

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

NOVEMBER 12, 2020

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: October 8, 2020

Final Plats

Consent Agenda

- (1) **P-1120-37** Shannan Easter Is Requesting **Final Plat Approval For Easter Resurvey of Erwin Circle**. The Purpose for This Request Is to Combine Acreage With Platted Lot. The Property Is Owned By Shannan Easter and Is Zoned Vestavia Hills R-2.
- (2) **P-1120-38** Amelia Ousley Is Requesting **Final Plat Approval For Ousley's Resurvey**. The Purpose for This Request Is to Subdivide One Lot Into Two. The Property Is Owned By Amelia Ousley and Is Zoned Vestavia Hills R-2.
- (3) **P-1120-41** Tray I. Teague Et Al. Are Requesting **Final Plat Approval For Resurvey Of Lot 6A And 6B Young's Addition To Shades Cliff**. The Purpose for This Request Is to Subdivide One Lot Into Two. The Property Is Owned By Tray I. Teague Et Al. and Is Zoned Vestavia Hills R-4.
- (4) **P-1120-42** Judith Armstrong Is Requesting **Final Plat Approval For Armstrong's Resurvey**. The Purpose for This Request Is to Resurvey Lot Lines. The Property Is Owned By Judith Armstrong and Is Zoned Vestavia Hills R-1.

Preliminary Plats

- (5) **P-1120-40** Liberty Park Joint Venture, LLP Is Requesting **Preliminary Plat Approval For The Bray Townhomes**. The Purpose for This Request Is to Create a 46

Lot Townhome Development. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

- (6) **P-1120-39** Liberty Park Joint Venture, LLP Is Requesting **Preliminary Plat Approval For The Brayfield Residential Phase 1**. The Purpose for This Request Is to Create a 59 Lot Single Family Development. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

Rezoning/Conditional Use Recommendations

- (7) **P-1120-35** Scott Thomson Is Requesting **Rezoning For 3412 Ridgedale Dr.** from **Vestavia Hills R-1 to Vestavia Hills R-9** For The Purpose Of Single Family Development.
- (8) **P-1120-36** Jordan Weaver Is Requesting **Conditional Use Approval For The Intended Purpose To Allow Five Unrelated Adults To Reside In A Single Family Dwelling Until June 2022** For The Address at **1733 Old Creek Trail (Zoned R-3)**.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES
OCTOBER 8, 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*:

Lyle Larson, Acting Chairman
Erica Barnes, Chair
Jonathan Romeo
Hasting Sykes
Cheryl Cobb
Ryan Ferrell

MEMBERS ABSENT:

Mike Vercher
David Maluff
Rusty Weaver

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 September 8, 2020 are presented for approval.

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

Mr. Romeo – yes

Mr. Ferrell – yes

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

Ms. Cobb – yes
Mr. Larson – yes

Final Plats

Consent Agenda

(1) **P-1020-33** Jeff Jantz Is Requesting **Final Plat Approval** For **Jantz Resurvey Of Block 8**. The Purpose for This Request Is to Resurvey Lot Lines. The Property Is Owned By Jeff Jantz and Is Zoned Vestavia Hills R-2.

(2) **P-1020-34** Liberty park Joint Venture, LLP Is Requesting **Final Plat Approval** For **The Enclave**. The Purpose for This Request Is to Subdivide Acreage Into Four Lots And A Private Street. The Property Is Owned By Liberty park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

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

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

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

Mr. Ferrell – yes
Ms. Cobb – yes
Mr. Larson – yes

Conrad Garrison, City Planner

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

Date: NOVEMBER 12, 2020

- **CASE:** P-1120-37
- **REQUESTED ACTION:** Final Plat Approval For Easter Resurvey of Erwin Circle
- **ADDRESS/LOCATION:** 205 Erwin Cir.
- **APPLICANT/OWNER:** Shannan Easter
- **GENERAL DISCUSSION:** Plat will combine Lot 13 with adjacent acreage to create Lot 13A. Both the acreage and lot are under same ownership. New lot will meet the minimum requirements for R-2 zoning.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for low density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

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

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

2020 SEP -8 A 6:08

II. APPLICANT INFORMATION: (owner of property)

NAME: Shannan Easter

ADDRESS: 205 Erwin Circle
Vestavia Hills, AL 35216

BILLING ADDRESS (if different from above) _____

PHONE : (214) 497-4837 Email Shannaneaster@me.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

PHONE : _____ Email _____

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

NAME: Shannan Easter

ADDRESS: 205 Erwin Circle
Vestavia Hills, AL 35216

MAILING ADDRESS (if different from above) _____

PHONE: (214) 497-4837 Email Shannaneaster@me.com

IV. ACTION REQUESTED

Final Plat Approval: (reason must be provided)

Explain reason for the request: Parcel consolidation to
unify lot.

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

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

205 Erwin Circle Vestavia Hills, AL 35216

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

VI. ZONING/REZONING:

The above described property is presently zoned: _____

VII. OWNER AFFIDAVIT:

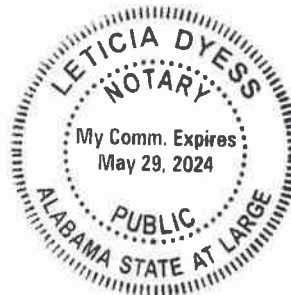
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. **Application must be signed by the owner of the property before a Notary and original submitted to the Office of the Clerk; no copies will be accepted.**

Alexander Clark 9/8/20
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 8th day of September 2020.

Leticia Dyes
Notary Public



My commission expires 29th
day of May, 2024.

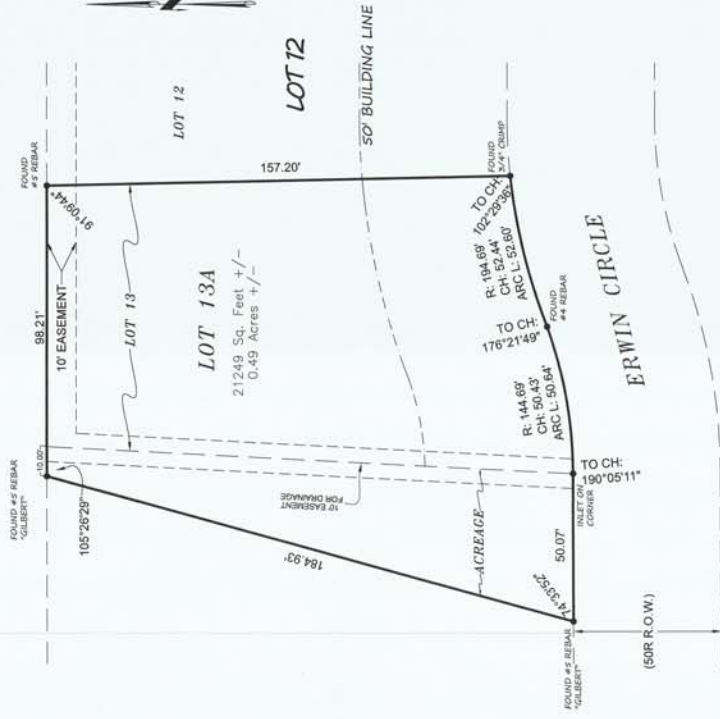
EASTER RESURVEY OF ERWIN CIRCLE

BENJAMIN A. RESURVEY OF ACRES & LOT 13 OF ERWIN CIRCLE AS RECORDED IN MAP VOLUME 44, PAGE 59, IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA

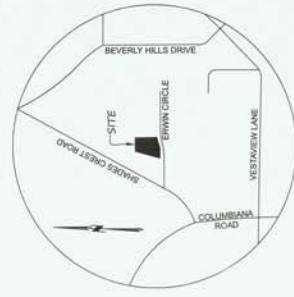
BENJAMIN A. RESURVEY OF ACRES & LOT 13 OF ERWIN CIRCLE SECTION 23 TOWNSHIP 18 SOUTH RANGE 3 WEST JEFFERSON COUNTY, ALABAMA

WEYGAND SURVEYORS, INC.
 Roy Weygand, Reg. L.S. #24973
 189 County Road, Grimswood, AL 35038
 Phone: (205) 942-0888 Fax: (205) 942-0087

SCALE: 1"=20' DATE: SEPTEMBER 2020



VICINITY MAP (NOT TO SCALE)



NOTE:
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0558H, DATED SEPTEMBER 03, 2010.

- LEGEND**
- SQ. FT..... SQUARE FEET
 - AC..... ACRES
 - +..... MORE OR LESS
 - Δ..... DELTA ANGLE
 - T..... TANGENT
 - R..... RADIUS
 - CH..... CHORD
 - LE..... LENGTH
 - ESMT..... EASEMENT
 - EX..... EXISTING
 - MB..... MAP BOOK
 - PG..... PAGE
 - FND..... FOUND
 - R.O.W..... RIGHT-OF-WAY
 - O..... REBAR SET
 - MIN..... MINIMUM
 - C..... CENTERLINE
 - D.B..... DEED BOOK
 - NOT TO SCALE

STATE OF ALABAMA
 JEFFERSON COUNTY

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, & Benjamin A. Resurvey, the Owner, hereby certify that this plot or map was made pursuant to a survey made by said surveyor, and that this plot or map was made at the instance of said owner, that this plot or map is a true and correct representation of the land surveyed, that the boundaries of each lot and the bearings, distances, and other data thereon are true and correct, and that the length and bearings of each lot and the number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands in the government survey of open acres on said plot or map, if Roy Weygand, hereby state that all parts of this survey and drawing have been completed in accordance with the current conditions that it is a subdivision of said lands.

In Witness Whereof, we have hereunto set our hands this the 22 day of October, 2020.

By: [Signature]
 Roy Weygand - Owner

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Benjamin A. Resurvey, a Notary Public in and for said County and State hereby certify that Roy Weygand, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day that being informed of the contents of the certificate, she executed the same voluntarily on the day the same bears date.

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

By: [Signature]
 Notary Public - My commission expires 9.30.23

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Benjamin A. Resurvey, a Notary Public in and for said County and State hereby certify that Benjamin A. Resurvey, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day that being informed of the contents of the certificate, she executed the same voluntarily on the day the same bears date.

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

By: [Signature]
 Notary Public - My commission expires 9.30.23

APPROVED: _____ DATE: _____
 CITY ENGINEER

APPROVED: _____ DATE: _____
 VESTAVIA HILLS PLANNING & ZONING COMMISSION

APPROVED: _____ DATE: _____
 MANAGER & CITY CLERK

APPROVED: _____ DATE: _____
 JEFFERSON COUNTY HEALTH DEPARTMENT

NOTES:
 1. COMMENTS ON THIS MAP MAY BE USED FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, SEWER OFFICES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LOTS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION, MAINTENANCE, REPAIRS, INSPECTIONS, REPAIRS OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED. NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPERE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND SURVEYORS, INC IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

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

Date: NOVEMBER 12, 2020

- **CASE:** P-1120-38
- **REQUESTED ACTION:** Final Plat Approval For Ousley's Resurvey
- **ADDRESS/LOCATION:** 3546 East St.
- **APPLICANT/OWNER:** Amelia Ousley
- **GENERAL DISCUSSION:** Plat will subdivide Lot 4 into Lots 4A and 4B. The house will remain on Lot 4B and will meet all setback requirements. Both lots will meet the minimum requirements for R-2 zoning.
- **CAHABA HEIGHTS COMMUNITY 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

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

II. APPLICANT INFORMATION: (owner of property)

NAME: Amelia Dusley

ADDRESS: 3546 East street

Vestavia Hills, AL 35243

BILLING ADDRESS (if different from above) 330 County Rd 753

Clanton, AL 35045

PHONE: (205) 527-1122 Email Aousley129@gmail.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

PHONE: _____ Email _____

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

NAME: Weygand Surveyors

ADDRESS: 169 Oxmoor Rd

Homewood, AL 35209

MAILING ADDRESS (if different from above) Same

PHONE: (205) 912-0086 Email Ray@weygandSurveyor.com

IV. ACTION REQUESTED

Final Plat Approval: (reason must be provided)

Explain reason for the request: Splitting lot in half

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

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

being a resurvey of Lot 4 Block 1 Cahaba
Heights First sector Mb-149 Pg-21

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

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.**

Anella Owen 10/20/20
Owner Signature/Date

[Signature]
Representing Agent (if any)/date

Given under my hand and seal
this 20 day of October, 2020.

Jeanna Weygand
Notary Public

My commission expires 2nd
day of February, 2022.



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

Date: NOVEMBER 12, 2020

- **CASE:** P-1120-41
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Of Lot 6A And 6B Young's Addition To Shades Cliff.
- **ADDRESS/LOCATION:** 1557 & 1559 Holly Rd.
- **APPLICANT/OWNER:** Tray I. Teague Et Al.
- **GENERAL DISCUSSION:** Plat will combine Lot 6A and Lots 6B into Lot 6C. The lots were previously rezoned to R-4 and subdivided in 2018. That development opportunity passed and are now being recombined for purchase for one single family home. The new lot will meet the minimum requirements for R-4 zoning.
- **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

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

II. APPLICANT INFORMATION: (owner of property)

NAME: Tracy I. Teague and Leigh M. Teague Revocable Living Trust

ADDRESS: 1557 & 1559 Holly Road Vestavia Hills, Alabama
35226

MAILING ADDRESS (if different from above) 16749 SW Blackberry Lane
Beaverton, OR 97007

PHONE NUMBER: Home ^{Tracy cell} (503) 913-3629 ^{Leigh cell} Office (503) 544-5360

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____
Rodney Cunningham - Engineering Design Group

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Resurvey Final Plat Young's addition to Shades Cliff
combining 2 lots into 1

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

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

Situated in Sec. 25, Township 18 South, Range 3 West

29 00 25 3 001 052.000 & 29 00 25 3 001 052.001

Property size: _____ feet X _____ feet. Acres: 1.14

VI. ZONING/REZONING:

The above described property is presently zoned: _____

VI. OWNER AFFIDAVIT:

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

[Signature] 10/20/20
Leigh M Teague 10/20/20
Owner Signature/Date

TRUSTEES TRACY L TEAGUE & LEIGH M. TEAGUE
REVOCABLE LIVING TRUST

Representing Agent (if any)/date

Given under my hand and seal
this 20 day of October, 2020.

[Signature]
Notary Public



My commission expires ^{KB} ~~02/18/2021~~ 18
day of February, 2021.

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

Date: NOVEMBER 12, 2020

- **CASE:** P-1120-42
- **REQUESTED ACTION:** Final Plat Approval For Armstrong’s Resurvey
- **ADDRESS/LOCATION:** 3120 Blue Lake Dr.
- **APPLICANT/OWNER:** Judith Armstrong
- **GENERAL DISCUSSION:** Plat will resurvey the common lot line between an acreage parcel (Lot B) and Lot 7 (Lot A). Lot A was approved for rezoning to B-1.2 in 2019, contingent on the resurvey being recorded. Thus, this approval will mark the last step in the rezoning effort. Lot B will maintain the R-1 zoning.
- **CAHABA HEIGHTS COMMUNITY PLAN PLAN:** This request is consistent with the plan for mixed use.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: 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

2020 OCT 27 A 6:26 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: JUDITH ARMSTRONG

Address: 3120 BLUE LAKE DRIVE
VESTAVIA HILLS ALABAMA

Phone #: 205-281-2590 Office #: _____

E-Mail: c/o dave@arringtonengineering.com

Representing Attorney/Other Agent

Name: DAVE ARRINGTON

Address: 2037 C VALLEYDALE ROAD

BIRMINGHAM, AL. 35244
Phone #: 205-229-5434 Office #: 205-985-9311
E-Mail: dave.carringtonengineering.com

III. ACTION REQUESTED:

Preliminary Plat Approval Re-zoning
Final Plat Approval Other

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

LOT 7 ACCORDING TO TOPFIELD SUBDIVISION AS RECORDED
IN MAP BOOK 42 PG 72 & PROPERTY DESCRIBED IN DEED
BOOK 200713 PAGE 12276

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.

Judith B. Armstrong
Signature of Property Owner

10/27/2020
Date

205-281-2596

Given under my hand and seal this
27th day of October, 20 20.

Monica Arrington
Notary Public
My commission expires 11th
day of May, 20 22.

(Seal)



ARMSTRONG'S SURVEY

BEING A RESURVEY OF LOT 7 ACCORDING TO THE SURVEY OF TOPFIELD SUBDIVISION AS RECORDED IN MAP BOOK 42 PAGE 72, AND THAT PROPERTY DESCRIBED IN DEED BOOK 200713, PAGE 12276 AS RECORDED IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA

SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 2WEST, JEFFERSON COUNTY, ALABAMA

STATE OF ALABAMA
COUNTY OF JEFFERSON

THE UNDERSIGNED, JEFF ARRINGTON, A REGISTERED SURVEYOR, STATE OF ALABAMA, ROBERT ARMSTRONG AND JUDITH ARMSTRONG AS OWNERS OF THAT CERTAIN PARCEL OF LAND HEREIN DESCRIBED, HAVE CAUSED THIS SURVEY AND THIS PLAT OR MAP TO BE MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNER. KNOWING AS SAID SURVEYOR AND SAID OWNERS THAT THE SURVEY AND THIS PLAT OR MAP ARE KNOWN AS "ARMSTRONG'S SURVEY" SHOWING THE SUBDIVISION INTO WHICH IT IS DIVIDED, AND THAT SAID SURVEYOR HAS SHOWN AND RECORDED THE LANDS TO BE SURVEYED AND THE SUBDIVISION THEREOF IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, AND HAS CAUSED THE SAME TO BE RECORDED IN MAP BOOK 42, PAGE 72, AND DEED BOOK 200713, PAGE 12276, AND SAID SURVEYOR ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT A PORTION OF SAID LANDS IS SUBJECT TO A MORTGAGE HELD BY QUICKEN LOANS.

THE SURVEY AND THIS PLAT OR MAP HAVE BEEN MADE IN ACCORDANCE WITH THE BEST OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR: JEFF ARRINGTON
ALABAMA LICENSE #1864

OWNER: ROBERT ARMSTRONG DATE: _____ DATE: _____
MORTGAGEE: QUICKEN LOANS BY: _____ DATE: _____
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 JUDITH ARMSTRONG, WHOSE NAME IS SIGNED TO THE FOREGOING 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 SUBDIVISION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

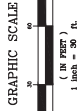
NOTARY PUBLIC: MY COMMISSION EXPIRES _____

STATE OF ALABAMA
COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JUDITH ARMSTRONG, WHOSE NAME IS SIGNED TO THE FOREGOING 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.

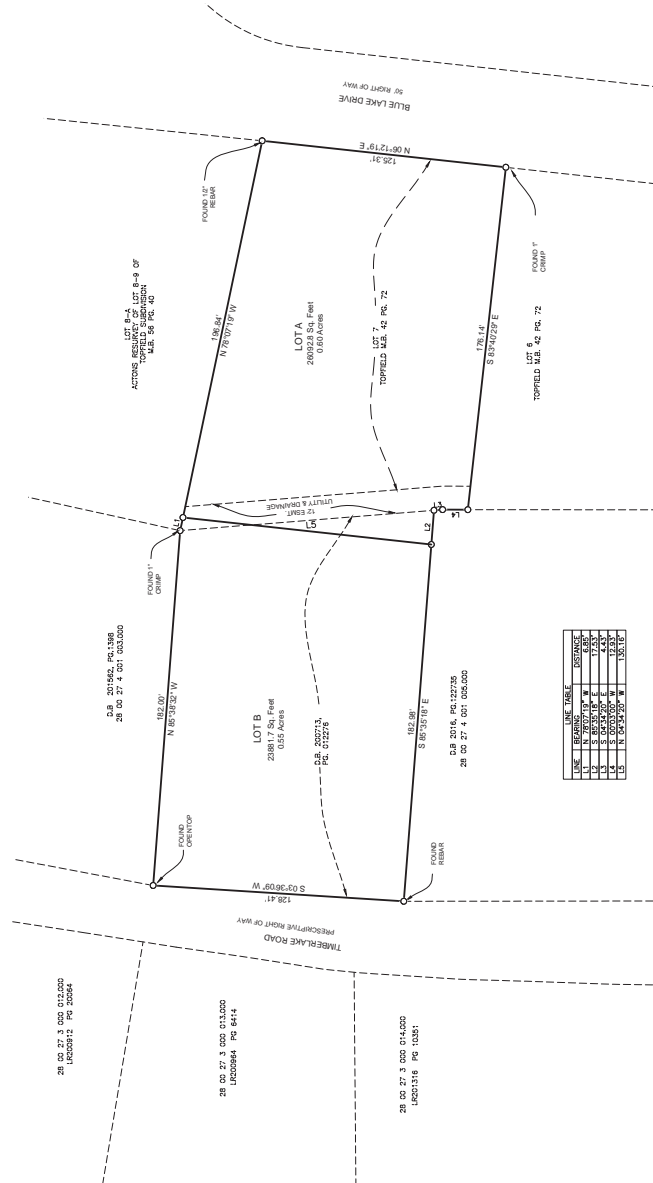
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC: MY COMMISSION EXPIRES _____



SURVEY CONTROL

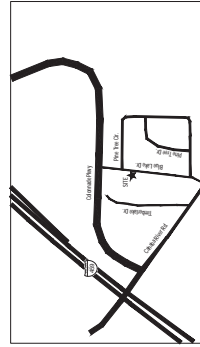
THE BASIS OF BEARINGS AND OR COORDINATES SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GROUND (NAD 83) AND 2011 POSITION WAS OBTAINED FROM THE ALDOT CORRS NETWORK AS CONTROL.



LINE	BEARING	DISTANCE
1	N. 89° 07' 19" W	132.00'
2	N. 89° 07' 19" W	132.00'
3	S. 89° 07' 19" E	132.00'
4	S. 89° 07' 19" E	132.00'
5	N. 89° 07' 19" W	132.00'
6	N. 89° 07' 19" W	132.00'

THE PURPOSE OF THIS SURVEY IS TO CREATE 3 LOTS SUBDIVISION AS RECORDED IN MAP BOOK 42 PAGE 72, AND THAT PROPERTY DESCRIBED IN DEED BOOK 200713, PAGE 12276

CAPPED IRON PINS STAMPED # 1864 WERE FOUND AND SET ALL CORNERS UNLESS NOTED OTHERWISE



STATE OF ALABAMA
COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ OF QUICKEN LOANS, WHO IS KNOWN TO ME, KNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC: MY COMMISSION EXPIRES _____

APPROVED BY: CITY CLERK, CITY OF VESTAVIA HILLS DATE: _____

APPROVED BY: CITY ENGINEER DATE: _____

APPROVED BY: CHAIRMAN PLANNING AND ZONING DATE: _____

- NOTES:
- REFER TO THE CITY OF VESTAVIA APPROVED SITE PLAN FOR BUILDING SETBACKS AND OTHER REGULATIONS NOT SHOWN ON THIS PLAT.
 - ALL UTILITIES SHOWN HEREON ARE BASED ON RECORDS AND FIELD SURVEY. ALL UTILITIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND OR RIGHTS OF WAY. RECORDS OR UNRECORDED, THE LOTS SHOWN HEREON ARE SUBJECT TO ALL APPLICABLE ZONING AND BUILDING CODE ORDINANCES OF THE GOVERNING AUTHORITY.
 - ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO MAINTAIN AND/OR IMPROVE THE UTILITIES AND/OR SEWERS. THE ENGINEER AND CHESAPEA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE THE PUBLIC RIGHT OF WAY.
 - THE CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
 - NO FURTHER SUBDIVISION OF ANY PARCELS SHOWN HEREON SHALL BE PERMITTED WITHOUT THE PRIOR APPROVAL OF THE CITY OF VESTAVIA PLANNING COMMISSION.
 - NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED IN ANY EASEMENT.
 - NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED IN ANY EASEMENT.

DIRECTOR OF ENVIRONMENTAL SERVICES DATE: _____
ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED FOR CONSTRUCTION. THE ENGINEER HAS REVIEWED THE SITE PLAN AND THE CITY ENGINEER HAS REVIEWED THE SITE PLAN AND THE CITY ENGINEER HAS REVIEWED THE SITE PLAN. ANY CHANGE IN RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THE DATE MAY VOID THIS APPROVAL.

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

Office: 659 986-9585
2032 Valley Creek Road
Birmingham AL 35244

DRAWING TITLE		DRAWN BY: JWA	DATE: 4-30-2008
WALD PARK SUB. # 7		CHECKED BY: JWA	SCALE: 1"=100'
LOCATION & ESCRIPTION		DATE: 4-30-2008	PROJECT NO: WALD PARK P.P.
SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA		PROJECT NO: WALD PARK P.P.	SHEET: 1 OF 1

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

Date: NOVEMBER 12, 2020

- **CASE:** P-1120-40
- **REQUESTED ACTION:** Preliminary Plat Approval For The Bray Townhomes
- **ADDRESS/LOCATION:** South Liberty Park Rd.
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP
- **REPRESENTING AGENT:** Schoel Engineering
- **GENERAL DISCUSSION:** Preliminary plat approval will allow the development and subdivision of 46 townhome lots from acreage. The townhomes will have entrances off a new street, Brayfield Ln. Multiple new streets and alleys will serve the development. Townhomes will have rear access garages with additional areas for guest parking. The proposed lots meet the requirement of the PR-1 townhome zoning.
- **LIBERTY PARK MASTER PLAN:** This request is consistent with the plan for residential development.
- **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: 770-367-9552 Email jbonanno@libertypark.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Schoel Engineering James Parsons, PE - Civil Engineer

PHONE: 205-313-1134 Email jparsons@schoel.com

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

NAME: Schoel Engineering

ADDRESS: 1001 22nd Street South, Birmingham, AL 35205

MAILING ADDRESS *(if different from above)* _____

PHONE: _____ Email _____

2020 OCT 23 A 7:29

IV. ACTION REQUESTED

Preliminary Plat Approval (reason must be provided)

Explain reason for the request: Liberty Park Joint Venture desires to develop 9.6 Ac
on South Liberty Road.

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

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

Acreage situated in the NW 1/4 Section 6, Township 18 South, Range 1W

Jefferson County, AL. 1170 South Liberty Road. PID: 28 00 13 1 000 001.004

Property size: 30 feet X 80 lots feet. Acres: 9.6

VI. ZONING/REZONING:

The above described property is presently zoned: 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**

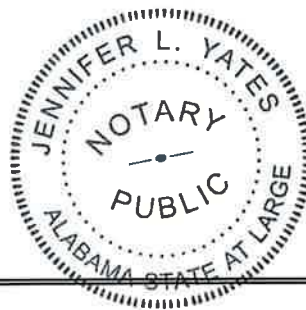
Maria A. Ruff / 10/22/2020
Owner Signature/Date

Representing Agent (if any)/date

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

Jennifer L. Yates
Notary Public

My commission expires 7th
day of May, 2024.





**LIBERTY PARK
 THE BRAY TOWNHOMES**

DRAWING SET
 PERMIT SET
 RECORD SET

**PRELIMINARY
 PLAT**

DRAWN BY: R.L.S.
 CHECKED BY: J.M.P.
 FILE NAME: 2023-1471.DGN
 9/27/2023 10:24:41 AM

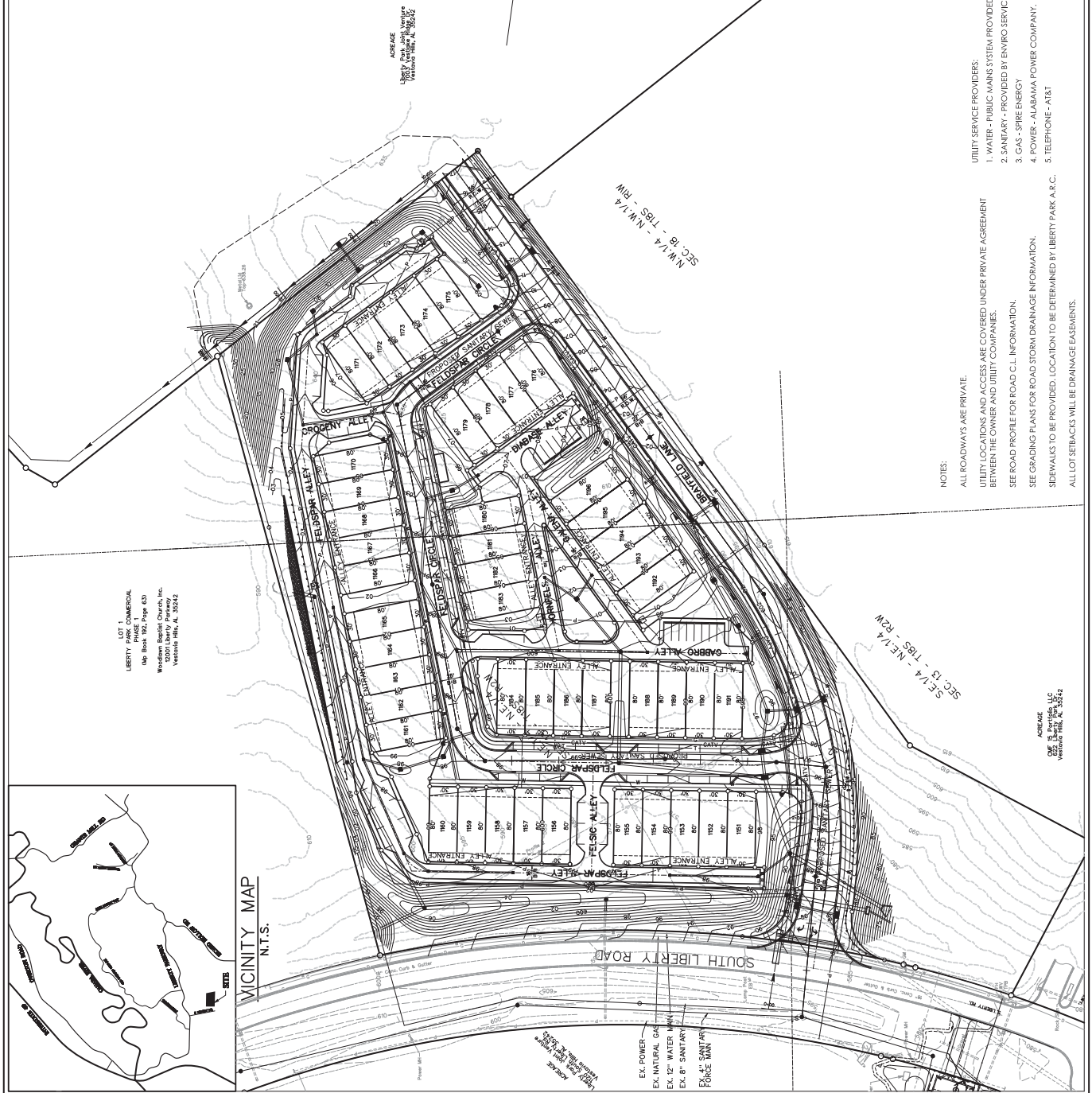
**LIBERTY PARK
 THE BRAY TOWNHOMES**

BEING A SUBDIVISION OF LOT 2 OF THE LIBERTY
 PARK COMMERCIAL PHASE I SUBDIVISION AS
 RECORDED IN JEFFERSON COUNTY PROBATE
 BOOK 192, PAGE 433
 JEFFERSON COUNTY, ALABAMA

SCALE: 1"= 50' GRAPHIC SCALE OCTOBER, 2020

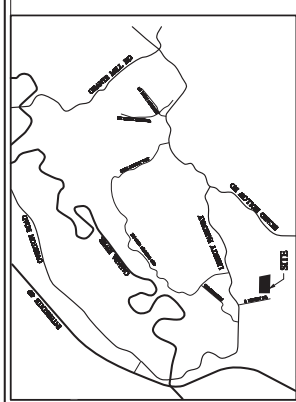
LIBERTY PARK JOINT VENTURE, LLP
 A LIMITED LIABILITY PARTNERSHIP
 2000 Liberty Parkway
 Birmingham, Alabama 35242
 (205) 965-4608

SCHOEEL ENGINEERING COMPANY, INC.
 1001 2nd Street South
 Birmingham, Alabama 35205
 (205) 324-4166



LIBERTY PARK JOINT VENTURE, LLP
 A LIMITED LIABILITY PARTNERSHIP
 2000 Liberty Parkway
 Birmingham, AL 35242

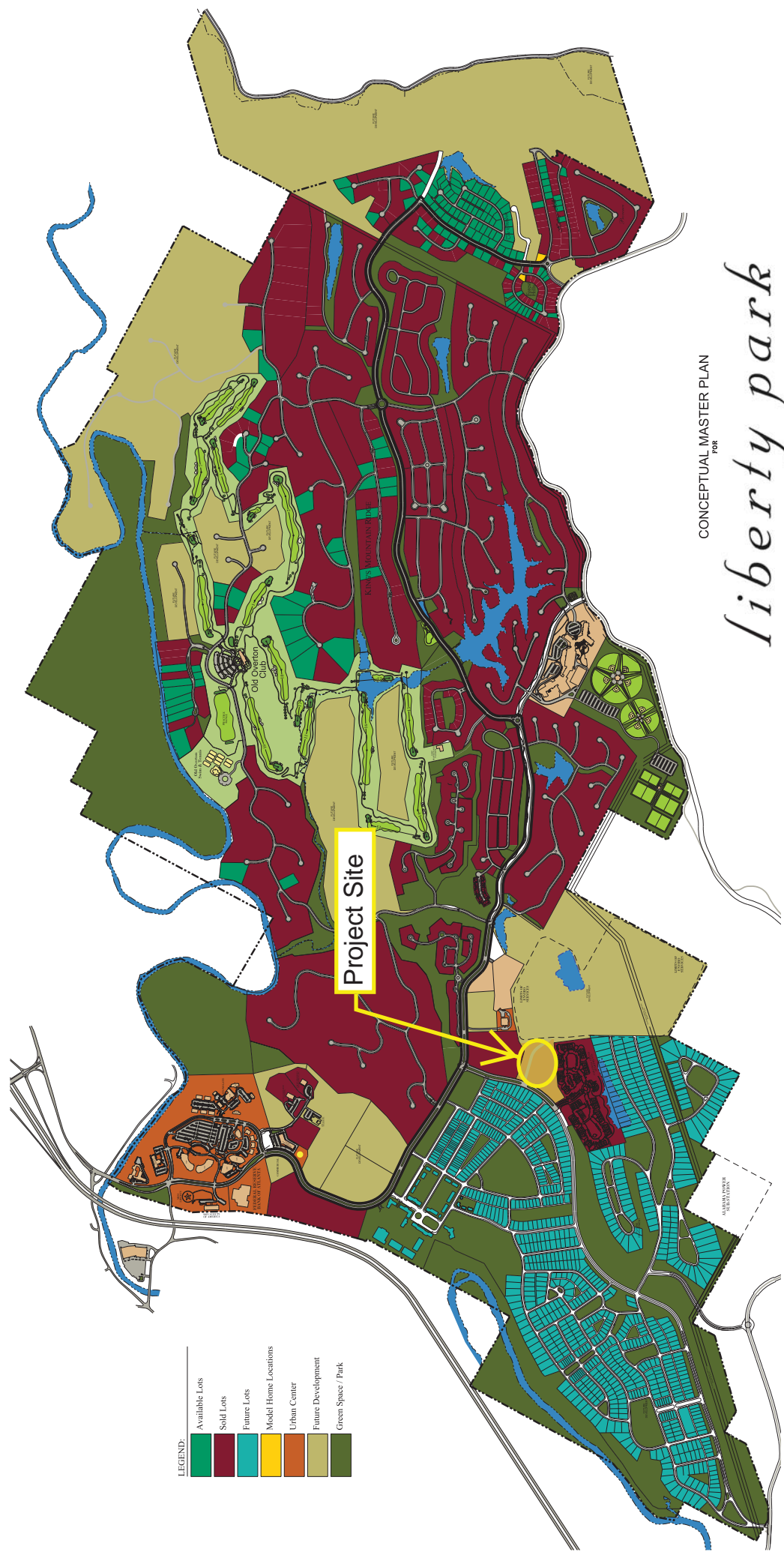
WOODROW BRISLEY CHURCH, INC.
 2000 Liberty Parkway
 Birmingham, AL 35242



- NOTES:**
- ALL ROADWAYS ARE PRIVATE.
 - UTILITY LOCATIONS AND ACCESS ARE COVERED UNDER PRIVATE AGREEMENT BETWEEN THE OWNER AND UTILITY COMPANIES.
 - SEE ROAD PROFILE FOR ROAD C.L. INFORMATION.
 - SEE GRADING PLANS FOR ROAD STORM DRAINAGE INFORMATION.
 - SIDEWALKS TO BE PROVIDED. LOCATION TO BE DETERMINED BY LIBERTY PARK A.P.C.
 - ALL LOT SETBACKS WILL BE DRAINAGE EASEMENTS.
- UTILITY SERVICE PROVIDERS:**
1. WATER - PUBLIC MAINS SYSTEM PROVIDED BY BIRMINGHAM WATER WORKS
 2. SANITARY - PROVIDED BY ENVIRO SERVICES, LLC - A PRIVATE UTILITY.
 3. GAS - SPIRE ENERGY
 4. POWER - ALABAMA POWER COMPANY.
 5. TELEPHONE - AT&T

PRELIMINARY SINGLE FAMILY & TOWNHOMES
 CLUSTER - FRONT 10', REAR 15', SIDE 5'
 TOWNHOMES - FRONT 10', REAR 15', SIDE 0'

ACRESAGE
 ONE (1) Parcel, UIC
 VESTAVIA HILLS, AL 35242



- LEGEND:
- Available Lots
 - Sold Lots
 - Future Lots
 - Model Home Locations
 - Urban Center
 - Future Development
 - Green Space / Park

CONCEPTUAL MASTER PLAN
FOR
liberty park

March 31, 2017

This is a preliminary and conceptual master plan. Liberty Park Joint Venture, LLP, as developer, reserves the right to change or modify land uses, amenities, features, specifications and/or product types without notice. All dimensions shown herein are approximate. There is no representation or warranty, express or implied, that Liberty Park will be developed as shown on this master plan. Liberty Park Joint Venture, LLP, Liberty Park Properties, and their respective builders and agents, are not responsible for errors or omissions.

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

Date: NOVEMBER 12, 2020

- **CASE:** P-1120-39
- **REQUESTED ACTION:** Preliminary Plat Approval For The Brayfield Residential Phase 1
- **ADDRESS/LOCATION:** South Liberty Park Rd.
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP
- **REPRESENTING AGENT:** Schoel Engineering
- **GENERAL DISCUSSION:** Preliminary plat approval will allow the development and subdivision of 59 single family lots from acreage. The development will have the entrance off a new street, Brayfield Ln. A new private street will service the lots and end in a cul-de-sac. The proposed lots meet the requirement of the PR-1 townhome zoning.
- **LIBERTY PARK MASTER PLAN:** This request is consistent with the plan for residential development.
- **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: 770-367-9552 Email jbonanno@libertypark.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Schoel Engineering, James Parsons, PE - Civil Engineer

PHONE: 205-313-1134 Email jparsons@schoel.com

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

NAME: Schoel Engineering

ADDRESS: 1001 22nd Street South, Birmingham, AL 35205

MAILING ADDRESS (if different from above) _____

PHONE: _____ Email _____

2010 OCT 25 A 7:31

P1120-39//2700182000001.004
7033 Vestlake Village Drive
Prelim Map to develop 59 single-
family homes
LPJV Brayfield Residential

IV. ACTION REQUESTED

Preliminary Plat Approval (reason must be provided)

Explain reason for the request: Liberty Park Joint Venture desires to develop 26
acres on South Liberty Road

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

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

Acreage situated in the NE 1/4 Section 13, Township 18 South, Range 2 West

Jefferson County, AL. 7033 Vestlake Village Drive (PID: 27 00 18 2 000 001.004)

Property size: 80 feet X 145 lots feet. Acres: 26

VI. ZONING/REZONING:

The above described property is presently zoned: 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**

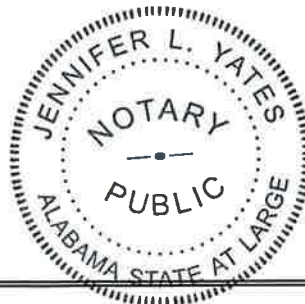
[Signature] 10/22/2020
Owner Signature/Date

Representing Agent (if any)/date

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

[Signature]
Notary Public

My commission expires 7th
day of May, 2024.



P1120-39//2700182000001.004
7033 Vestlake Village Drive
Prelim Map to develop 59 single-
family homes
LPJV Brayfield Residential



**LIBERTY PARK
BRAYFIELD RESIDENTIAL PHASE 1
VESTAVIA HILLS, AL**

DRAWING SET:
PERMIT SET
REVISIONS:

**PRELIMINARY
PLAT AREA 1**

DRAWN BY: SJS/JAM/JUS
CHECKED BY: J.M.P.
FILE NAME: 20210911.DWG
C:\2021\COM\BRAY

PP1 OF 2

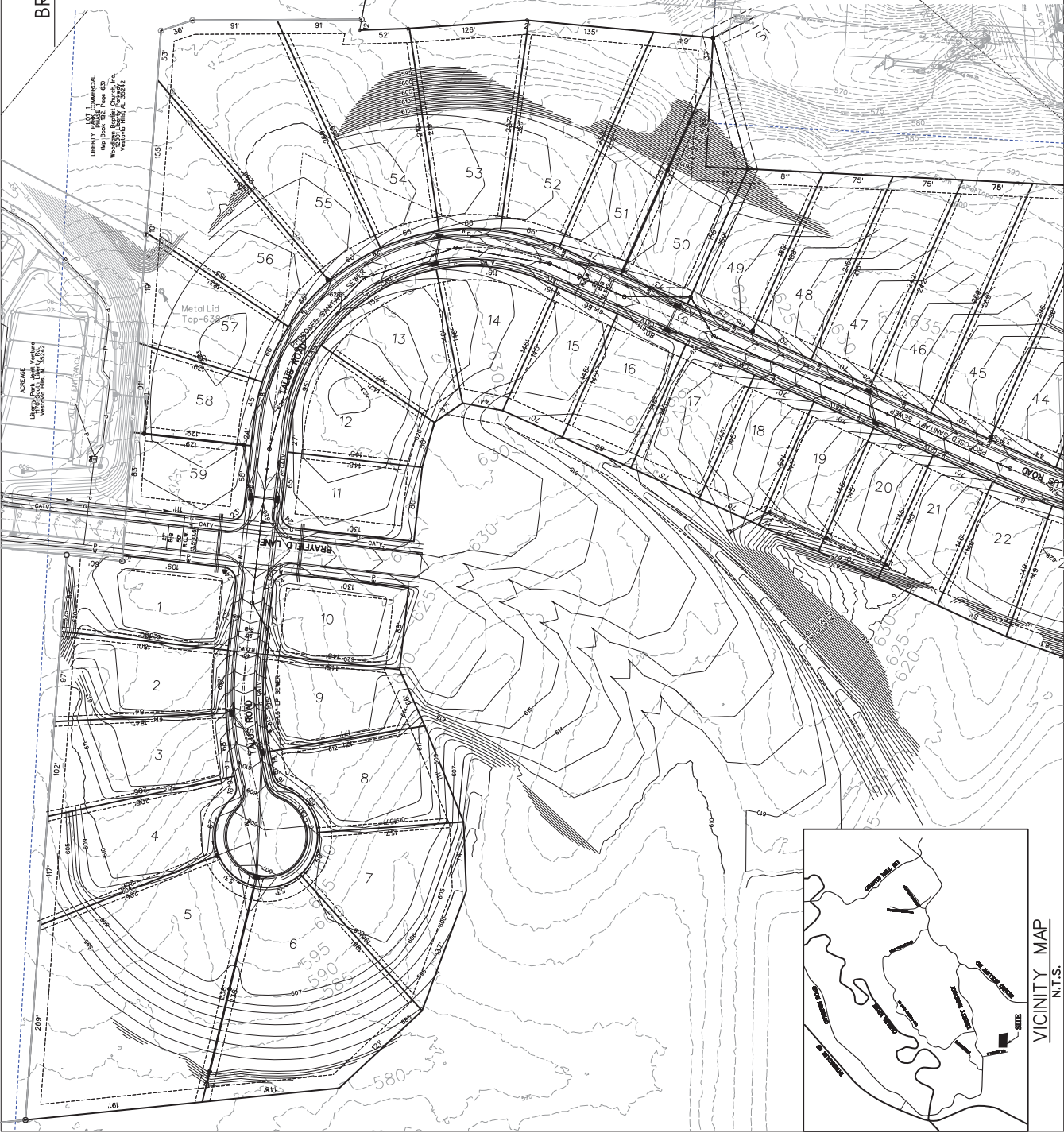
**LIBERTY PARK
BRAYFIELD RESIDENTIAL PHASE 1**

BEING A SUBDIVISION OF ACRES SITUATED IN
THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 7
TOWNSHIP 18 SOUTH, RANGE 18 WEST,
AND THE N.E. 1/4 OF SECTION 18,
TOWNSHIP 18 SOUTH, RANGE 18 WEST,
JEFFERSON COUNTY, ALABAMA

SCALE: 1" = 50' GRAPHIC SCALE OCTOBER, 2020

LIBERTY PARK JOINT VENTURE, LLP
A LIMITED LIABILITY PARTNERSHIP
1000 URBAN CENTER DRIVE, SUITE 235
BIRMINGHAM, ALABAMA 35202
(205) 942-6498

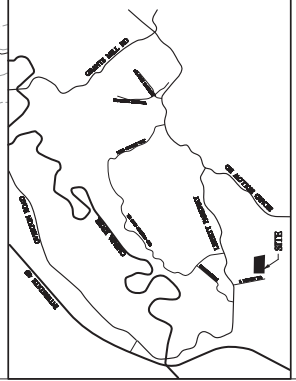
SCHOEL ENGINEERING COMPANY, INC.
1001 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
(205) 323-1445



NOTES:

- ALL ROADWAYS ARE PRIVATE.
 - UTILITY LOCATIONS AND ACCESS ARE COVERED UNDER PRIVATE AGREEMENT BETWEEN THE OWNER AND UTILITY COMPANIES.
 - SEE ROAD PROFILE FOR ROAD C.L. INFORMATION.
 - SEE GRADING PLANS FOR ROAD STORM DRAINAGE INFORMATION.
 - SIDEWALKS TO BE PROVIDED. LOCATION TO BE DETERMINED BY LIBERTY PARK A.R.C.
 - ALL LOT SETBACKS WILL BE DRAINAGE EASEMENTS.
- UTILITY SERVICE PROVIDERS:**
1. WATER - PUBLIC MAINS SYSTEM PROVIDED BY BIRMINGHAM WATER WORKS
 2. SANITARY - PROVIDED BY ENVIRO SERVICES, I.L.C. A PRIVATE UTILITY.
 3. GAS - SPIRE ENERGY
 4. POWER - ALABAMA POWER COMPANY.
 5. TELEPHONE - A&T

PRELIMINARY SETBACKS (SINGLE FAMILY & TOWNHOMES)
CLUSTER - FRONT 15', REAR 15', SIDE 5'



VICINITY MAP
N.T.S.



LIBERTY PARK BRAYFIELD RESIDENTIAL PHASE 1 VESTAVIA HILLS, AL

DRAWING SET:	
PERMIT SET:	
REVISIONS:	

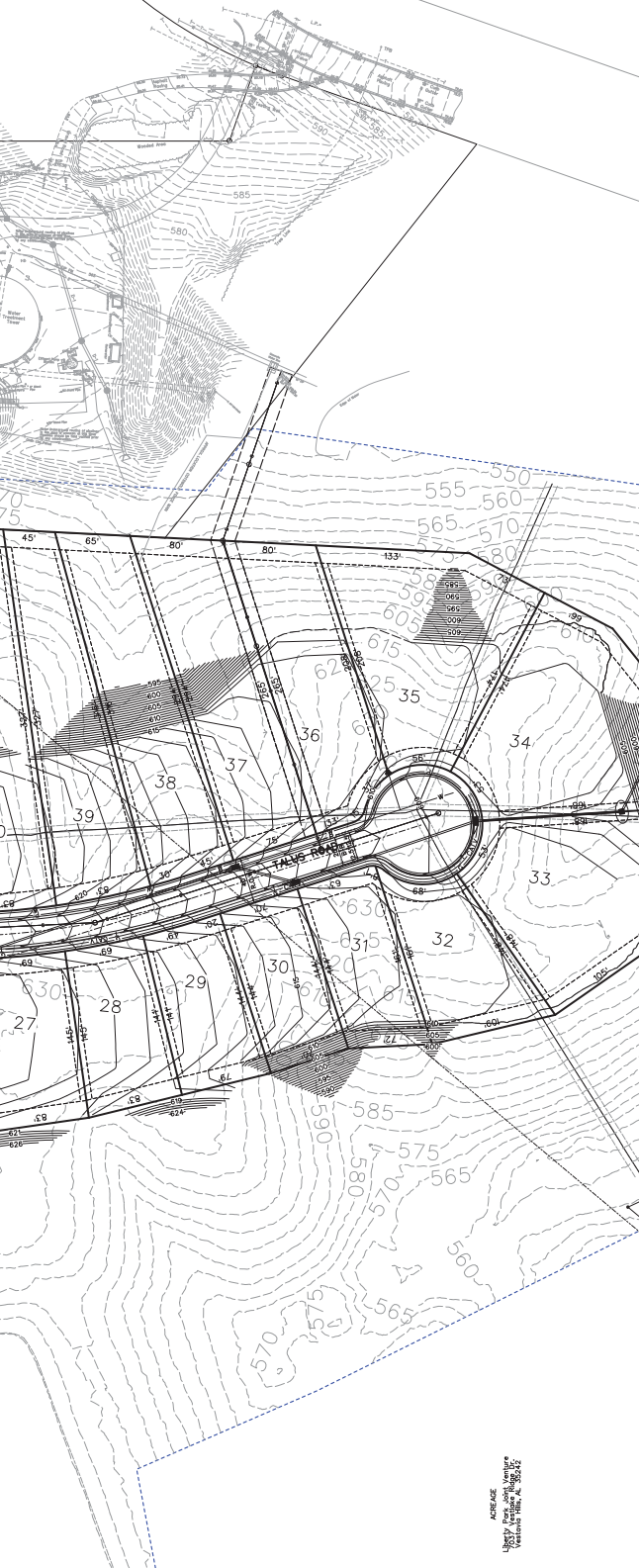
**PRELIMINARY
 PLAT AREA 2**
 DRAWN BY: SJZ/AMJ/SJS
 CHECKED BY: J.M.P.
 FILE NAME: 20210710.PLD
 01/20/21 01:04:33 PM

**LIBERTY PARK
 BRAYFIELD RESIDENTIAL PHASE 1**
 BEING A SUBDIVISION OF ACRES SITUATED IN
 THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 7
 AND THE S.W. 1/4 OF SECTION 8
 TOWNSHIP 18 SOUTH, RANGE 1 WEST,
 JEFFERSON COUNTY, ALABAMA

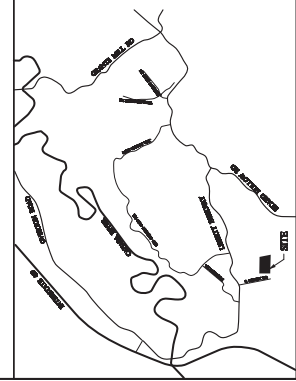


LIBERTY PARK JOINT VENTURE, LLP
 A UNITED LIABILITY PARTNERSHIP
 1000 BURKHALTER DRIVE, SUITE 235
 BIRMINGHAM, ALABAMA 35202
 (205) 988-3400

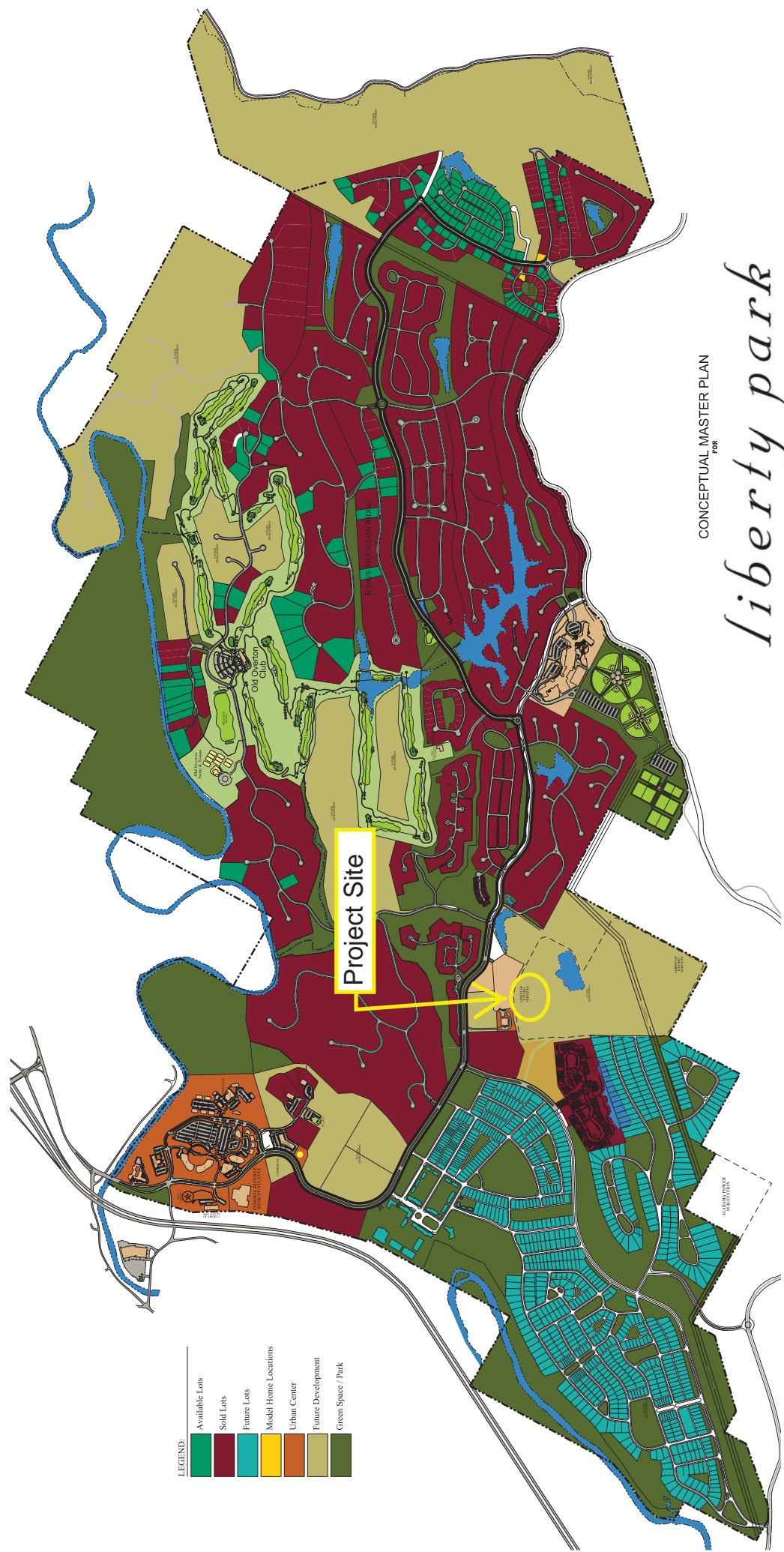
WALTER SCOELE ENGINEERING COMPANY, INC.
 1001 22ND STREET, SUITE 3305
 BIRMINGHAM, ALABAMA 35205
 (205) 922-9165



- NOTES:
- ALL ROADWAYS ARE PRIVATE.
 - UTILITY LOCATIONS AND ACCESS ARE COVERED UNDER PRIVATE AGREEMENT BETWEEN THE OWNER AND UTILITY COMPANIES.
 - SEE ROAD PROFILE FOR ROAD C.L. INFORMATION.
 - SEE GRADING PLANS FOR ROAD STORM DRAINAGE INFORMATION.
 - SEWER MAINS TO BE PROVIDED. LOCATION TO BE DETERMINED BY LIBERTY PARK A.R.C.
 - ALL LOT SETBACKS WILL BE DRAINAGE EASEMENTS.
 - UTILITY SERVICE PROVIDERS:
 1. WATER - PUBLIC MAINS SYSTEM PROVIDED BY BIRMINGHAM WATER WORKS.
 2. SANITARY - PROVIDED BY ENVIRO SERVICES, LLC. A PRIVATE UTILITY.
 3. GAS - SPIRE ENERGY.
 4. POWER - ALABAMA POWER COMPANY.
 5. TELEPHONE - AT&T.



VICINITY MAP
 N.T.S.



- LEGEND:
- Available Lots
 - Sold Lots
 - Future Lots
 - Model Home Locations
 - Urban Center
 - Future Development
 - Green Space / Park

CONCEPTUAL MASTER PLAN
FOR
liberty park

March 31, 2017

This is a preliminary and conceptual master plan. Liberty Park Joint Venture, LLP, as developer, reserves the right to change or modify land uses, amenities, features, specifications and/or product types without notice. All dimensions shown herein are approximate. There is no representation or warranty, express or implied, that Liberty Park will be developed as shown on this master plan. Liberty Park Joint Venture, LLP, Liberty Park Properties, and their respective builders and agents, are not responsible for errors or omissions.

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

Date: NOVEMBER 12, 2020

- **CASE:** P-1120-35
- **REQUESTED ACTION:** Rezoning Vestavia Hills R-1 to Vestavia Hills R-9
- **ADDRESS/LOCATION:** 3412 Ridgedale Dr.
- **APPLICANT/OWNER:** Scott Thomson
- **REPRESENTING AGENT:** Jason Kessler
- **GENERAL DISCUSSION:** Applicant is seeking rezoning Ridgedale Dr. for a four lot single family development. This property is +/- 1.25 acres and is adjacent to El Poblano, Andy's Farmers Market, and a gas station. The request would remove any existing structures and plat four lots that back up to the commercial development. The lots would be serviced by a newly created public street. Proposed setbacks are 25' in the front, 20' un the rear, and 10' on each side.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The Comprehensive Plan designates this area for low/medium density. With lots just under a quarter of an acre this development could be considered medium density. The development could also be considered transitional due to the nature of uses next door.
- **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: Final plat must be recorded before rezoning is final.
 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: Scott Thomson

ADDRESS: 3412 Ridgedale Drive
Vestavia, AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205-369-1800 Office _____

EMAIL ADDRESS: _____

NAME OF REPRESENTING ATTORNEY/AGENT & CONTACT INFORMATION:

Jason Kessler
205-369-5187

2020 OCT -6 A 6:32

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: R1

To: R9

For the intended purpose of: A 4 lot subdivision, residential detached homes

(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.)

3412 Ridgedale Drive Vestavia 35243

Lot 6 Rocky Ridge Estates

Property size: 357' feet X 150' feet. Acres: 1.24

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.

[Signature] 11/5/20
Owner Signature/Date

[Signature] 11/30/20
Representing Agent (if any)/date

Given under my hand and seal
this 5th day of Oct, 2020.

[Signature]
Notary Public
My commission expires 24th
day of June, 2023.



PRELIMINARY
NOT FOR CONSTRUCTION

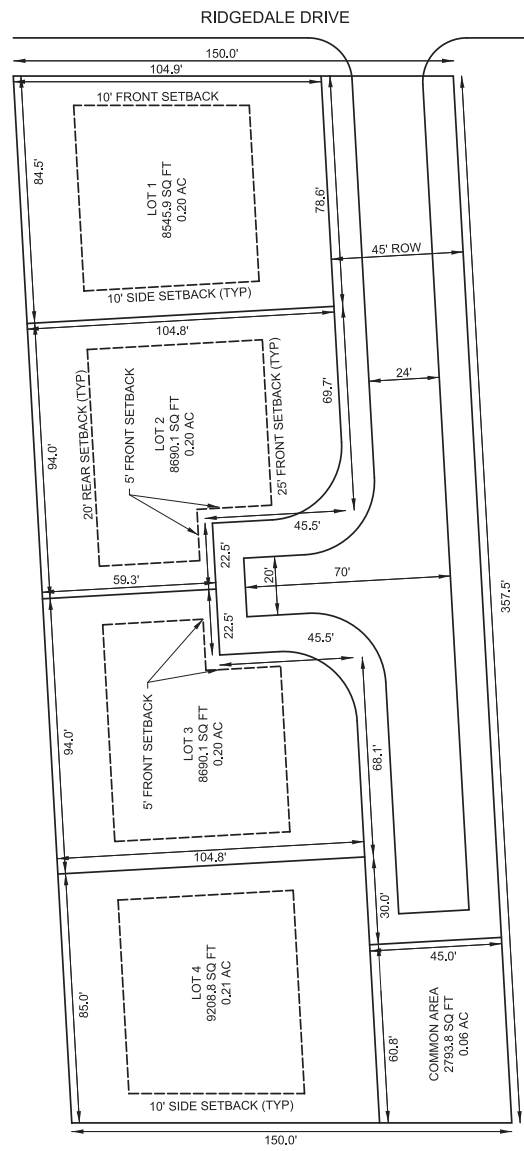
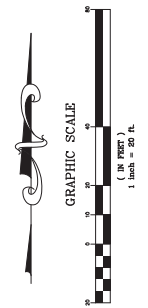
DATE:	OCTOBER 05, 2020
DRAWN BY:	SFL/ESS
CHECKED BY:	KES/XXX
PROJECT NO.:	WHL
DATE:	
DATE:	
DATE:	
DATE:	

PROJECT: RIDGEDALE DRIVE PROPERTY
ADDRESS: VESTAVIA HILLS, ALABAMA
TITLE: CONCEPTUAL SITE PLAN

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING - LAND SURVEYING
(205) 403-9158

EXB
SHEET NO. 1
PRINTED: 10/15/20



- R-2
- PUD-PR-1
- R-1
- R-4
- R-6
- R-9
- R-3
- R-8
- R-5
- R-9*
- RC-1
- B-3
- A
- E-2
- B-2
- Inst-1
- R-1*
- O-1
- PUD-PB
- R-8*
- R-6*
- B-1
- B-3*
- Inst-1*
- B-2*
- O-1*
- R-7
- R-4*



Zoning1

PARCELID	2800323003003000
DISTRICT	020
ESN_NUM	62
PROPADD	3412 RIDGEDALE DR
TAX_TOWNSH	28
SECTION	32
OSECTION	3
BLOCK	003
PARCEL	003000
VH_ZONING	R-1
ZNG_ORD	1203
ZNG_ORD_DT	05/06/1991
ZNG_ORD2	
Zoom to	

Subject Parcel

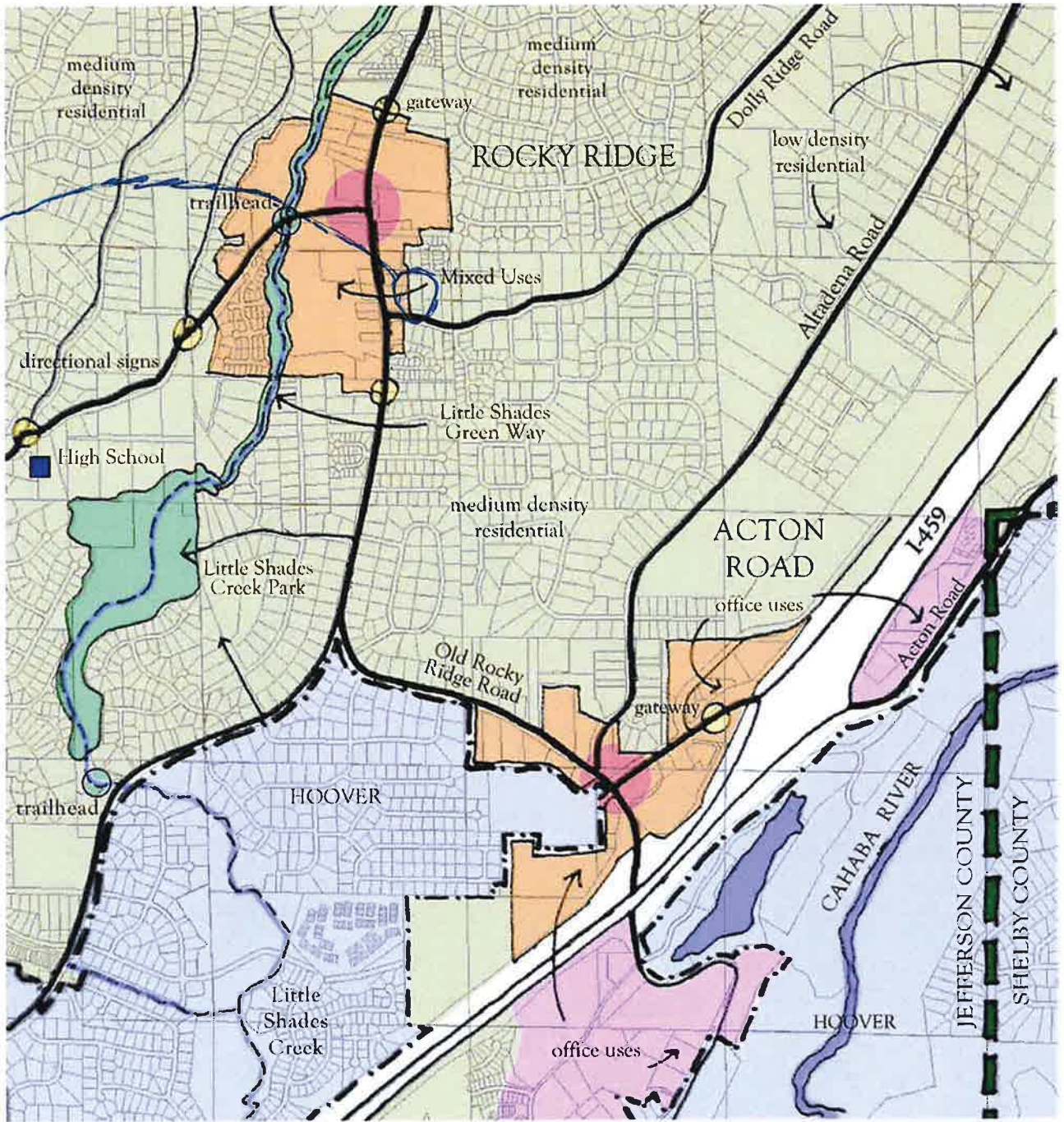


Figure 21: Rocky Ridge Road / Acton Road West
Land Use Analysis

- Neighborhood - primarily low / medium density single-family residential areas with higher densities near village centers). Other uses may include schools, places of worship, recreational areas, and open space.
- Village Center - mixed use centers with highest densities in core areas. Mix of uses should include retail and service businesses, professional offices, high density residential areas, institutions, recreation areas, and public spaces.
- Commercial Core - primarily high density, retail and service business areas with professional offices and multi-family residences on upper floors or on periphery. Other uses may include institutions and public space.
- Gateways and Nodes - Gateways are entryways into the community or village enhanced with consistent signage, landscaping, and other elements. Nodes are sites, such as transit stops, where public spaces, signage, and other public design elements should be considered.

- Professional Offices - primarily professional office uses. Density should vary according to surroundings. Other uses may include retail and services (supporting offices and employees), places of worship, public spaces, and open space.
- Recreation and Open Space - public and private recreation facilities and preserved natural spaces. Recreation facilities may be active, passive or combined. Open spaces are areas preserved in a natural state and may include passive recreational uses.
- Trailheads - Trailheads are public sites along a trail, where bike racks, seating, parking, and public amenities are provided for trail users.
- Schools - School facilities administered by the Vestavia Hills School System.



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

Date: NOVEMBER 12, 2020

- **CASE: P-1120-36**
- **REQUESTED ACTION:** Conditional Use Approval For The Intended Purpose To Allow Five Unrelated Adults To Reside In A Single Family Dwelling Until June 2022
- **ADDRESS/LOCATION:** 1733 Old Creek Trail
- **APPLICANT/OWNER:** Jordan Weaver
- **GENERAL DISCUSSION:** The request is to allow five unrelated males, including college students to reside in a house with single family zoning. The Zoning Ordinance allows for no more than two unrelated adults to reside together in single family zoning. The applicant requests approval until June 2022.
The violation was discovered by code enforcement due to neighbor complaints about excess parking on the street and in front of adjacent property. A letter from the applicant is attached. Lot is zoned R-3.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The request is not consistent with the plan for low/medium density.
- **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 Clerk Recommendation: Not recommended
 2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
 3. **City Fire Marshal Review:** Not recommended
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

CITY OF VESTAVIA HILLS PLANNING AND ZONING COMMISSION

Conditional Use Application

I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
- (2) All materials and information relating to a conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days prior to the scheduled meeting at which it shall be considered.** Applications must be completed in its entirety and must contain all pertinent information in order to be considered. Acceptance by the Clerk does not constitute acceptance of complete and proper filing. All applicants are encouraged to present their request to the Zoning Staff on any Tuesday at 9 AM in the Executive Conference Room, City Hall, prior to submitting for a Conditional use.
- (3) This application must be filled out in its entirety completely, including zip codes.
- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Postage Fees for notification for Planning and Zoning and for City Council meetings along with applicable publication fees will be billed to applicant at a later date. The applicant is responsible for all notification fees. ****No permits will be issued until all fees have been paid.****
- (5) Appropriate plats and maps with proper legal description shall accompany this application. **Please refer to attached checklist.**

II. APPLICANT INFORMATION: (owner of property)

NAME: Jordan Weaver

ADDRESS: 1733 OLD CREEK TRAIL
Vestavia Hills, AL, 35216

PHONE: 678-577-2748 EMAIL: jordanjweaver@gmail.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

PHONE: _____ EMAIL: _____

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

NAME: Jordan Weaver
ADDRESS: 1733 Old Creek Trail
PHONE: 678-577-2748 EMAIL: jordanjweaver@gmail.com

III. ACTION REQUESTED

Request that the above described property be approved conditional use approval pursuant to Section _____ of the Vestavia Hills Zoning Code.

Current Zoning of Property: R-3

Requested Conditional use For the intended purpose of: full description

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

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

1733 Old Creek Trail; Lot 37, Block 2, Survey of Third
Addition to Southridge Addition to Vestavia Hills (MB 45 MP 76); Vestavia Hills
AL 35216
Property size: _____ feet X _____ feet. Acres: .57

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

V. INFORMATION ATTACHED:

- Attached Checklist complete with all required information.
 Application fees submitted.

P1120-36//2900254002011.000
1733 Old Creek Trail
Conditional Use
Jordan Weaver R-3

VI. I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. **Application must be signed by the owner of the property before a Notary and original submitted to the Office of the Clerk; no copies will be accepted**



Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 8th day of Oct, 2020.



Notary Public

My commission expires 3rd
day of July, 2020.



Office of the City Clerk
C/O Ms. Rebecca Leavings
1032 Montgomery Highway
Vestavia Hills, AL 35216

City of Vestavia:

My name is Jordan Weaver and I am writing to request a conditional use to allow five unrelated adults to reside in a single-family home located at 1733 Old Creek Trail. Upon graduating a little bit ahead of schedule from Samford in December of 2019 and accepting my first full-time position, I decided to pursue my goal of purchasing a home. In April of 2020, I closed on the property located at 1733 Old Creek Trail. When I purchased the property, I was unaware of the zoning ordinance limiting the occupancy of the property to two unrelated individuals. After I purchased the property in April of 2020, I then subleased to four of my friends and classmates who were looking for a place to live as they started their graduate studies, applied to medical school, or started their first job upon graduation in May.

I entered into 12-month lease contracts with these four men beginning in July 2020 and running through June 2021. Unbeknownst to me when these men moved in, I became noncompliant with City of Vestavia zoning ordinances. I was unaware of this violation until I was informed by Officer Williams in October of 2020.

First and foremost, I would like to apologize to my neighbors on Old Creek Trail and Pinecrest Drive for any pain or discomfort I may have caused them. There must have been some aspect of displeasure for a complaint to be filed. My intention was never to decrease the quality of life for my new neighbors or limit the quiet enjoyment of their property. Second, I would like to apologize to the city for my failure to recognize and acknowledge zoning ordinances. This violation was not intentional.

I am requesting a conditional use through June of 2022 to allow time for the men living here to complete their graduate studies. The main issue that has been brought to my attention is parking. I plan to enforce that everyone living at the property must park in the driveway, not on the street, and that any visitors to the property will park in an orderly fashion only in the area of the street that directly borders my property.

I appreciate your consideration of my request and any accommodations that could be made for myself and these four men.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jordan Weaver', with a long, sweeping flourish at the end.

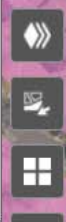
Jordan Weaver



Zoning1

PARCELID	2900254002011000
DISTRICT	020
ESIN_NUM	62
PROPADD	1733 OLD CREEK TRL
TAX_TOWNSH	29
SECTION	25
QSECTION	4
BLOCK	002
PARCEL	011000
VH_ZONING	R-3
ZNG_ORD	28F
ZNG_ORD_DT	10/22/1956
ZNG_ORD2	

Zoom In Zoom Out Zoom To



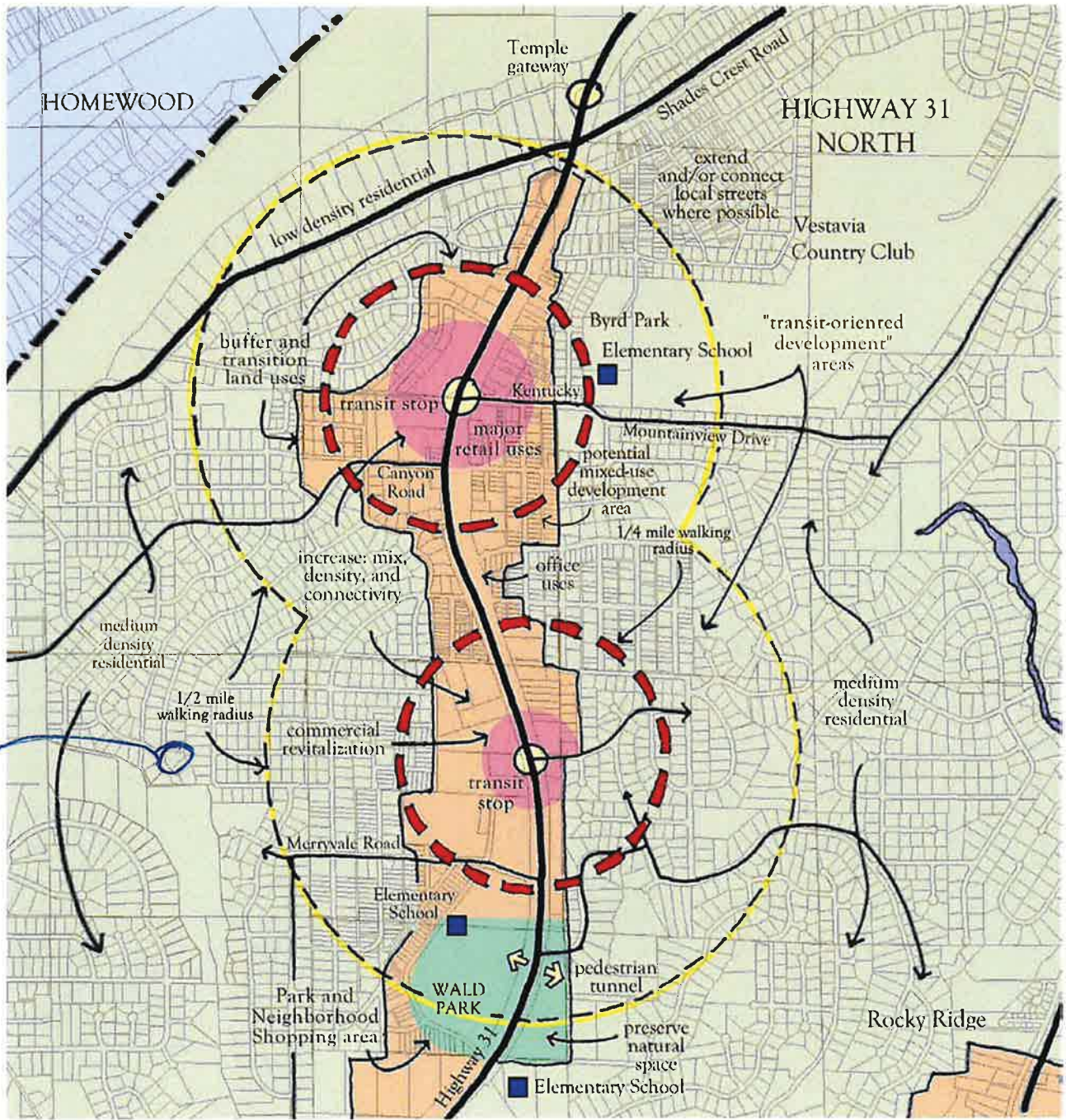


Figure 17: Highway 31 North
Land Use Analysis

- Neighborhood - primarily low / medium density single-family residential areas with higher densities near village center(s). Other uses may include schools, places of worship, recreational areas, and open space.
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