

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

**AGENDA**

**SEPTEMBER 10, 2020**

**6:00 P.M.**

Roll Call.

Pledge of Allegiance

Approval of Minutes: August 13, 2020

**Final Plats**

**Consent Agenda**

- (1) **P-0920-30** Erin Boryczka Is Requesting **Final Plat Approval** For **Boryczka Resurvey**. The Purpose for This Request Is to Subdivide One Lot Into Two. The Property Is Owned By Erin Boryczka and Is Zoned Vestavia Hills R-2.
  
- (2) **P-0920-31** Doug & Gale Acton Are Requesting **Final Plat Approval** For **Acton Place Resurvey No. 2**. The Purpose for This Request Is to Resurvey Lot Lines. The Property Is Owned By Doug & Gale Acton and Is Zoned Vestavia Hills A.
  
- (3) **P-0920-32** Suzanna Moseley Is Requesting **Final Plat Approval** For **Nicholls Canyon Resurvey No. 1**. The Purpose for This Request Is to Combine Lots. The Property Is Owned By Suzanna Moseley and Is Zoned Vestavia Hills R-2.

**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 September 10, 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**

**AUGUST 13, 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  
Ryan Ferrell\*  
Rusty Weaver\*

**MEMBERS ABSENT:**

Lyle Larson

**OTHER OFFICIALS PRESENT:**

Conrad Garrison, City Planner  
Christopher Brady, City Engineer  
*\*Member present via Zoom*

**APPROVAL OF MINUTES**

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

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

Mr. Maloof– yes

Mr. Romeo – yes

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

Mr. Sykes– yes  
Mr. Vercher – yes  
Mrs. Barnes – yes

### **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.

Mr. Garrison explained the background of the request and stated that this was part of the ongoing commercial development in Liberty Park.

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** Motion to approve Preliminary Plat Approval For Readjustment of Land Use Boundaries At Liberty Park was by Ms. Cobb and second was by Mr. Weaver. Voice vote as follows:

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

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

### **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.

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** Ms. Cobb made a motion to approve items 2-4. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Maloof– yes	Mr. Romeo – yes
Mr. Ferrell – yes	Mr. Sykes– yes
Ms. Cobb – yes	Mr. Vercher – yes
Mr. Weaver – yes	Mrs. Barnes – yes

Motion carried.

**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.

Mr. Garrison explained the background of the request and stated that all compatible annexation rezoning are required to be approved, according to the zoning ordinance.

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

**MOTION** Mr. Weaver made a motion to recommend Rezoning from JC R-1 to Vestavia Hills R-2 for the property located At 2601 Fargo Dr. Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

Mr. Maloof– yes	Mr. Romeo – yes
Mr. Ferrell – yes	Mr. Sykes– yes
Ms. Cobb – yes	Mr. Vercher – yes
Mr. Weaver – yes	Mrs. Barnes – yes

Motion carried.

**MOTION** Mr. Weaver made a motion to recommend Rezoning from JC E-2 to Vestavia Hills R-1 for the property located At 2520 Skyland Dr. Second was by Ms. Cobb. Motion was carried on a roll call; vote as follows:

Mr. Maloof– yes	Mr. Romeo – yes
Mr. Ferrell – yes	Mr. Sykes– yes
Ms. Cobb – yes	Mr. Vercher – yes
Mr. Weaver – yes	Mrs. Barnes – yes

Motion carried.

**MOTION** Mr. Weaver made a motion to recommend Rezoning from JC E-2 to Vestavia Hills R-1 for the property located At 2495 Dolly Ridge Trl. Second was by Ms. Cobb. Motion was carried on a roll call; vote as follows:

Mr. Maloof– yes	Mr. Romeo – yes
Mr. Ferrell – yes	Mr. Sykes– yes
Ms. Cobb – yes	Mr. Vercher – yes
Mr. Weaver – yes	Mrs. Barnes – yes

Motion carried.

**MOTION** Mr. Weaver made a motion to recommend Rezoning from JC E-1 to Vestavia Hills E-2 for the property located At 3652 Altadena Dr. Second was by Ms. Cobb. Motion was carried on a roll call; vote as follows:

Mr. Maloof– yes	Mr. Romeo – yes
Mr. Ferrell – yes	Mr. Sykes– yes
Ms. Cobb – yes	Mr. Vercher – yes
Mr. Weaver – yes	Mrs. Barnes – yes

Motion carried.

**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.

Mr. Garrison explained the background of the request and stated the annexation rezoning would allow for six lots and private street.

Mrs. Barnes opened the floor for a public hearing.

Tom Sheve, 3300 Misty Ln.; and Jacob Pollier, 3432 Misty Ln. spoke concerning drainage and site planning.

Mr. Brady and site engineer, Bart Carr explained the drainage and stated that there will be no negative impacts.

Mr. Garrison stated the site plan cannot be changed without restarting the process.

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

**MOTION** Mr. Weaver made a motion to recommend Rezoning from JC E-2 to Vestavia Hills R-9 for the property located At 2768 Misty Ln. And 2758 & 2764 Rocky Ridge Rd. with the following conditions:

1. Rezoning conditioned on site plan presented;
2. All covenants, conditions, and restrictions regarding to the maintenance of the private street and infrastructure will be submitted with the final plat.

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

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

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

Conrad Garrison, City Planner



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

Date: SEPTEMBER 10, 2020

- **CASE:** P-0920-30
- **REQUESTED ACTION:** Final Plat Approval For Boryczka Resurvey
- **ADDRESS/LOCATION:** 3416 Hillway Dr.
- **APPLICANT/OWNER:** Erin Boryczka
- **GENERAL DISCUSSION:** Plat will subdivide one lot into two lots. Lots and current home meet all requirements of R-2 zoning. Existing recorded setback will remain.
- **CAHABA HEIGHTS COMMUNITY 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



**CITY OF VESTAVIA HILLS  
PLANNING AND ZONING COMMISSION  
FINAL MAP APPLICATION**

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

NAME: Erin Boryczka

ADDRESS: 3416 Hillway Drive, Vestavia, AL 35243

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

PHONE : (205) 613-1700 Email erinboryczka@hotmail.com

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

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

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

NAME: Erin Boryczka

ADDRESS: 3416 Hillway Drive, Vestavia, AL 35243

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

PHONE: (205) 613-1700 Email erinboryczka@hotmail.com

**P0920-30//2800143007020.000**  
**3416 Hillway Drive**  
Final Map to create 2 lots  
Erin Boryczka

**IV. ACTION REQUESTED**

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

Explain reason for the request: Resurvey

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

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

3416 Hillway Drive, Vestavia, AL 35243

Parcel ID # 23-5-16-0-001-007.002

Property size: 200 feet X 235 feet. Acres: 1.08

**VI. ZONING/REZONING:**

The above described property is presently zoned: R2

**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.\**

Erin Boryczka 8/12/2020  
Owner Signature/Date

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

Given under my hand and seal  
this 12th day of August, 2020.

Al P. Mc...  
Notary Public

My commission expires 27th MY COMMISSION EXPIRES 06/27/2021  
day of June, 2021.

**P0920-30//2800143007020.000**  
**3416 Hillway Drive**  
Final Map to create 2 lots  
Erin Boryczka

DATE	DESCRIPTION	BY	DATE
8-12-2020	REVISIONS		

DMN BY	
CKD BY	
JOB NO	16098
SCALE	1"=40'
TITLE	FINAL PLAT

CLIENT: THADEUS & ERIN KING-BOYCZKA  
 PROJECT: BOYCZKA RESURVEY



S. M. ALLEN  
 P.O. BOX 1195  
 PELHAM, ALABAMA 35124  
 FAX (205) 663-4251  
 (205) 663-7894

**BORYCZKA RESURVEY**  
 BEING A RESURVEY OF PART OF LOT 1, JONAS SCHWAB COMPANY SURVEY AS RECORDED IN MAPBOOK 5, PAGE 33, IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA.  
 SITUATED IN THE SW1/4 OF SECTION 14, TWP 18 SOUTH, RANGE 1 WEST AND WESTAVIA HILLS, JEFFERSON COUNTY ALABAMA  
 THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE RESIDENTIAL LOTS

DATE: AUGUST, 2020 TOTAL ACRES SUBDIVIDED= 1.1317 ACRES



OWNER-PTD NO. 23-5-16-0-001-007-002  
 THADEUS BOYCZKA &  
 ERIN KING-BOYCZKA  
 3416 HILLWAY DRIVE  
 BIRMINGHAM, AL 35243

PREPARED BY:  
 S. M. ALLEN PLS 12944  
 5378 HWY 119, STE B  
 PELHAM, AL 35124  
 205 663-4251

- GENERAL NOTES
- ALL UTILITIES ARE FOR UTILITY AND DRAINAGE PURPOSES AND SHALL PROVIDE NEEDS FOR BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
  - NO FENCES WILL BE ALLOWED TO OBSTRUCT THE FLOW OF STORM WATER.
  - IF FURTHER CREDIT THAT I HAVE CONSULTED THE FEDERAL INSURANCE RATE MAP, DATED 02-20-2013, ZONE X, AND FOUND THAT THE ABOVE DESCRIBED PARCEL DOES NOT LIE IN A SPECIAL HAZARD ZONE.
  - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD, EITHER RECORDED OR UNRECORDED.

STATE OF ALABAMA  
 JEFFERSON COUNTY  
 I, STEVEN H. ALLEN, Registered Land Surveyor, State of Alabama, and Thadeus Boryczka & Erin King-Boryczka (Owners) hereby certify that the following is a true and correct map of the land shown therein and known as or to be known as "Boryczka Resurvey" showing subdivision into which it is proposed to divide said lands, giving the number of each lot and block, and also showing the relations of all lot corners and curve points as shown and designated by small open circles on the map. 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 SURVEYING PROFESSION OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

BY: STEVEN H. ALLEN DATED: \_\_\_\_\_  
 Surveyor Reg. No. 12944

BY: ERIN KING-BOYCZKA DATED: \_\_\_\_\_  
 Thadeus Boryczka

BY: NABERY PATEL, Not Commissioned  
 I, NABERY PATEL, Not Commissioned, in Jefferson County, Alabama, do hereby certify that the following is a true and correct map of the land shown therein and known as or to be known as "Boryczka Resurvey" showing subdivision into which it is proposed to divide said lands, giving the number of each lot and block, and also showing the relations of all lot corners and curve points as shown and designated by small open circles on the map. 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 SURVEYING PROFESSION OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

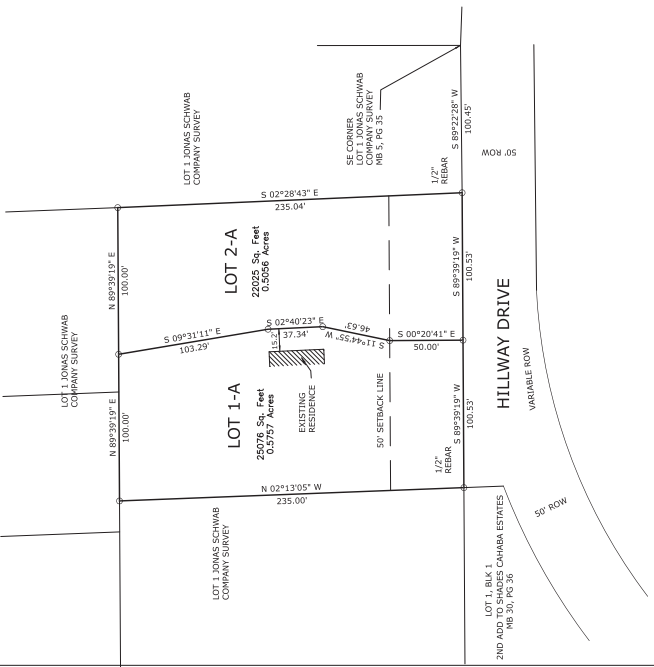
CITY OF VESTAVIA HILLS

BY: VESTAVIA HILLS PLANNING & ZONING COMMISSION  
 DATE: \_\_\_\_\_

BY: VESTAVIA HILLS CITY ENGINEER  
 DATE: \_\_\_\_\_

BY: VESTAVIA HILLS CITY CLERK  
 DATE: \_\_\_\_\_

BY: JEFFERSON COUNTY HEALTH DEPARTMENT  
 FOR RECORDING PURPOSES ONLY



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

Date: SEPTEMBER 10, 2020

- **CASE:** P-0920-31
- **REQUESTED ACTION:** Final Plat Approval For Acton Place Resurvey No. 2
- **ADDRESS/LOCATION:** 2838 Acton Pl.
- **APPLICANT/OWNER:** Doug & Gale Acton
- **GENERAL DISCUSSION:** Plat will resurvey interior lot line for Lot 1A and Lot 2A. Lots and current home meet all requirements of Agriculture zoning. Existing recorded setbacks and easements will remain.
- **CAHABA HEIGHTS COMMUNITY 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 AUG 26 A 5:40

**CITY OF VESTAVIA HILLS  
PLANNING AND ZONING COMMISSION  
FINAL MAP APPLICATION**

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

NAME: Doug and Gail Acton

ADDRESS: 2838 Acton Place

Vestavia Hills, Al 35243

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

PHONE: \_\_\_\_\_ Email Dacton@Dlacton.com

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

Todd Thompson

PHONE: 205-320-0114 Email Tthompson@MTTREng.com

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

NAME: Same as Above

ADDRESS: \_\_\_\_\_

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

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

**P0920-31//2800342000018&18.1  
2834 & 2838 Acton Place  
Final map to change lot line  
Doug & Gail Acton**

**IV. ACTION REQUESTED**

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

Explain reason for the request: Resurvey to change interior lot line

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

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

2838 Acton Place

Vestavia Hills, Al 35243

Irregular  
Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: 1.73 total acres

**VI. ZONING/REZONING:**

The above described property is presently zoned: A-1 Agriculture

**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.\**

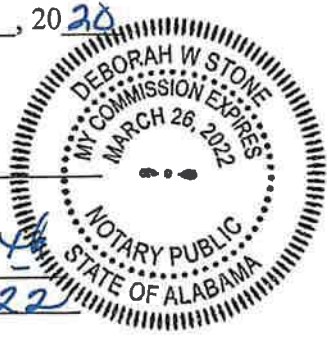
[Signature]  
Owner Signature/Date

8/18/2020

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

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

[Signature]  
Notary Public



My commission expires 26<sup>th</sup>  
day of March, 2022

**P0920-31//2800342000018&18.1**  
**2834 & 2838 Acton Place**  
Final map to change lot line  
Doug & Gail Acton

**ACTON PLACE RESURVEY No. 2**  
 Being a resurvey of part of Lot 1 and Lot 2 of Acton Place Subdivision,  
 recorded in Map Book 243, Page 10 in the Probate Judge's Office of Jefferson County, Al.  
 Located SE 1/4 of NE 1/4 of Section 34, Township 18 South,  
 Range 2 West, Jefferson County, Al.  
 August 25th, 2020

STATE OF ALABAMA,  
 JEFFERSON COUNTY

THE UNDERSIGNED, JOSEPH A. MILLER III, A REGISTERED PROFESSIONAL ENGINEER/LAND SURVEYOR, STATE OF ALABAMA, AND GAIL M. ACTON AS PLAT OR MAP WERE MADE AT THE INSTANCES OF SAID OWNER, THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LAND SHOWN THEREIN AND THAT THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATIONS OF THE LOTS TO THE ADJACENT LOTS, ARE CORRECTLY SHOWN AND THAT THE CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES, AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES, TO MARK CORNERS, CURVE POINTS AND OTHER FEATURES OF THIS SURVEY, AND DRAWINGS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR:

BY: JOSEPH A. MILLER III, PE/PLS DATED: \_\_\_\_\_  
 AL REG. NO. 17694

OWNER:  
 BY: GAIL M. ACTON, OWNER DATED: \_\_\_\_\_

APPROVED IN FORMAT ONLY:  
 CHAIRMAN, VESTAVIA HILLS PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY CLERK, CITY OF VESTAVIA HILLS \_\_\_\_\_ DATE \_\_\_\_\_

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

NOTES:  
 1. UNLESS OTHERWISE SHOWN OR STATED ALL EASEMENTS SHOWN HEREON ARE FOR STORM SEWERS, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.  
 2. THE LOT OWNER/BUILDER SHALL USE AND MAINTAIN APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JOSEPH A. MILLER III, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND GAIL M. ACTON AS OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, KNOW TO ME APPROVE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.  
 GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

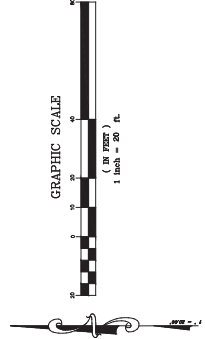
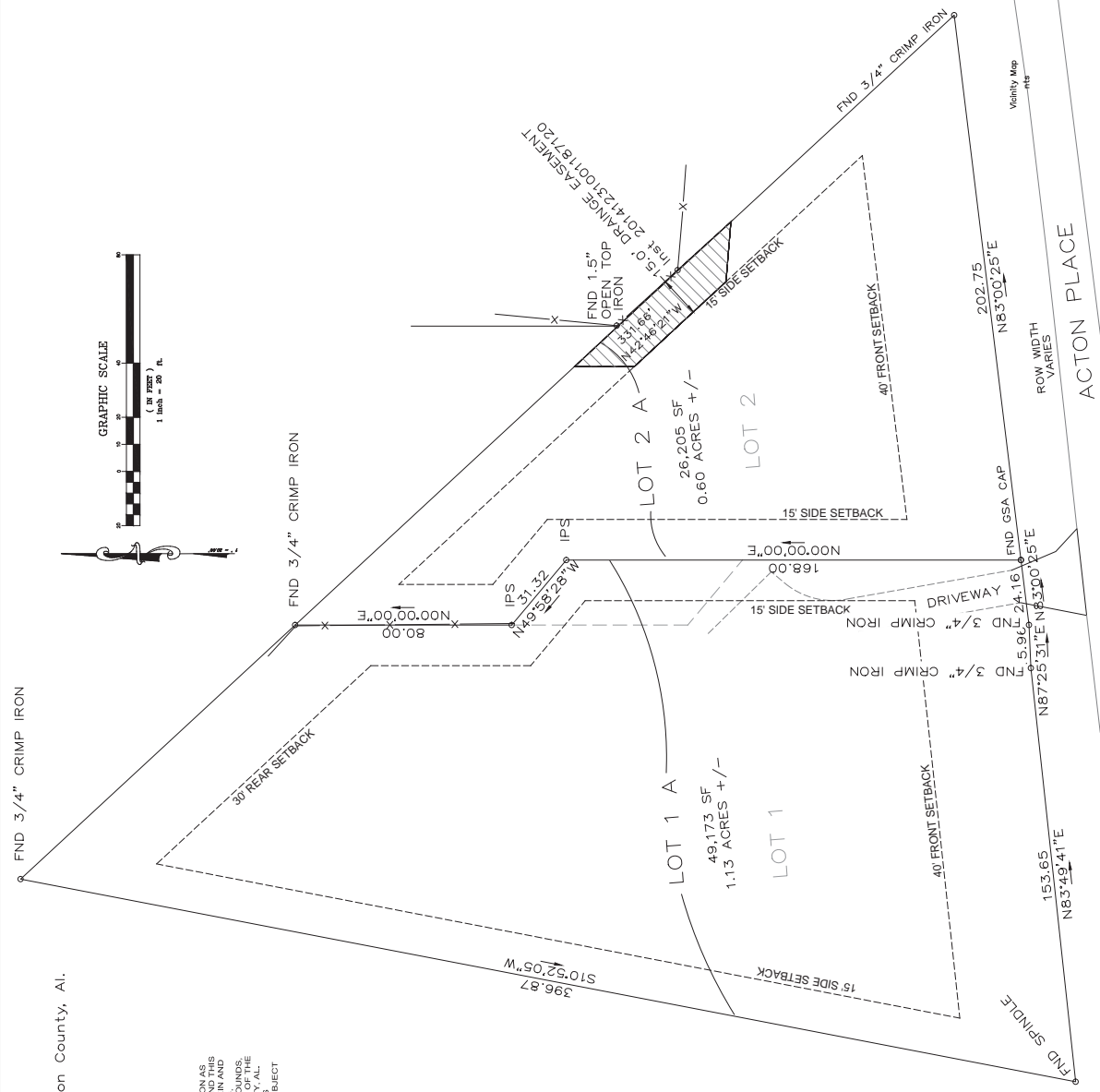
NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
 STATE OF ALABAMA \_\_\_\_\_  
 JEFFERSON COUNTY \_\_\_\_\_  
 I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT GAIL M. ACTON AS OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, KNOW TO ME APPROVE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.  
 GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
 APPROVED IN FORMAT ONLY:  
 \_\_\_\_\_ DATE: \_\_\_\_\_  
 JEFFERSON COUNTY HEALTH DEPT.  
 FOR RECORDING PURPOSES ONLY

Jefferson County Department of Health \_\_\_\_\_ Date \_\_\_\_\_

NOTES:  
 1. UNLESS OTHERWISE SHOWN OR STATED ALL EASEMENTS SHOWN HEREON ARE FOR STORM SEWERS, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.  
 2. THE LOT OWNER/BUILDER SHALL USE AND MAINTAIN APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.  
 3. \_\_\_\_\_ IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM NO. 21073 C 0286 & 0287 0282.C&D.

SURVEY FILE #AA/ACTION PLACE NEW / ACTION PLACE NEW.TXT



PROJECT: Being a resurvey of part of Lot 1 and Lot 2 of Acton Place Subdivision, recorded in Map Book 243, Page 10 in the Probate Judge's Office of Jefferson County, Al. Located SE 1/4 of NE 1/4 of Section 34, Township 18 South, Range 2 West, Jefferson County, Al.

MTR ENGINEERS, INC. CONSULTING ENGINEERS-LAND SURVEYORS 2500 Southlake Park, Suite 100 Hoover, Al. 35244 TELEPHONE (205) 320-0114

DATE	
REVISION	
LOCATION	

FILE NAME:AA PLATS  
 ACTION PLACE SUB.  
 DATE: 2020.10.10  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 SCALE: 1" = 20.00'  
 SHEET: \_\_\_\_\_

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

Date: **SEPTEMBER 10, 2020**

- **CASE:** P-0920-32
- **REQUESTED ACTION:** Final Plat Approval Nicholls Canyon Resurvey No. 1.
- **ADDRESS/LOCATION:** Woodlane Circle
- **APPLICANT/OWNER:** Suzanne Moseley
- **REPRESENTING AGENT:** Mike Moseley
- **GENERAL DISCUSSION:** Plat resurvey three lots into 1 large lot. Lots were originally subdivided in Dec. 2019 for residential development but never followed through. Easements and ROW created by the 2019 plat will be vacated by this plat since they were never improved upon. Lots are being recombined for a new purchaser. Lots are zoned R-2.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for medium density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

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



2020 AUG 26

**CITY OF VESTAVIA HILLS  
PLANNING AND ZONING COMMISSION  
FINAL MAP APPLICATION**

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

NAME: suzanne moseley

ADDRESS: 2553 mountain woods drive, vestavia, al 35216

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

PHONE : 205-213-4280 Email suzanne.g.moseley@gmail.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: mike moseley

PHONE : 205-902-7438 Email rcm1231@gmail.com

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

NAME: suzanne moseley

ADDRESS: same

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

PHONE: same Email same

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2709 Woodlane Circle  
Final Map to revert to 1 Lot  
Suzanne Moseley

**IV. ACTION REQUESTED**

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

Explain reason for the request: revert three lot subdivision to original single lot

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

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

2709 woodlane circle, vestavia, al 35216

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: 3.5 acres

**VI. ZONING/REZONING:**

The above described property is presently zoned: R3

**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.\**

Suzanne Moseley (08.25.20)  
Owner Signature/Date

Mike Moseley (08.25.20)  
Representing Agent (if any)/date

Given under my hand and seal  
this 26<sup>th</sup> day of August, 2020.

Kay Russon  
Notary Public

My commission expires \_\_\_\_\_ **My Commission Expires**  
day of \_\_\_\_\_, 20 November 2021

**My Commission Expires**  
November 8, 2020

**P0920-32//2900361003021.000**  
**2709 Woodlane Circle**  
**Final Map to revert to 1 Lot**  
**Suzanne Moseley**

