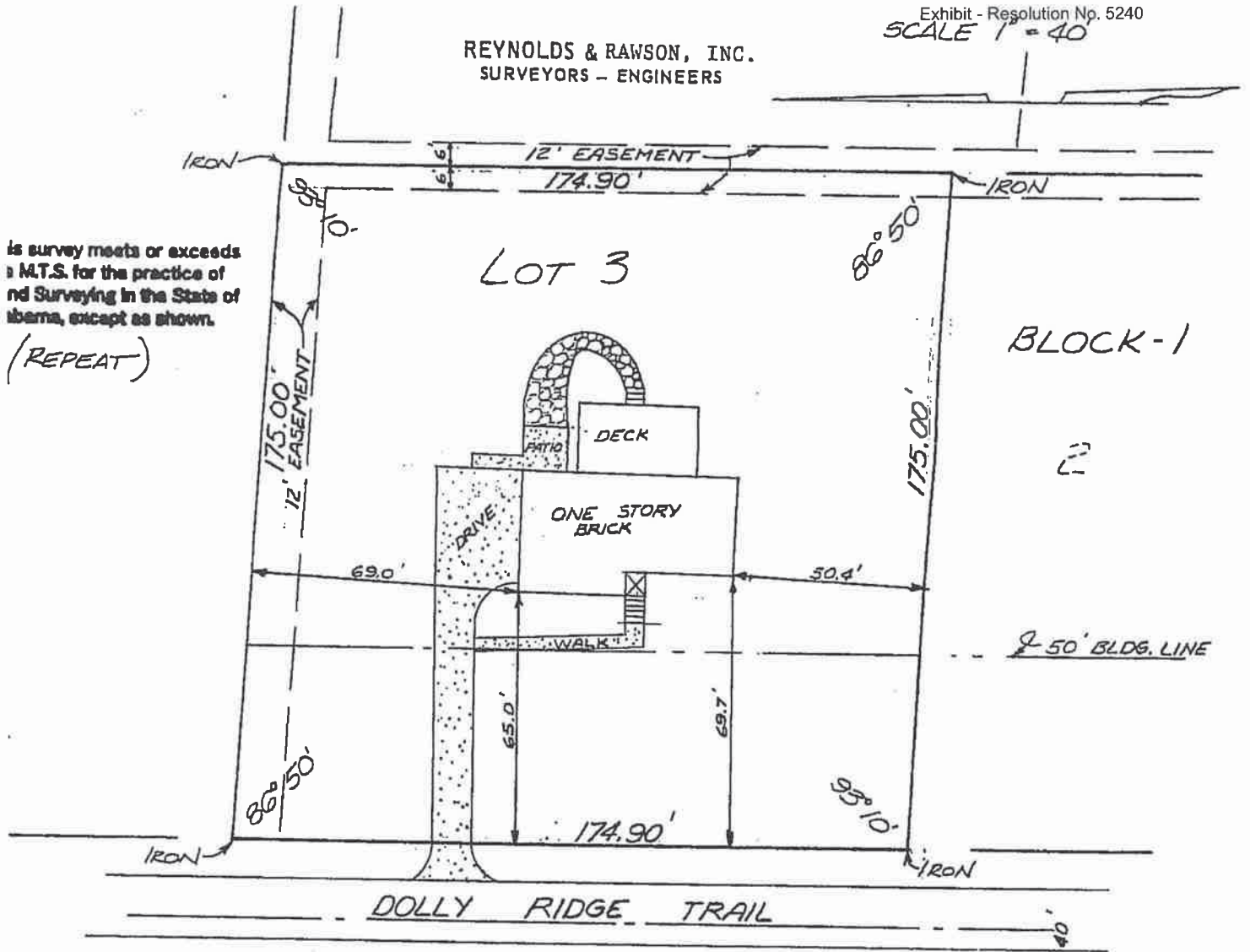
Given under my hand and seal
this 15 day of June, 2020.

Tammy B. Todd
Notary Public

My commission expires 28
day of August, 2022.



REYNOLDS & RAWSON, INC.
SURVEYORS - ENGINEERS



is survey meets or exceeds
M.T.S. for the practice of
and Surveying in the State of
Alabama, except as shown.
(REPEAT)

This is to certify that I have consulted the
U. S. Department of the Interior Geological
Survey Map No. 161C and found that this
property is not located in a special
flood-prone area.



STATE OF ALABAMA,
JEFFERSON COUNTY

I, Melvin R. Reynolds, a Registered Surveyor, do hereby
certify that this is a true and correct plat or map of Lot 3, Block 1 of
DOLLY RIDGE ESTATES FIRST ADDITION, as recorded in Map

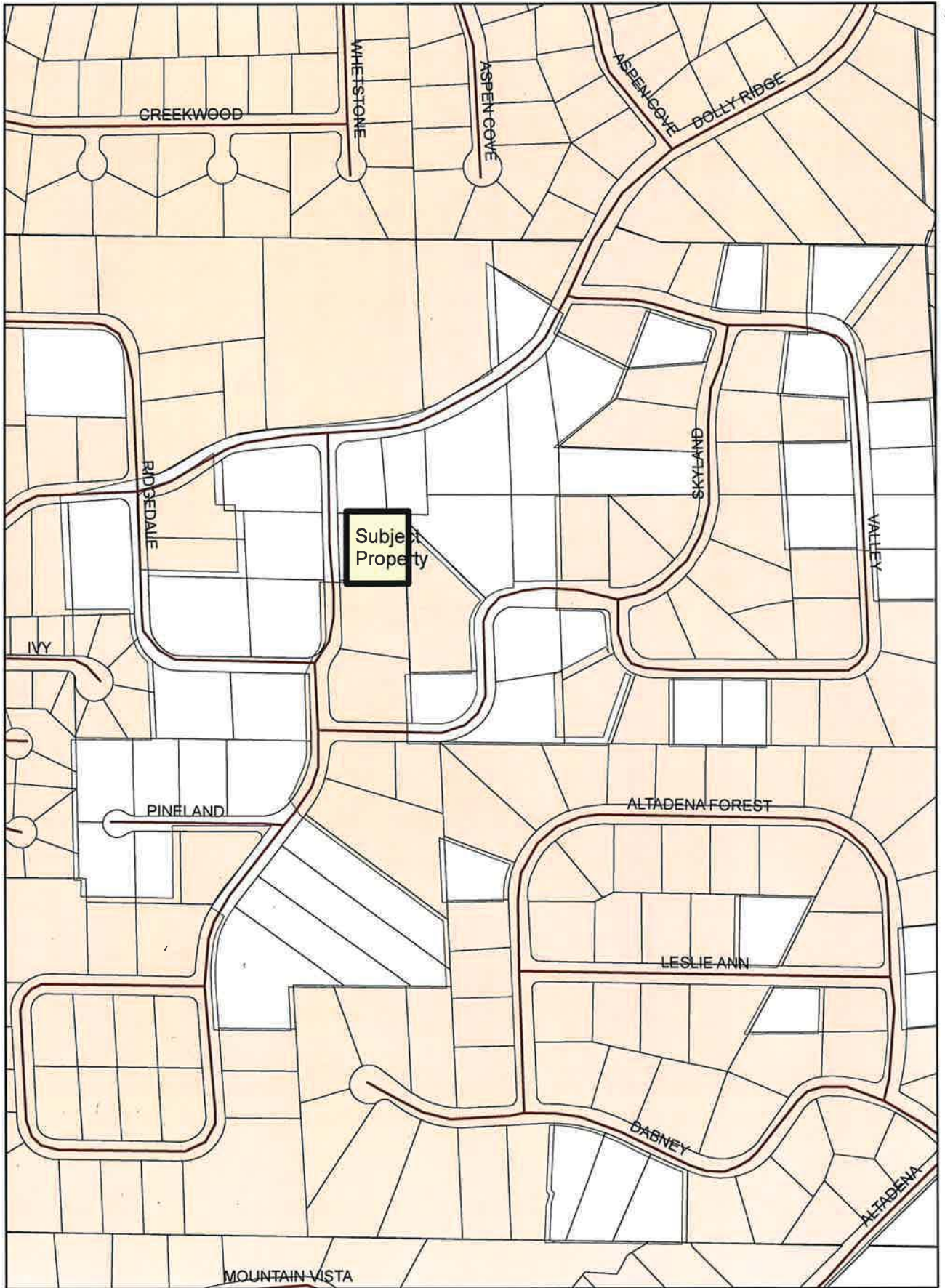
Book 42 Page 80 in the office of the Judge of Probate in Jefferson County, Alabama. The
buildings on said premises are within the lines of same, and there are no visible encroachments of buildings, rights of way,
easements or joint driveways over or across said land except as shown; there are no visible encroachments by electric or tele-
phone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy
wires, on or over said premises except as shown.

According to my survey this the 3RD day of MARCH 1992

Pur: WALKER
Add: 2495 Dolly Ridge Trail

Melvin R. Reynolds

2495 Dolly Ridge Trail



Legend

 Vestavia_Hills_City_Limits

Zoning1

PARCELID	2800324005007000
DISTRICT	002
ESN_NUM	504
PROPADD	2495 DOLLY RIDGE TRL
TAX_TOWNSH	28
SECTION	32
CSECTION	4
BLOCK	005
PARCEL	007000
VH_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	
Zoom to	



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

Date: **AUGUST 13, 2020**

- **CASE: P-0820-24**
- **REQUESTED ACTION:** Rezoning JC E-1 to Vestavia Hills E-2
- **ADDRESS/LOCATION:** 3652 Altadena Dr.
- **APPLICANT/OWNER:** Cathey G. Davis
- **GENERAL DISCUSSION:** This is a compatible rezoning of annexed property on Altadena Dr. from JC E-1 to VH E-1. Property was annexed overnight by Ordinance 2928 on 5/28/20.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The 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:** 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 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: Cathey G. Davis

ADDRESS: 3652 Altadena Dr.
BA Vestavia Hills, AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205-999-8817 Office _____

EMAIL ADDRESS: cathey3652@gmail.com

NAME OF REPRESENTING ATTORNEY/AGENT & CONTACT INFORMATION:

3652 Altadena Drive

Rezone to VHE2

Edgar & Cathey Davis

JC

E1

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: ~~E2 (map)~~ (E-1/Y)

To: ~~VH R-1~~ VHE2 ~~R~~

For the intended purpose of: ~~Residential Rezoning~~ Annexation

(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.)

3652 Altadena Dr

B'ham, AL 35243

Property size: _____ feet X _____ feet. Acres: ~ 1 1/3

V. INFORMATION ATTACHED:

Attached Checklist complete with all required information.

Application fees submitted.

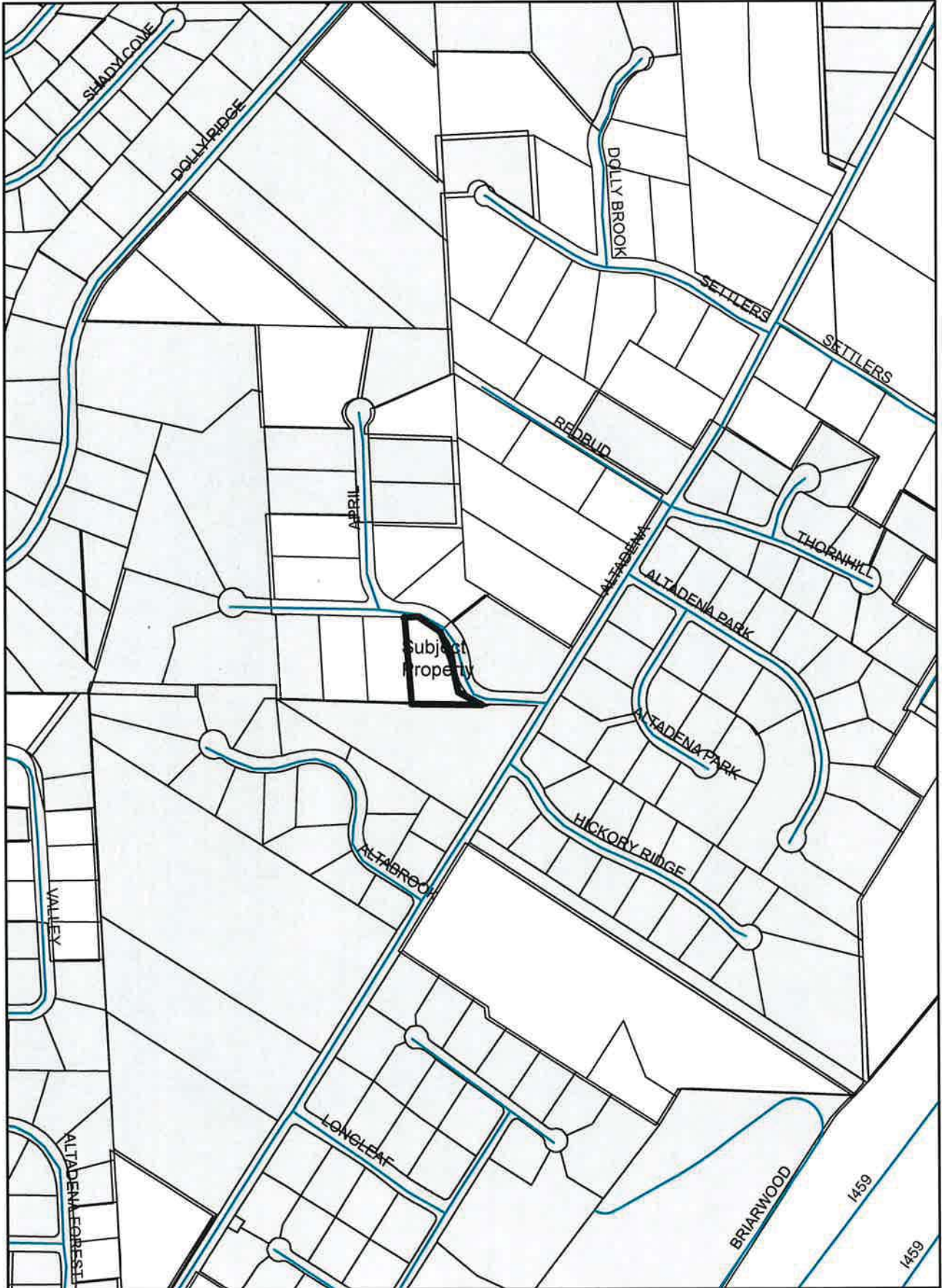
VI. I do hereby declare the above statements are true and that I am the owner and myself or my duly appointed representative will be at the scheduled hearing.

Cathey Davis 16/22/20 _____
Owner Signature/Date Representing Agent (if any)/date

Given under my hand and seal
this 22nd day of June, 2020.

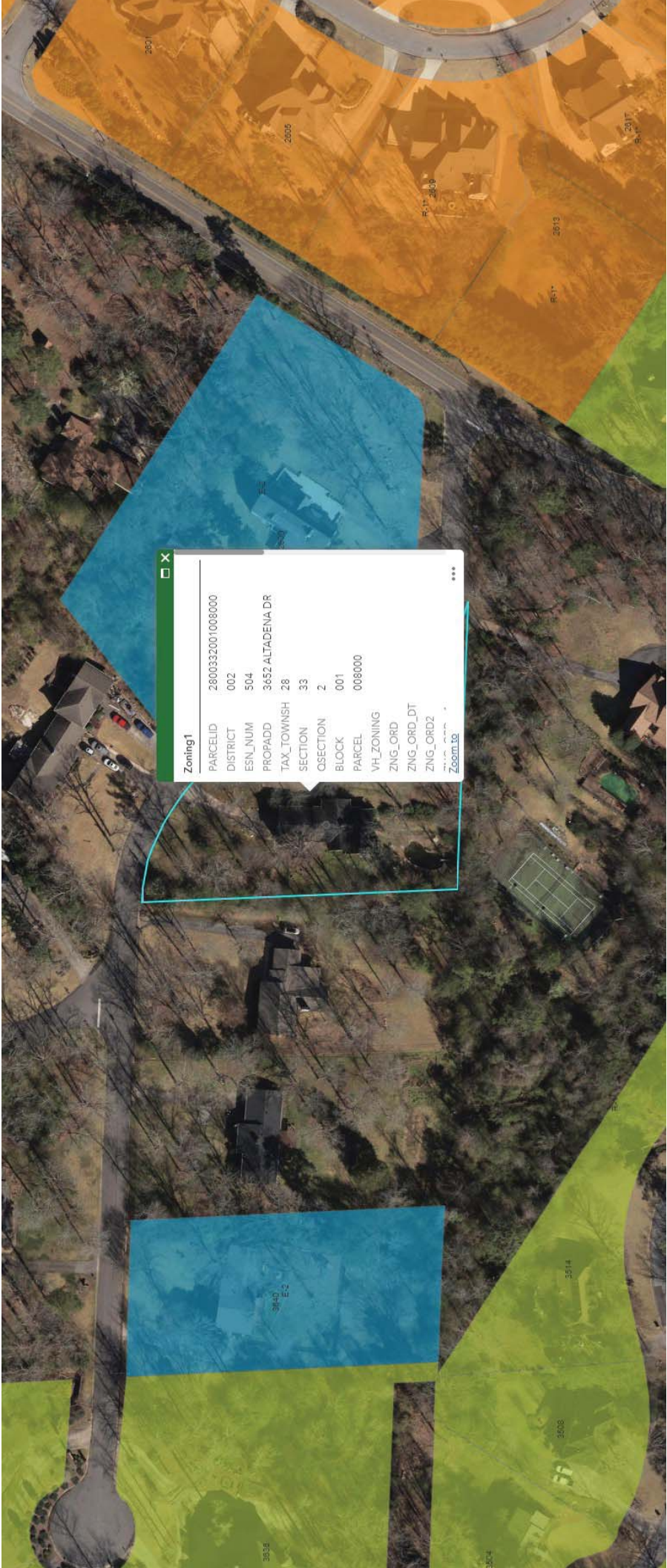
Kay Russom
Notary Public
My commission expires November 8, 2020
day of _____, 20____.

3652 Altadena Drive



Legend

	Vestavia_Hi...
--	----------------



Zoning1	
PARCELID	2800332001008000
DISTRICT	002
ESN_NUM	504
PROPADD	3652 ALTADENA DR
TAX_TOWNSH	28
SECTION	33
OSECTION	2
BLOCK	001
PARCEL	008000
VHL_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	
Zoom to	

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

Date: **AUGUST 13, 2020**

- **CASE: P-0820-23**
- **REQUESTED ACTION:** Rezoning JC E-2 to Vestavia Hills R-9
- **ADDRESS/LOCATION:** 2768 Misty Ln. And 2758 & 2764 Rocky Ridge Rd..
- **APPLICANT/OWNER:** Tamworth, LLC
- **GENERAL DISCUSSION:** Applicant is seeking non-compatible rezoning for properties in the annexation process on Rocky Ridge Rd. across from Rosemont Place. Applicant proposes a six-lot boutique subdivision with a private street ending in a hammerhead. Lot sizes exceed the minimum requirements of the compatible R-1 zoning, however, due to the nature of the land and setback considerations R-9 zoning is sought. Setbacks for the subdivision are 20' front setback from the back of curb, There is an existing cell tower on site which will remain and be incorporated into the site. City Council approved 90 Day Annexation Resolution 5248 on 6/8/20.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The 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: Recommend condition that HOA documents regarding street maintenance/repair must be submitted with final plat.
 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.

P0820-23//2800204002016.001
2768 Misty Ln & 2758 & 2764
Rocky Ridge Rd.
Rezone to VH R9
Tamworth, LLC

JC E2

CITY OF VESTAVIA HILLS

P&Z Application
Page 4

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: Tamworth, LLC (by Glenn H. Roberson, Managing Member)

ADDRESS: 1313 Kingsway Lane

Vestavia Hills, AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home (205) 298-0046

Office (205) 266-5831

EMAIL ADDRESS: groberon@uabmc.edu

nradghr@gmail.com

NAME OF REPRESENTING ATTORNEY/AGENT & CONTACT INFORMATION:

Bart Carr

P0820-23//2800204002016.001
2768 Misty Ln & 2758 & 2764
Rocky Ridge Rd.
Rezone to VH R9
Tamworth, LLC

JC E2

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: JC E-2

To: R-9 VH

For the intended purpose of: Annexation + dev. of 6 lots

(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.)

SW 1/4 of the Section 20, Township 18S, and Range 2W of Jefferson County, Alabama

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

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 am the owner and myself or my duly appointed representative will be at the scheduled hearing.

Tamworth, LLC

Glenn H. Roberson 6/15/2020

Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 15th day of June, 2020.

Joseph W. Strickland
Notary Public
My commission expires
day of _____
JOSEPH W. STRICKLAND
NOTARY PUBLIC
ALABAMA STATE ALLIANCE



GLENRIDGE

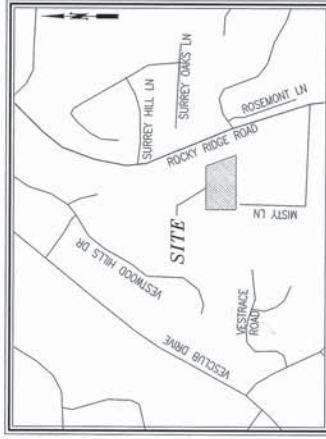
A RESIDENTIAL SUBDIVISION
SITUATED IN THE SOUTHEAST 1/4
OF SECTION 20
TOWNSHIP 18 SOUTH, RANGE 2 WEST
JEFFERSON COUNTY, ALABAMA

6 LOTS

PID: 28-00-20-4-002-016.003
PID: 28-00-20-4-002-016.000
PID: 28-00-20-4-002-016.001

SHEET INDEX

SHEET NUMBER	SHEET TITLE
76.184-01	TITLE SHEET
76.184-02	BOUNDARY & TOPOGRAPHIC SURVEY
76.184-03	DEMOLITION PLAN
76.184-04	PRELIMINARY PLAT
76.184-05	GRADING PLAN
76.184-06	UTILITY PLAN
76.184-07	CBMPP - PHASE I
76.184-08	CBMPP - PHASE II
76.184-09	CBMPP - PHASE III
76.184-10	CBMPP - DETAILS
76.184-11	ROAD #1 & ROAD #2 PLAN/PROFILE
76.184-12	STORM PROFILES
76.184-13	DETAILS (SHEET 1)
76.184-14	DETAILS (SHEET 2)
76.184-15	TRAFFIC CONTROL PLAN
76.184-16	SANITARY SEWER S-1 PLAN/PROFILE
76.184-17	EXISTING SANITARY SEWER PLAN/PROFILE
76.184-18	SANITARY SEWER DETAILS



VICINITY MAP
NOT TO SCALE

PREPARED FOR:

DEVELOPER:
Tamworth, LLC
2405 Monte Vista Drive
Birmingham, Alabama 35243

FED ID No.: 81-5174491



PROFESSIONAL CIVIL ENGINEER, J. B. CHILDERS, AL. REG. NO. 22167 DATE: 2/20/20



PROFESSIONAL LAND SURVEYOR, BARTON F. CARR, AL. REG. NO. 16685 DATE: 2/20/20

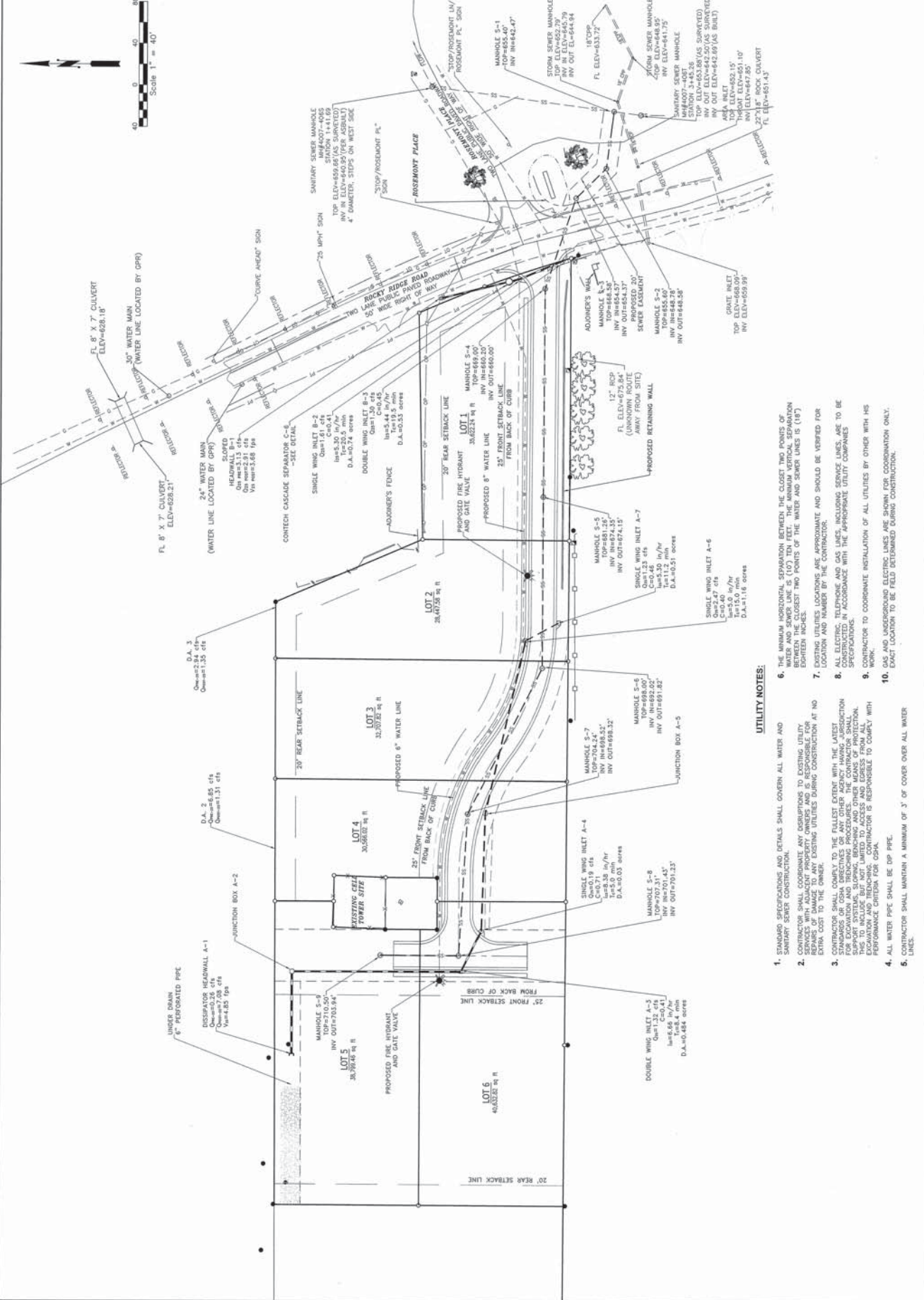
800-GULFVIEW POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES
UNLabeled, OR, STAKE, TELEPHONE OR CABLES MARKING
BASE-MARKS, IRREGULAR AND SLURRY LINES
NEED APPROVED DOCUMENTS

Alabama Line Inc.
1-800-597-8525
252-444 (Birmingham Area)
Call 2 working days before digging.
It's the Law!

Prepared By:
CAE
Carr & Associates Engineers, Inc.
153 Cahaba Valley Parkway
Pelham, Alabama 35124
(205) 864-8488

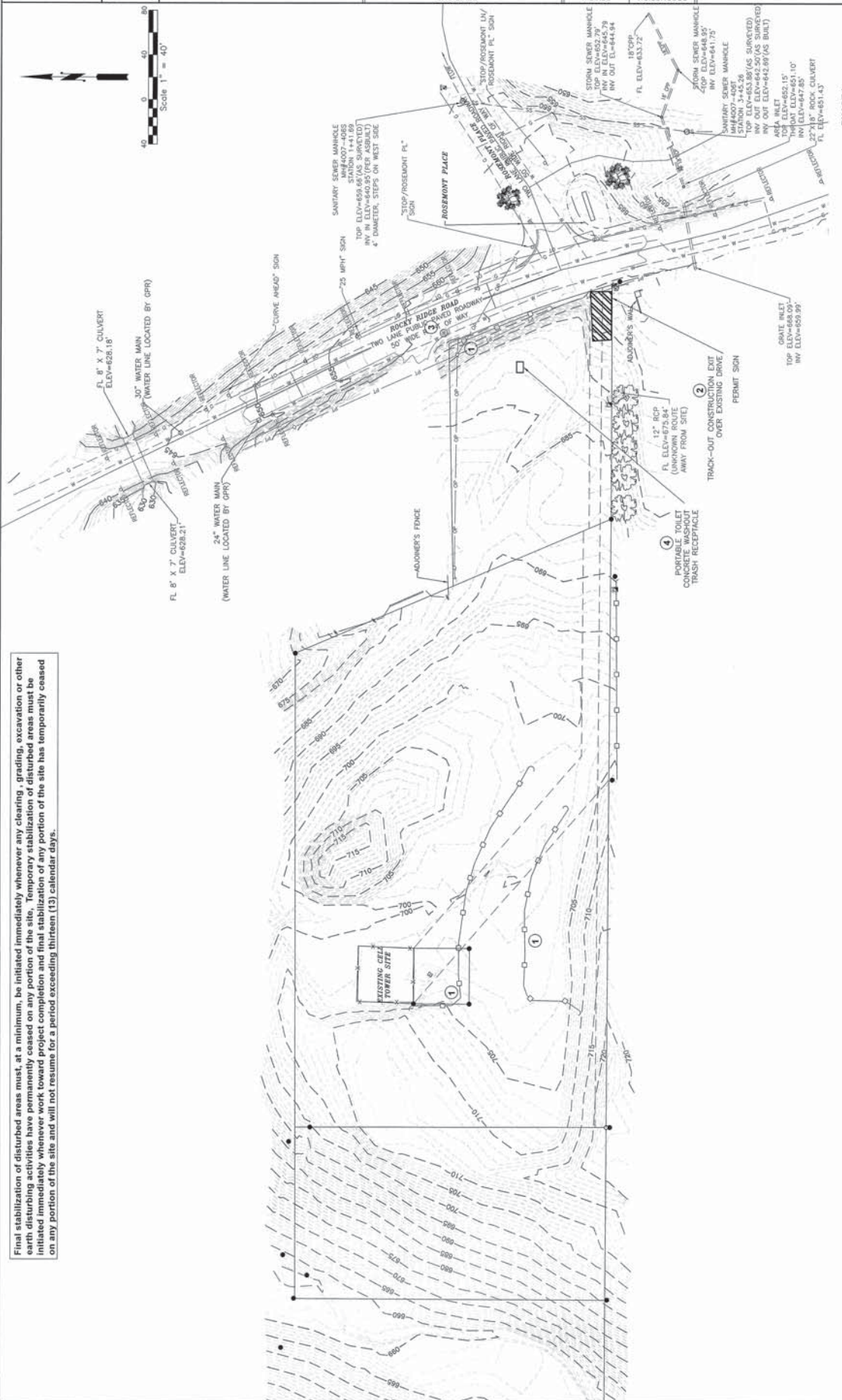
JUNE 2019
SEPTEMBER 2019
DECEMBER 2019
FEBRUARY 2020

NOTE:
A TREE SURVEY AND REPLACEMENT PLAN IS REQUIRED ON
EACH HOUSE SITE PRIOR TO ISSUANCE OF A BUILDING PERMIT



- UTILITY NOTES:**
1. STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN ALL WATER AND SANITARY SEWER CONSTRUCTION.
 2. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS AND IS RESPONSIBLE FOR EXTRA COST TO THE OWNER.
 3. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION OVER THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES WITH JURISDICTION OVER THE PROJECT. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
 4. ALL WATER PIPE SHALL BE DIP PIPE.
 5. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3' OF COVER OVER ALL WATER LINES.
 6. THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF WATER AND SEWER LINES (10') TO BE MAINTAINED BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINES IS (18') EXCEPT IN CASES.
 7. EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED FOR LOCATION AND NUMBER BY THE CONTRACTOR.
 8. ALL EXISTING UTILITY SERVICES ARE TO BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. CONTRACTOR SHALL CONDUCT A UTILITY LOCATIONS SURVEY IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANIES SPECIFICATIONS.
 9. CONTRACTOR TO COORDINATE INSTALLATION OF ALL UTILITIES BY OTHER WITH HIS WORK.
 10. GAS AND UNDERGROUND ELECTRIC LINES ARE SHOWN FOR COORDINATION ONLY. EXACT LOCATION TO BE FIELD DETERMINED DURING CONSTRUCTION.

Final stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavation or other earth disturbing activities have permanently ceased on any portion of the site. Temporary stabilization of disturbed areas must be initiated immediately whenever work toward project completion and final stabilization of any portion of the site has temporarily ceased on any portion of the site and will not resume for a period exceeding thirteen (13) calendar days.



- PHASE I**
- SCHEDULE OF EVENTS**
- 1 PLACE BERMEND FENCE AS SHOWN.
 - 2 INSTALL "TRACK-OUT" CONSTRUCTION EXIT AND WEATHER PROTECTED SIGN PERMIT.
 - 3 INSTALL WEATHER PROTECTED SIGN PERMIT, EXISTING INLET.
 - 4 PLACE PORTABLE TOILET, CONCRETE WASHOUT AND TRASH RECEPTACLE TO REMAIN UNIT.
 - 5 BEGIN CLEARING SITE.

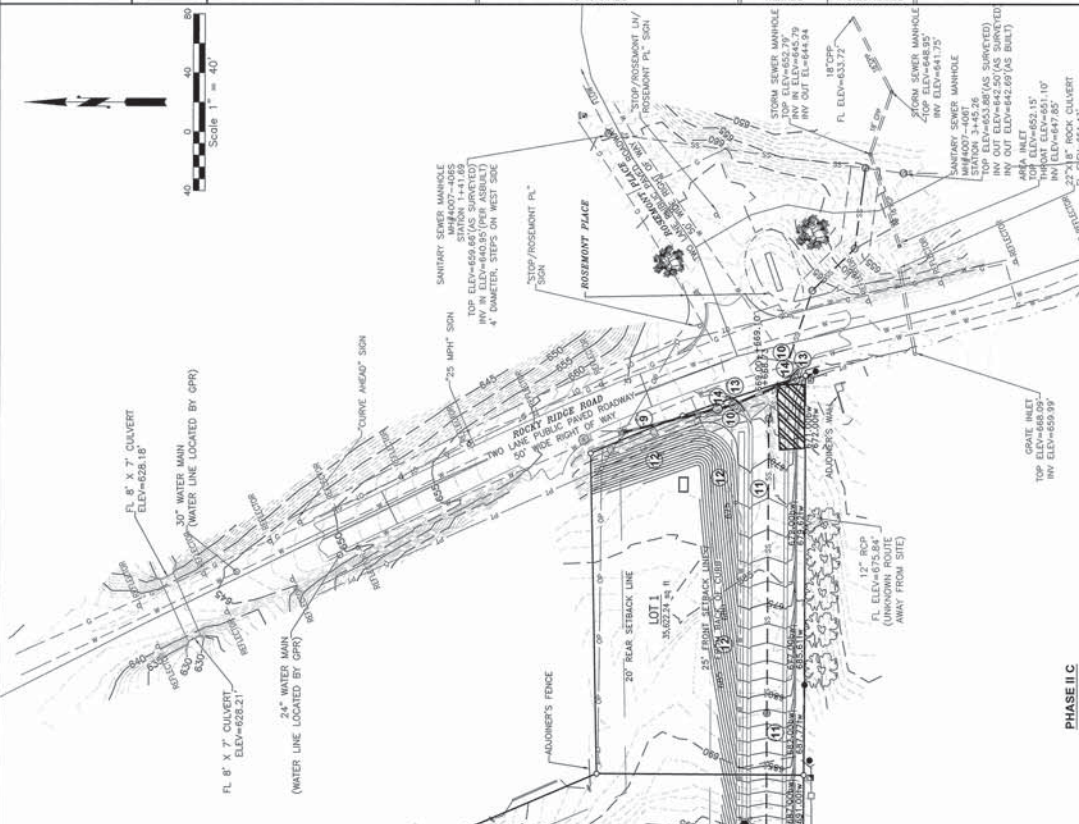
<p>PROJECT NO. 76.184</p> <p>76.184-07</p>	<p>CLIENT: TAMWORTH, LLC</p> <p>PROJECT NAME: GLENRIDGE UNINCORPORATED 2758 ROCKY RIDGE ROAD JEFFERSON COUNTY, ALABAMA</p> <p>DRAWING TITLE: CBMP - PHASE I</p>	<p>DATE: 2/10/20</p> <p>DESIGN FIRM: F. C. CARR & ASSOCIATES ENGINEERS, INC.</p> <p>DESIGN CHIEF: MRS. F. C. CARR</p> <p>PROJECT ENGINEER: MRS. F. C. CARR</p> <p>SCALE: 1" = 40'</p>	<p>NO. _____</p> <p>DATE _____</p> <p>DESCRIPTION _____</p> <p>BY _____</p> <p>DATE _____</p>	<p>REVISIONS</p>	<p>FIELD BOOK: 1185</p> <p>DATE: 2/10/20</p> <p>SCALE: 1" = 40'</p>
--	---	---	---	------------------	---

CARR & ASSOCIATES ENGINEERS, INC.
 153 CAHABA VALLEY PARKWAY
 FULTON, ALABAMA 35124
 PHONE: 205-954-8888
 FAX: 205-954-8889

CARR & ASSOCIATES ENGINEERS, INC.
 CIVIL, STRUCTURAL & ENVIRONMENTAL ENGINEERS
 LAND SURVEYORS

© COPYRIGHT, 2020
 ALL RIGHTS RESERVED
 NO PART OF THIS DRAWING MAY BE REPRODUCED, COPIED,
 OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CARR & ASSOCIATES ENGINEERS, INC.

Final stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavation or other earth disturbing activities have permanently ceased on any portion of the site. Temporary stabilization of disturbed areas must be initiated immediately whenever work toward project completion and final stabilization of any portion of the site has temporarily ceased on any portion of the site and will not resume for a period exceeding thirteen (13) calendar days.



CARR & ASSOCIATES ENGINEERS, INC.
 153 CHAYSA VALLEY PARKWAY
 PELHAM, ALABAMA 35124
 PHONE: (205) 968-8888 FAX: (205) 968-8889

CIVIL, STRUCTURAL & ENVIRONMENTAL ENGINEERS
 LAND SURVEYORS

© COPYRIGHT 2008
 NO PART OF THIS DRAWING MAY BE REPRODUCED, COPIED, STORED IN A RETRIEVING SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF CARR & ASSOCIATES ENGINEERS, INC.

PROJECT NO. 76.184
 DRAWING TITLE: **CBMPP - PHASE II**

NO.	DESCRIPTION	BY	REVIEW DATE

NO.	DESCRIPTION	DATE	BY	REVIEW DATE

NO.	DESCRIPTION	DATE	BY	REVIEW DATE

- PHASE II C**
- SCHEDULE OF EVENTS**
- INSTALL WATERSEWER UTILITIES AND FINAL GRADE SLOPES AND INSTALL EROSION CONTROL BLANKETS WITH SEED ON SLOPES SHOWN AT GREATER THAN OR EQUAL TO 3:1.
 - IMMEDIATELY INSTALL 18" FILTERBOCK AT CURB INLETS UPON COMPLETION OF THE UPON INSPECTION OF THE TEMPORARY SEEDING BY THE GEP TO CONFIRM THE SLOPES AND OTHER PERMETER OF EROSION FENCE.
 - PERMANENTLY GRASS ALL TEMPORARILY GROSSED AND ALL BARRIEN AREAS.

- PHASE II B**
- SCHEDULE OF EVENTS**
- INSTALL STORM PIPING, INSTALL OUTLET PROTECTION UPON THE INSTALLATION OF STORM PIPING.
 - INSTALL CORBED INLET PROTECTION IMMEDIATELY UPON COMPLETION OF EACH CURB INLET BOX.

- PHASE II A**
- SCHEDULE OF EVENTS**
- COMMENCE TOPSOIL STRIPPING/STOCKPILING AND MASS GRADING OF DISTURBED AREAS AND TEMPORARILY SEED. COMMENCE MASS GRADING.
 - STABILIZE AND TEMPORARILY GRASS ALL BARRIEN AREAS AND COMPLETED SLOPES, INCLUDING HOUSE PAD/SETBACK AREAS AND ALL BARRIEN AREAS. SEED AND IMMEDIATELY TEMPORARILY GRASS.



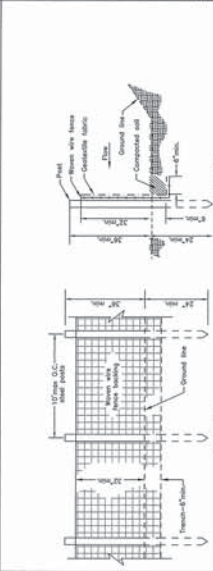
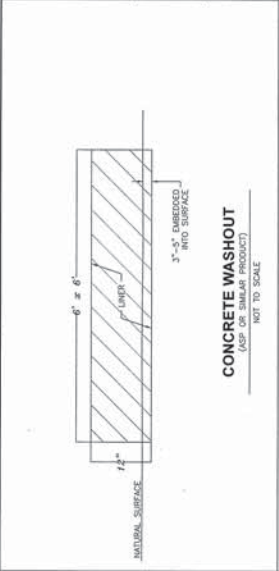
CARR & ASSOCIATES ENGINEERS, INC.
 CIVIL, STRUCTURAL & ENVIRONMENTAL ENGINEERS
 153 CAHABA VALLEY PARKWAY
 FULTON, ALABAMA 35224
 PHONE 205-884-4848
 FAX 205-884-4848
 © COPYRIGHT, 2000. DRAWINGS MAY BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CARR & ASSOCIATES ENGINEERS, INC.

NO.	DESCRIPTION	BY	REVIEW	DATE

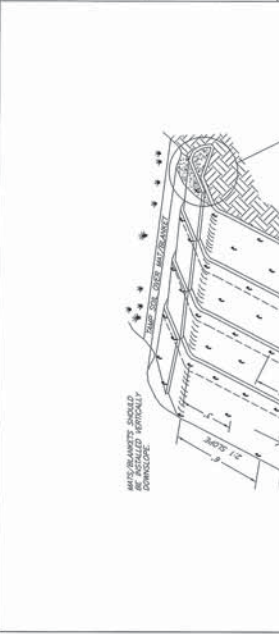
NO.	DESCRIPTION	BY	REVIEW	DATE

TAMWORTH, LLC
 GLENBRIDGE
 2758 ROCKY RIDGE ROAD
 JEFFERSON COUNTY, ALABAMA
 CBMP - DETAILS

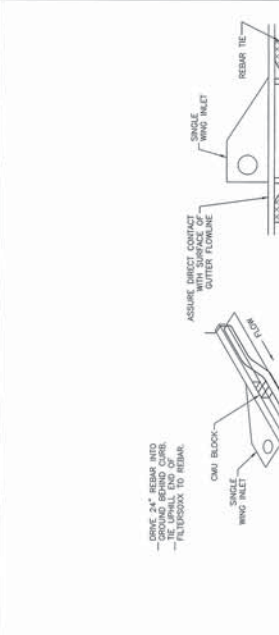
CLIENT: TAMWORTH, LLC
 PROJECT NAME: GLENBRIDGE
 2758 ROCKY RIDGE ROAD
 JEFFERSON COUNTY, ALABAMA
 DRAWING TITLE: CBMP - DETAILS
 DESIGN ENG: MBO
 DESIGN ENG: MBO
 CAD: MBO
 SCALE: N/A
 DATE: 2/19/20



MINIMUM LENGTH	TYPE OF POST	SIZE OF POST	1.25x Ft. min.	SPACING
10' max	4" dia	4" dia	4" dia	12" max
10' max	4" dia	4" dia	4" dia	12" max
10' max	4" dia	4" dia	4" dia	12" max



MINIMUM LENGTH	TYPE OF POST	SIZE OF POST	1.25x Ft. min.	SPACING
10' max	4" dia	4" dia	4" dia	12" max
10' max	4" dia	4" dia	4" dia	12" max
10' max	4" dia	4" dia	4" dia	12" max



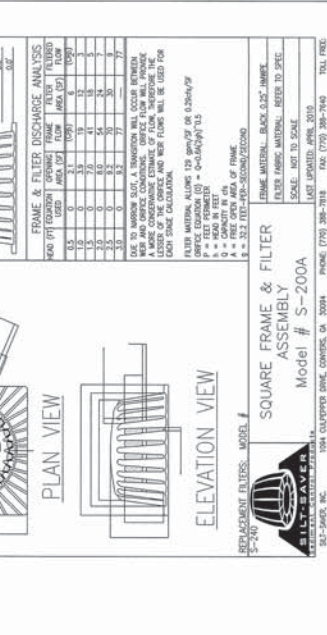
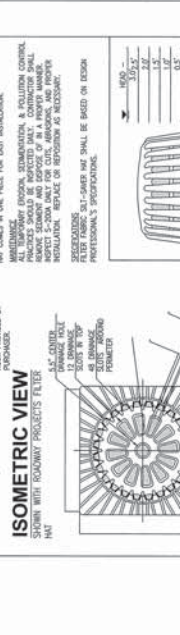
MINIMUM LENGTH	TYPE OF POST	SIZE OF POST	1.25x Ft. min.	SPACING
10' max	4" dia	4" dia	4" dia	12" max
10' max	4" dia	4" dia	4" dia	12" max
10' max	4" dia	4" dia	4" dia	12" max



REPLACEMENT FILTERS, MODEL # S-200
 SQUARE FRAME & FILTER ASSEMBLY
 Model # S-200A
 1-800-365-562 (TMS) 104 CALDWELL DR., CORVIR, VA 20041 PHONE (703) 289-7818 FAX (703) 289-7949 TOLL FREE 1-800-365-562 (TMS) www.dshover.com



MINIMUM LENGTH	TYPE OF POST	SIZE OF POST	1.25x Ft. min.	SPACING
10' max	4" dia	4" dia	4" dia	12" max
10' max	4" dia	4" dia	4" dia	12" max
10' max	4" dia	4" dia	4" dia	12" max



REPLACEMENT FILTERS, MODEL # S-200
 SQUARE FRAME & FILTER ASSEMBLY
 Model # S-200A
 1-800-365-562 (TMS) 104 CALDWELL DR., CORVIR, VA 20041 PHONE (703) 289-7818 FAX (703) 289-7949 TOLL FREE 1-800-365-562 (TMS) www.dshover.com



CARR & ASSOCIATES ENGINEERS, INC.
 153 CAHABA VALLEY PARKWAY
 FLEMING, ALABAMA 35224
 (205) 833-8888
 CIVIL, STRUCTURAL & ENVIRONMENTAL ENGINEERS
 LAND SURVEYORS

CONTRACT NO. 2020
 DRAWING NO. 18-0000
 PROJECT NAME: BRIDGE OVER CARR & ASSOCIATES ENGINEERS, INC.
 COUNTY: JEFFERSON COUNTY, ALABAMA

DATE: 2/19/20
 SCALE: N/A
 DESIGNER: M.A.
 CHECKER: M.A.
 SUPERVISOR: P. C.
 PROJECT NO. 76.184
 SHEET 2 OF 2

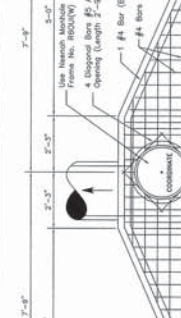
CLIENT: TAMMORTH, LLC
 PROJECT NAME: GLENRIDGE
 2768 ROCKY RIDGE ROAD
 JEFFERSON COUNTY, ALABAMA

DRAWING TITLE: DETAILS

PRODUCTION
 REVIEW
 REVISIONS

NO. DESCRIPTION RT REVIEW DATE

ASPHALT PAVEMENT WIDENING/CONNECTION
 SAWCUT/MILLING DETAIL
 ASPHALT PAVEMENT WIDENING/CONNECTION
 SAWCUT/MILLING DETAIL



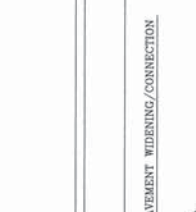
On projects where the County road is to remain in service to carry the amount is required but the milling can be eliminated, in other cases the remaining pavement must be structurally sound and of uniform cross slope.

Required amount along edge of existing asphalt to create a uniform edge

Required amount along edge of existing asphalt to create a uniform edge

JUNCTION BOX AND YARD INLET DETAILS

SCALE: NOT TO SCALE



DIMENSIONS FOR DISSIPATER HEADWALL				
DIAMETER	A	B	C	D
15"	3'-3"	1'-11"	0'-7"	1'-4"
18"	3'-7"	2'-2"	0'-8"	1'-6"
24"	4'-2"	2'-8"	0'-10 1/2"	1'-10 1/2"
30"	4'-9"	3'-3"	1'-1"	2'-3"
36"	5'-4"	3'-9"	1'-3"	2'-6"
42"	5'-11"	4'-4"	1'-6"	2'-10"
48"	6'-6"	4'-10 1/2"	1'-8"	3'-2 1/2"

SCALE: NONE

FOR YARD INLET USE MINIMUM WIDTHS
 1'-0" MINIMUM WIDTH FOR 15" DIAMETER
 1'-6" MINIMUM WIDTH FOR 18" DIAMETER
 2'-0" MINIMUM WIDTH FOR 24" DIAMETER
 2'-6" MINIMUM WIDTH FOR 30" DIAMETER
 3'-0" MINIMUM WIDTH FOR 36" DIAMETER
 3'-6" MINIMUM WIDTH FOR 42" DIAMETER
 4'-0" MINIMUM WIDTH FOR 48" DIAMETER



SECTION C-C
 SECTION D-D

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

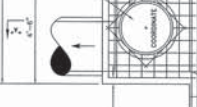
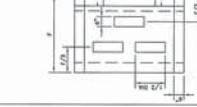
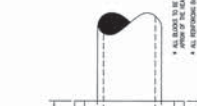
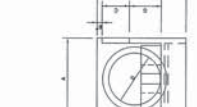
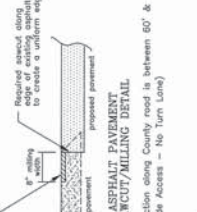
SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

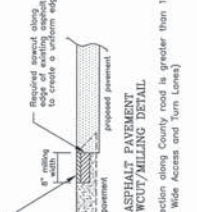
DOUBLE WING CURB INLET

SCALE: NOT TO SCALE



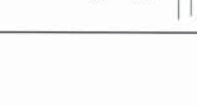
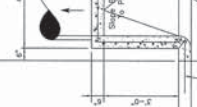
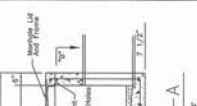
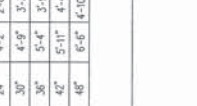
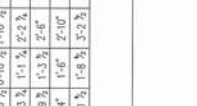
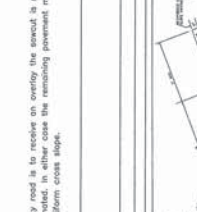
SINGLE WING CURB INLET

SCALE: NOT TO SCALE



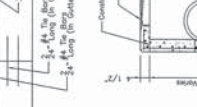
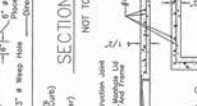
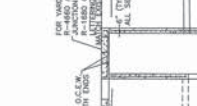
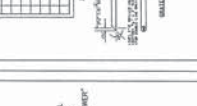
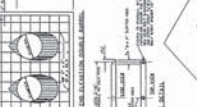
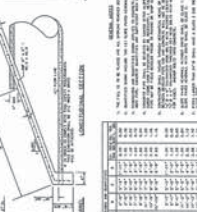
SECTION A-A

SCALE: NOT TO SCALE



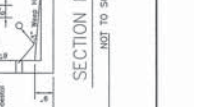
SECTION B-B

SCALE: NOT TO SCALE



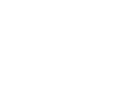
SECTION C-C

SCALE: NOT TO SCALE



SECTION D-D

SCALE: NOT TO SCALE





NOTES:

- CHANNELIZING DRUMS PLACED IN THE EXCAVATED AREA AHEAD OF PAVING OPERATIONS SHOULD BE SPACED AT 50 FOOT INTERVALS.
- CHANNELIZING DRUMS SHOULD BE PLACED ON 25 FOOT INTERVALS THROUGHOUT ALL TAPERS.

1. ALL CHANNELIZING DEVICES SHALL BE A MINIMUM OF 36" IN HEIGHT. MEASURED FOR PARAMETER THIS WORK IS TO BE INCLUDED IN THE PRICE BID FOR MAINTENANCE OF TRAFFIC.

2. WHEN A HIGHWAY-RAIL GRADE CROSSING EXISTS WITHIN OR APPROACHING FROM BOTH DIRECTIONS, A SINGLE FLAGGER, POSITIONED TO BE VISIBLE TO ROAD USERS APPROACHING FROM BOTH DIRECTIONS, MAY BE USED TO CONTROL TRAFFIC.

3. WHEN THERE IS NO EXISTING HAZARD OR AT THE END OF WORK ZONE, CHANNELIZING DEVICES SHALL BE MOVED TO THE SHOULDER EDGE.

4. WHEN THERE IS NO EXISTING HAZARD OR AT THE END OF WORK ZONE, CHANNELIZING DEVICES SHALL BE MOVED TO THE SHOULDER EDGE.

5. THE WORK ZONE IS STATIONARY, THE 100'-7' (500 FT) SIGN OR THE 500' SIGN SHALL BE POSITIONED TO INDICATE THE DISTANCE TO THE FLAGGER.

6. THE LOCATION OF CHANNELIZING DEVICES AND COORDINATED THROUGH THE JEFFERSON COUNTY ENGINEER'S OFFICE.

7. ALL TRAFFIC CONTROL SHALL BE IN COMPLIANCE WITH THE MUTCD, LATEST EDITION.

8. THE LOCATION OF CHANNELIZING DEVICES AND THE WORK AREA LAYOUT SHALL BE BASED ON THE CRITERIA IN THE FOLLOWING TABLE:

POSTED SPEED AND/OR DESIGN SPEED	CHANNELIZING DEVICES SPACING		LONGITUDINAL BUFFER SPACE (FT)	TAPER RATES 1
	MAXIMUM	MINIMUM		
45	40	80	170	27:1
50	45	90	220	45:1
55	50	100	280	50:1
60	55	110	335	55:1
65	60	120	415	60:1
70	65	130	485	65:1
75	70	140	575	75:1

NOTE: TAPER RATES ARE TO BE USED FOR ALL TAPERS ON GREATER THAN 45 MPH SPEEDS OR ALL TAPERS ON GREATER THAN 55 MPH SPEEDS FOR 45 MPH OR LESS.

L = 100' FOR SPEEDS 40 MPH OR LESS

W = MINIMUM OF OFFSET (USUALLY LAKE WIDTH) IN FEET

S = DESIGN SPEED OR 85TH PERCENTILE IN MILES PER HOUR

1. EARLY COORDINATION WITH THE RAILROAD COMPANY SHOULD OCCUR BEFORE WORK STARTS.

2. OPTION: FLAGGERS ON A UNIFORMED LAW ENFORCEMENT OFFICER MAY BE USED AT THE HIGHWAY-RAIL GRADE CROSSING TO MINIMIZE THE HAZARD TO TRAVELERS. FLAGGERS SHOULD BE PLACED IN JEFFERSON COUNTY RIGHTS-OF-WAY OR ESTABLISHED.

3. ALL DRAINAGE STRUCTURES WITHIN AN EXISTING OR PROPOSED JEFFERSON COUNTY RIGHT OF WAY SHALL BE COST-IN-PLACE AND MAINTAINED AND EXCEED ADOPTED STANDARDS. THIS COMMENT DOES NOT APPLY TO RIGHTS OF WAY WITHIN PROPOSED SUBDIVISIONS.

TRAFFIC CONTROL NOTES

The Contractor shall install and maintain temporary traffic control devices for all roadway or driveway construction located along County maintained roads in accordance with the approved plans and the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) Part 6.

Permanent roadway signs or temporary construction signs which are not applicable or inappropriate for the prevailing conditions shall be covered or removed.

The dimensions shown or specified for locating construction signs are minimum dimensions. The Contractor shall install existing conditions and provide maximum visibility to motorists.

The Contractor shall take every reasonable precaution to provide for the safety of the traveling public and the workers on site. If conditions are hazardous, the Contractor shall take immediate action to eliminate the hazardous conditions. Travel lanes may not be reduced to less than 10 feet. If construction limits about or encroach on the travel lane of a road open to traffic, it shall be closed to traffic until the hazardous conditions are eliminated. MUTCD typical applications, unless otherwise approved by County personnel.

The Contractor shall keep open roadways clean and free of construction materials and debris. Objectionable material that may cause hazardous driving conditions.

Traffic control devices shall be in good condition and meet the standard material and installation requirements specified in the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and Standard and Special Drawings. Construction sign retro-reflectivity shall meet MUTCD standards.

Roadways and driveways shall remain open during construction, unless otherwise approved by the County.

GENERAL NOTES

The Contractor and/or Developer shall notify the Jefferson County Department of Roads & Transportation (649-2312) at least two days prior to performing any work within the County maintained road right of way. The Contractor shall obtain a permit from the County Department of Roads & Transportation Department. Failure to notify the County Department of Roads & Transportation may result in the County Department of Roads & Transportation taking action to stop work and require removal and/or re-construction of the work.

All construction shall be done in accordance with Jefferson County Subdivision and Construction Specifications.

The Contractor and/or Developer shall be responsible for the installation and maintenance of all traffic control devices and for the construction for the protection of adjacent properties, roadways, and waterways.

The Contractor and/or Developer are responsible for providing a construction site free of drainage problems.

All utility construction within the road shall be back filled with stone in accordance with the specifications of the Jefferson County Subdivision and Construction Regulations.

All utility construction within the road right of way shall be permitted in accordance with Article 6 of the Jefferson County Subdivision and Construction Regulations. The Contractor shall obtain a permit from the County Department of Roads & Transportation Department. Failure to obtain a permit may result in the County Department of Roads & Transportation taking action to stop work and require removal and/or re-construction of the work.

All existing and required public road right-of-way and easements are shown on the construction plans. Structures such as walls, signs, and other structures shall be removed or relocated prior to construction. The Contractor shall obtain a permit from the County Department of Roads & Transportation.

Roadway grading operations shall be limited to the approved plan requirements. All other grading operations involving additional excavation or fill must not be allowed within Jefferson County rights of way and easements.

The Owner or Developer shall provide the Contractor with excluded permits for community identification signs, (if required) and right-of-way or easements.

All drainage structures within an existing or proposed Jefferson County right of way shall be cost-in-place and maintained and exceed ADOPTED STANDARDS. THIS COMMENT DOES NOT APPLY TO RIGHTS OF WAY WITHIN PROPOSED SUBDIVISIONS.

MUTCD NOTES

OPTION: FLAGGERS ON A UNIFORMED LAW ENFORCEMENT OFFICER MAY BE USED AT THE HIGHWAY-RAIL GRADE CROSSING TO MINIMIZE THE HAZARD TO TRAVELERS. FLAGGERS SHOULD BE PLACED IN JEFFERSON COUNTY RIGHTS-OF-WAY OR ESTABLISHED.

3. ALL DRAINAGE STRUCTURES WITHIN AN EXISTING OR PROPOSED JEFFERSON COUNTY RIGHT OF WAY SHALL BE COST-IN-PLACE AND MAINTAINED AND EXCEED ADOPTED STANDARDS. THIS COMMENT DOES NOT APPLY TO RIGHTS OF WAY WITHIN PROPOSED SUBDIVISIONS.

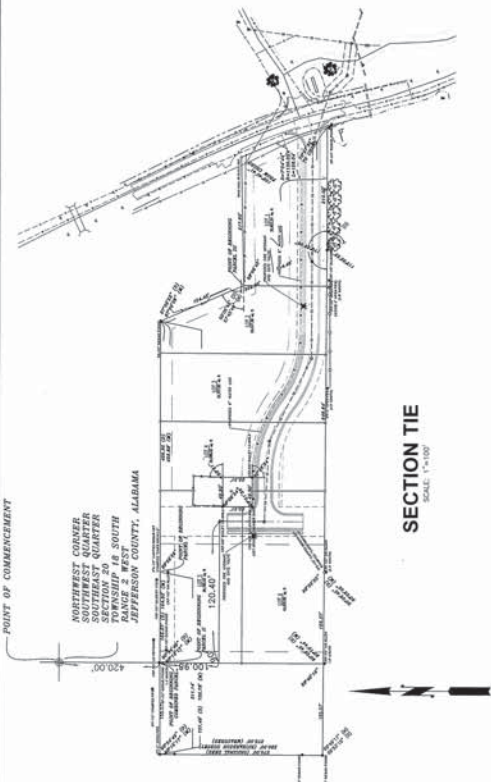
PROJECT NO. 76.184
 DRAWING NO. 76.184-17
 DATE: 2/19/20
 SCALE: N/A
 EXISTING SANITARY SEWER PLAN/PROFILE

CLIENT: TAMMORTH, LLC
 PROJECT NAME: GLENRIDGE
 2758 ROCKY RIDGE ROAD
 UNINCORPORATED
 JEFFERSON COUNTY, ALABAMA

DESIGNER: TAMMORTH, LLC
 DESIGN ENGINEER: J. C. [Name]
 DESIGN DATE: 2/19/20
 CHECKED BY: [Name]
 DESIGN ENGINEER: [Name]

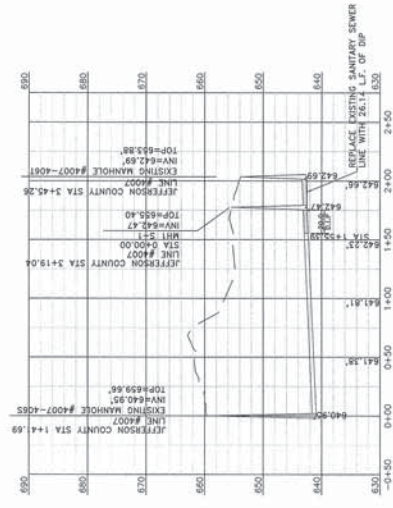
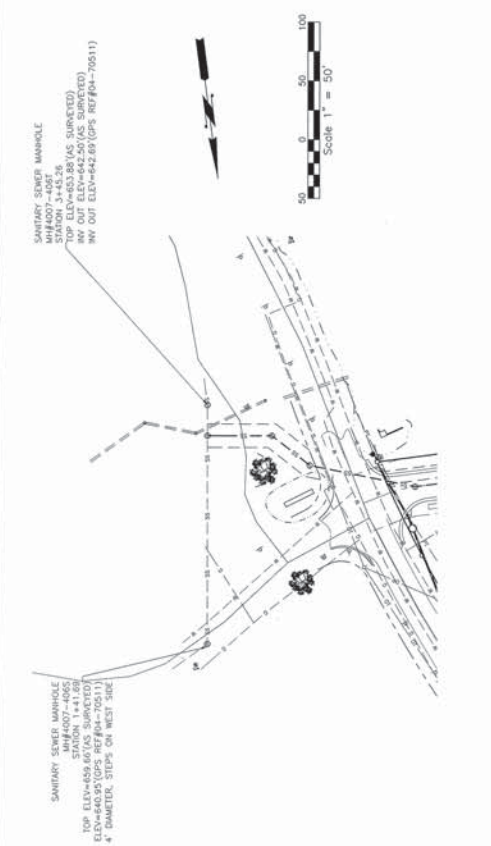
NO.	DESCRIPTION	BY	REVIEW	DATE

PRODUCTION
 REVIEW
 SUBMITTER
 FIELD BOOK: N/A
 CHECK OFFICE: C/CY
 DESIGN ENGINEER: [Name]
 DESIGN DATE: 2/19/20
 SCALE: N/A



NOTE: ALL LATERALS TO BE 4" DIP

PREPARED FOR:
 DEVELOPER, LLC
 2405 Monte Vista Drive
 Birmingham, Alabama
 35243

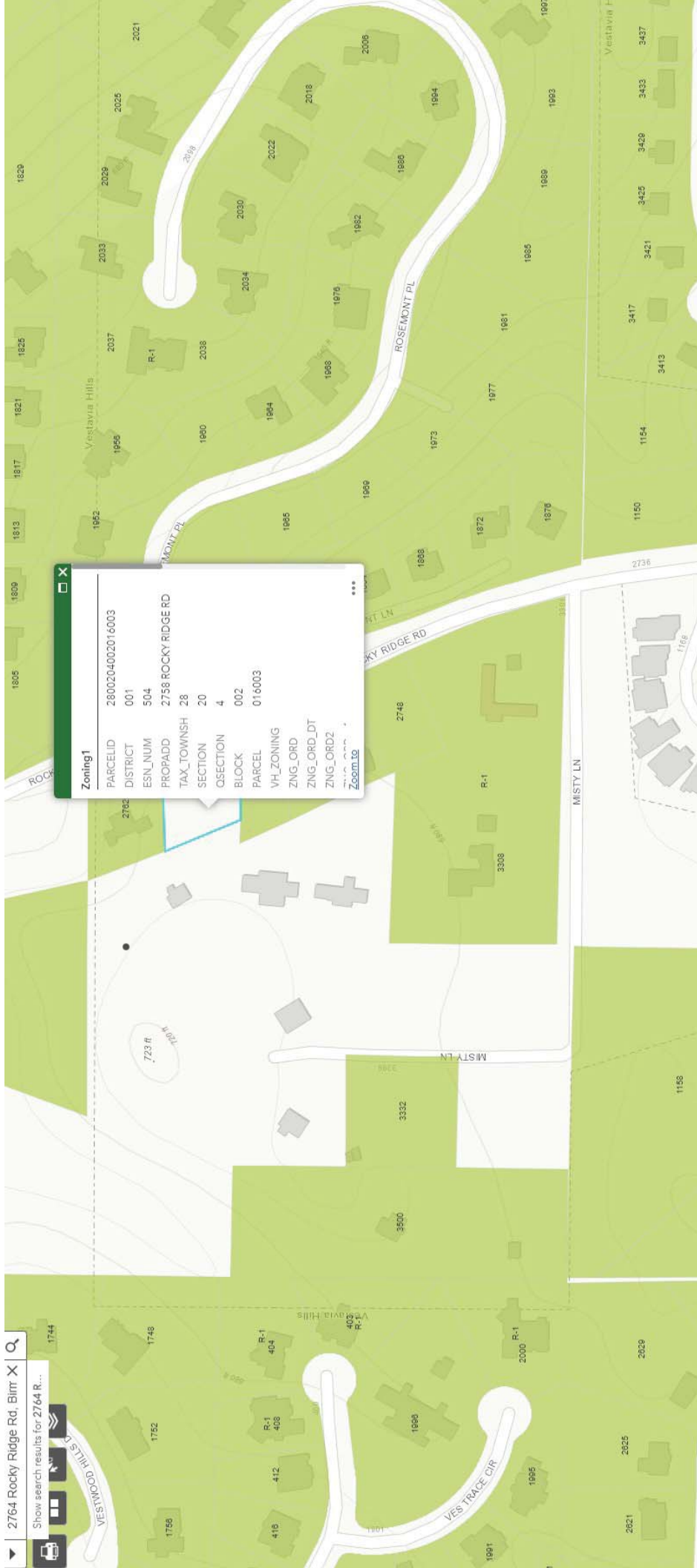


2764 Rocky Ridge Rd, Blinn X

Show search results for 2764 R...



723 ft



Zoning1

PARCELID	2800204002016003
DISTRICT	001
ESN_NUM	504
PROPADD	2758 ROCKY RIDGE RD
TAX_TOWNSH	28
SECTION	20
QSECTION	4
BLOCK	002
PARCEL	016003
VH_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	
Zoom to	

From: [James Hart](#)
To: [Rebecca Leavings](#)
Cc: [Conrad Garrison](#)
Subject: Re: Rocky Ridge/Misty Lane
Date: Wednesday, August 5, 2020 10:10:15 AM
Attachments: [image004.png](#)

Many thanks for this information.

I want to initially register my concern with respect to possible effects the proposed project may have on drainage from “upstream”. I know that sounds peculiar, and will require some explanation. I own the lot marked in red on the attached. Paul Bruno owns the lots (one in city, one not) marked in yellow.

In short the Proposed development sits in the Rocky Ridge canyon, drained by Little Shades Creek. The upstream drainage area falls very steeply from roughly 1100 ft or so at VCC and Shades Crest Road, to 600 or so at Rocky Ridge. Almost all of that fall occurs from the upper side of Ves Club Dr. To the Bruno lot.

Here is the problem for us. Our property has a 5 ft (huge by any standard) pipe Passing underneath Vestwood Hills Dr and continuing uphill all the way under Ves. Club Dr. Numerous drains exist, but that “localized” drainage is not the problem. The problem is that huge upstream development both on the club property, and in surrounding “old Vestavia”, have increased the flow into the pipe that drains onto our property exponentially. No one knows where the pipe and it’s tributaries end. I will send photos and videos under separate e mail so as to be sure at least this text gets through. When we bought the property in 2004 the drainage easement was a trickle that was easy to step across. Both sides were available for recreation. Now it is a raging torrent after “normal” rainstorms, and floods after the worst ones. Not only does it endanger our own property, it is unsafe. Moreover access to our own property for maintenance and the like is not possible. Here’s how that affects the downstream development area.

When our property was initially developed, the water flowed freely across a rocky terrain and provided a very nice “water feature”. The city later permitted the Bruno property to install a 3 ft pipe to receive the output from the 5ft pipe. That wasn’t a problem for years, but has become a huge one. The head wall acts much as a dam during heavy rains, and overflows and floods on occasions. That 3’ pipe empties on the county side of the Bruno lot and freely spreads out and flows into Little Shades. Creek. Frankly I’m surprised that smaller pipe hasn’t blown out. The head wall is eroding and may some day fail. Mostly it makes the drainage ditch deeper and wider, threatening various parts of our property.

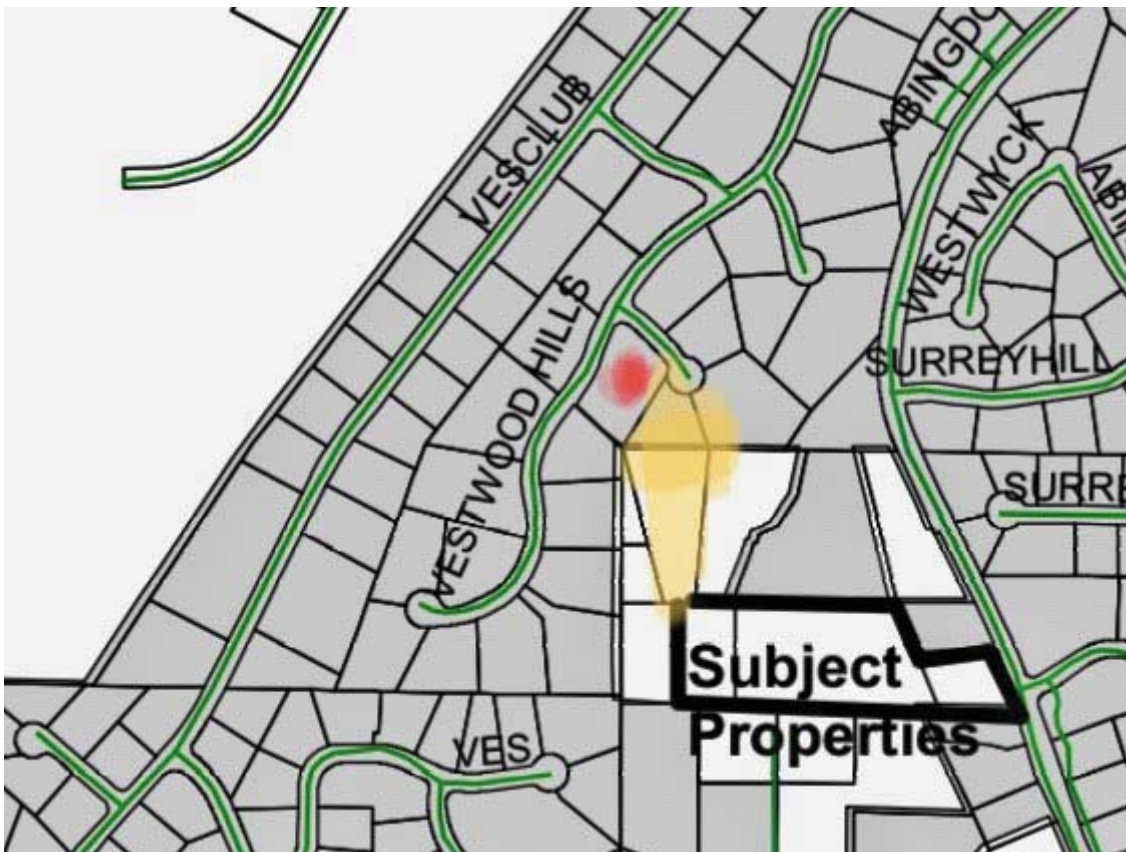
In my opinion, and I am not an engineer, any effort to change the free flowing nature of the water after it finally gets through the 3 ft pipe, has the chance of slowing its progress downstream, thus increasing the “backup” problem. As an example, any downstream effort to rechannel the water with berms, dams, head walls and the like, seems destined to operate like my head wall does by slowing the flow upstream. The county land tends to flatten out where the pipe ends, as the steepest slope is in Vestavia generally from Shades Crest Rd to the city boundary. The extraordinary fill in and clearing on the country club has been a factor as well.

No one seems to know where the upstream tie ins to the 5 ft pipe came from. What I do know

is that many tie ins took place willy nilly without much concern for where it came out. I don't really have any way to slow my inbound flow, but cannot risk slowing it up one iota on the downstream side, thereby increasing my backup potential.

Pictures and photos with references will follow. Plat identifying the property involved Follows my signature. I thank you for your attention.

Respectfully submitted,
James L Hart, CPA/ABV/CFF/CBA (retired)
Chairman 2010-2019
Alabama Securites Commission
1730 Vestwood Hills Dr
Vestavia AL
205-910-0451



I

On Tue, Aug 4, 2020 at 1:00 PM Rebecca Leavings <RLeavings@vhal.org> wrote:

Mr. Hart,

Attached are the drawings I received for annexation. Conrad might have some additional, I have cc'd him on this email.

Please let me know if you need any further information.



REBECCA LEAVINGS CMC/MMC

City Clerk/Zoning Official

P 205 978 0184 | vhal.org

Vestavia Hills

A Life Above



--

James L. Hart, CPA/ABV/CFF/CBA (retired)
Managing Member
Hartford Partners, LLC
Chairman (2010-2019)
Alabama Securities Commission