

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

**AGENDA**

**APRIL 8, 2021**

**6:00 P.M.**

Roll Call.

Pledge of Allegiance

Approval of Minutes: March 11, 2021

**Final Plats**

**Consent Agenda**

- (1) **P-0421-12** Fowl Play Crosshaven, LLC Is Requesting **Final Plat Approval** For **Fowl Play Crosshaven Plat No. 1**. The Purpose for This Request Is to amend lot lines. The Property Is Owned By Fowl Play Crosshaven, LLC and Is Zoned Vestavia Hills B-2. **APPROVED**
- (2) **P-0421-13** John Wilhelm Is Requesting **Final Plat Approval** For **Wilhelm's Resurvey Of Waldrige Terrace**. The Purpose for This Request Is to Combine Lots. The Property Is Owned By John Wilhelm and Is Zoned Vestavia Hills R-2. **APPROVED**

**Rezoning**

- (3) **P-0421-11** Kim & Jo Marie Parker Are Requesting **Rezoning** For **1144 Winward Ln.** from **Vestavia Hills R-2 to Vestavia Hills R-9** For The Purpose Of Residential Development. **APPROVED**

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

**AGENDA**

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- (2) **P-0421-13** John Wilhelm Is Requesting **Final Plat Approval** For **Wilhelm's Resurvey Of Waldrige Terrace**. The Purpose for This Request Is to Combine Lots. The Property Is Owned By John Wilhelm and Is Zoned Vestavia Hills R-2.

**Rezoning**

- (3) **P-0421-11** Kim & Jo Marie Parker Are Requesting **Rezoning** For **1148 Winward Ln.** from **Vestavia Hills R-2 to Vestavia Hills R-9** For The Purpose Of Residential Development.

**CITY OF VESTAVIA HILLS**  
**PLANNING AND ZONING COMMISSION**  
**MINUTES**  
**MARCH 11, 2021**

**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  
Lyle Larson  
Mike Vercher  
Jonathan Romeo\*  
Ryan Ferrell  
David Maluff\*  
Hasting Sykes

**MEMBERS ABSENT:**

Rusty Weaver  
Rick Honeycutt

**OTHER OFFICIALS PRESENT:**

Conrad Garrison, City Planner  
Christopher Brady, City Engineer

*\*Member present via Zoom*

**APPROVAL OF MINUTES**

Ms. Barnes stated that the minutes of the meeting February 11, 2021 are presented for approval.

**MOTION** Motion to approve minutes was made by Mr. Vercher and second was by Mr. Sykes.  
Voice vote as follows:

Mr. Maloof– yes  
Mr. Ferrell – yes  
Ms. Vercher – yes  
Mrs. Barnes – abstained  
Motion carried.

Mr. Romeo – yes  
Mr. Sykes– yes  
Mr. Larson – yes

### **Final Plats**

### **Consent Agenda**

- (1) **P-0321-09** Liberty Park Joint Venture Is Requesting **Final Plat Approval For Lot 4B Resurvey-Old Overton 3<sup>rd</sup> Sector**. The Purpose for This Request Is to Combine Lots. The Property Is Owned By Liberty Park Joint Venture and Is Zoned Vestavia Hills PR-1.
- (2) **P-0321-10** Lewis & Elizabeth Cheney Are Requesting **Final Plat Approval For Lot 2B Resurvey-Old Overton 3<sup>rd</sup> Sector**. The Purpose for This Request Is to Combine Lots. The Property Is Owned By Lewis & Elizabeth Cheney and Is Zoned Vestavia Hills PR-1.

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

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

Mr. Maloof– yes  
Mr. Ferrell – yes  
Ms. Vercher – yes  
Mrs. Barnes – yes  
Motion carried.

Mr. Romeo – yes  
Mr. Sykes– yes  
Mr. Larson – yes

### **Rezoning/Conditional Use Recommendations**

- (3) **P-1218-53** Overton Investments, LLC Is Requesting An **Amendment To Ordinance 2818** To allow for the Construction Of Three Single Family Homes. The property is zoned Vestavia Hills R-9.

Mr. Garrison explained the background of the request. He stated that the would allow a change from four townhomes to three single family lots.

Jason Kessler was present to explain the request and answer any questions.

The Commission agreed with the proposed changes.

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

**MOTION** Mr. Vercher made a motion to recommend an Amendment To Ordinance 2818 based on the site plan presented. Second was by Mr. Ferrell. Motion was carried on a roll call; vote as follows:

Mr. Maloof– yes  
Mr. Ferrell – yes  
Ms. Vercher – yes  
Mrs. Barnes – yes  
Motion carried.

Mr. Romeo – yes  
Mr. Sykes– 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: APRIL 8, 2021

- **CASE:** P-0421-12
- **REQUESTED ACTION:** Final Plat Approval Fowl Play Crosshaven Plat No. 1
- **ADDRESS/LOCATION:** 3207 Crosshaven Dr.
- **APPLICANT/OWNER:** Fowl Play Crosshaven, LLC
- **GENERAL DISCUSSION:** Plat will resurvey the lot in accordance with a change in property lines/ROW due to the improvements on Crosshaven Dr. This is the Zaxby's site.
- **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**

*Final*

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

NAME: Fowl Play Crosshaven, LLC

ADDRESS: 2908 Pump House Road  
Mountain Brook, AL 35243

MAILING ADDRESS (if different from above) Same

PHONE: 205-329-5006 Email Courtneyhmason@gmail.com

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

Courtney Mason

PHONE: 205-329-5006 Email Courtneyhmason@gmail.com

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

NAME: Courtney Mason

ADDRESS: 4228 Caldwell Mill Road  
Mountain Brook, AL 35243

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

PHONE: 205-329-5006 Email Courtneyhmason@gmail.com

**IV. ACTION REQUESTED**

**Preliminary Plat Approval (reason must be provided)**

Explain reason for the request: DESCRIBING LAND AS A SUBDIVIDED LOT  
AFTER GIFTING LAND TO THE COUNTY FOR ROW ALONG CROSSHAW  
DRIVE  
*\*\*if additional information is needed, please attached full description of request\*\**

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

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: 0.928

**VI. ZONING/REZONING:**

The above described property is presently zoned: B-2

**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\**

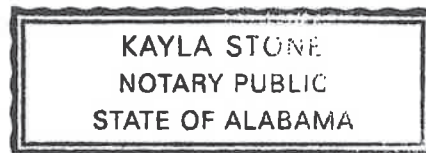
[Signature] - 3-23-2021  
Owner Signature/Date BURNLEY H. MASON

[Signature] 3-23-2021  
Representing Agent (if any)/date  
COURTNEY H. MASON

Given under my hand and seal  
this 23<sup>rd</sup> day of MARCH, 2021.

Kayla Stone  
Notary Public

My commission expires 7<sup>th</sup>  
day of JULY, 2024.





# FOWL PLAY CROSSHAVEN PLAT No. 1

THE PURPOSE OF THIS PLAT IS TO CLEARLY DEFINE THE CURRNET RIGHT OF WAY

BEING SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SECTION 17, TOWNSHIP 18 SOUTH, RANGE 2 WEST, CITY OF RESTAVA HILLS, JEFFERSON COUNTY, ALABAMA.



**CARR & ASSOCIATES ENGINEERS, INC.**  
153 CAHABA VALLEY PARKWAY  
PELHAM, ALABAMA 35124

PROFESSIONAL ENGINEER  
NO. 000173000  
ISSUED 08/20/18  
EXPIRES 08/20/21

STATE OF ALABAMA  
COUNTY OF JEFFERSON

The undersigned Michael A. Johnson, surveyor, and Fowl Play Crosshaven, LLC, as owner(s) hereby certify that this plat or map is prepared to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the lot and block, and showing the relation of the lands to the government survey and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner(s) also certifies that he (she, it) is not aware of any other persons who have an interest in the same or are not subject to any mortgage, except a mortgage or mortgages held by the following mortgagee(s): NONE.

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

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

Michael A. Johnson  
AL. Reg. No. 31573

Fowl Play Crosshaven, LLC. - Owner  
Printed Name \_\_\_\_\_ AS \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Michael A. Johnson, whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individuals with full authority hereof.

Given under my hand and seal this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that \_\_\_\_\_ and who is known to me, acknowledged before me on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individuals with full authority hereof.

Given under my hand and seal this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

APPROVED \_\_\_\_\_ Date \_\_\_\_\_  
City Engineer

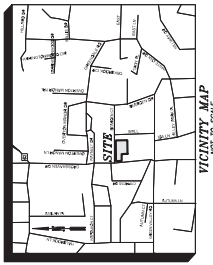
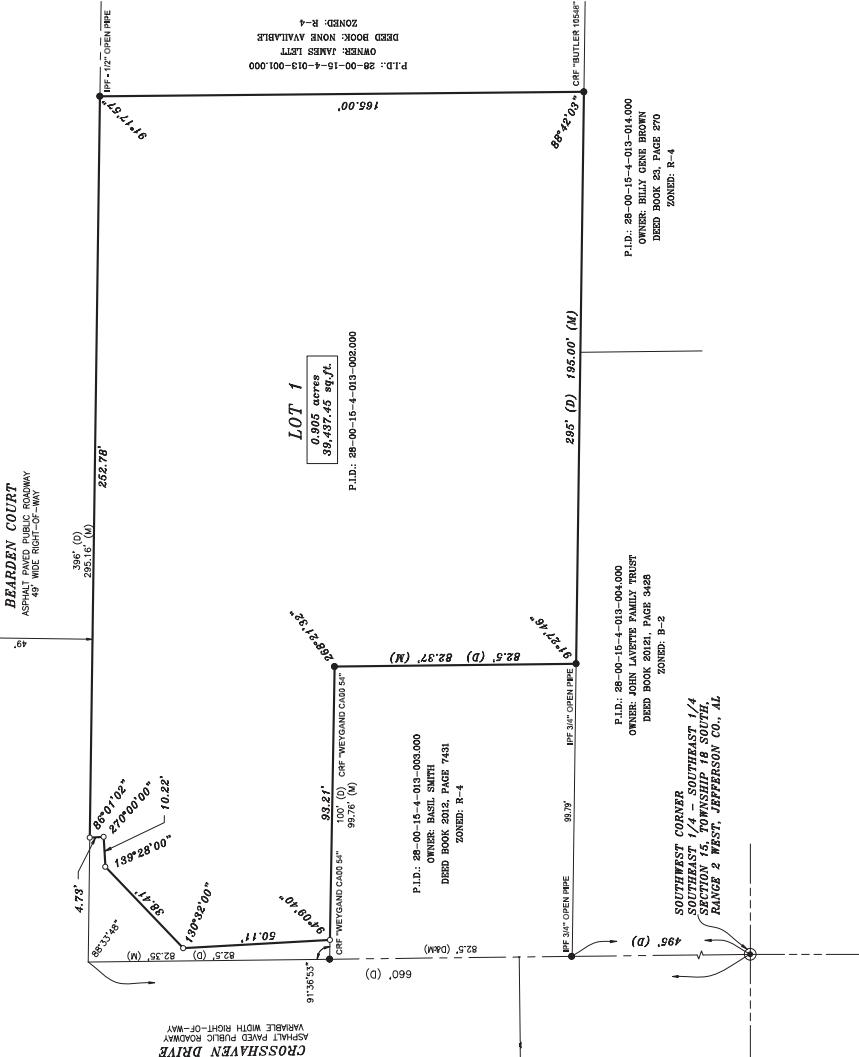
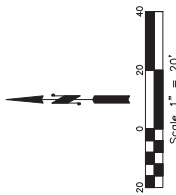
APPROVED \_\_\_\_\_ Date \_\_\_\_\_  
Planning and Zoning

APPROVED \_\_\_\_\_ Date \_\_\_\_\_  
City Planner

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

NOTE: ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS HOWEVER THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT-OF-WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

DIRECTOR OF ENVIRONMENTAL SERVICES \_\_\_\_\_ DATE \_\_\_\_\_



- NOTES:
- 1) Values otherwise shown or stated, or comments shown hereon are for storm sewers, sanitary sewers, public utilities, or ingress and egress, and are to serve property both within and without this subdivision.
  - 2) Building contractor and/or lot owner(s) are solely responsible for providing building sites free of drainage problems.
  - 3) No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the local planning commission.
  - 4) This property is located within Flood Zone "X", areas outside 0.2% annual chance flood zone. Flood zone information is available from the Alabama Department of Transportation, Agency Flood Insurance Rate Map, Number 010205785, dated September 29, 2006.
  - 5) Easement lines may not be widened, relocated, impounded or otherwise altered without proper City, State or Federal permits.

P.L.D.: 28-00-15-4-013-001.000  
OWNER: JAMES LETT  
ZONED: R-4

**LOT 1**  
0.905 acres  
39,437.45 sq. ft.  
P.L.D.: 28-00-15-4-013-002.000

P.L.D.: 28-00-15-4-015-014.000  
OWNER: JOHN LAVERTE FAMILY TRUST  
DEED BOOK 83, PAGE 870  
ZONED: R-4

P.L.D.: 28-00-15-4-013-004.000  
OWNER: JOHN LAVERTE FAMILY TRUST  
DEED BOOK 2021, PAGE 3428  
ZONED: B-2

**SOUTHWEST CORNER**  
SECTION 17, TOWNSHIP 18 SOUTH,  
RANGE 2 WEST, JEFFERSON CO., AL

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

Date: APRIL 8, 2021

- **CASE:** P-0421-13
- **REQUESTED ACTION:** Final Plat Approval For Wilhelm's Resurvey Of Waldridge Terrace
- **ADDRESS/LOCATION:** 1144 Winward Ln.
- **APPLICANT/OWNER:** John Wilhelm
- **GENERAL DISCUSSION:** Plat will combine two lots to match deeded property and allow owner to obtain building permits. Lots are zoned R-2.
- **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: JOAN WILHELM

ADDRESS: 1144 WINWARD LANE  
VESTAVIA HILLS, AL 35216

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

PHONE: 205-317-3761 Email JRWREALESTATE@CS.COM

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

Kim F Parker

PHONE: (205) 369-5461 Email Kparker@theparkercompanyllc.com

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

NAME: Kim F Parker

ADDRESS: 4010 Farr Rd  
Bessemer, AL 35022

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

P.O. Box 190026, Birmingham, AL 35219

PHONE: (205) 369-5461 Email Kparker@theparkercompanyllc.com

**IV. ACTION REQUESTED**

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

Explain reason for the request: combine lot's 23 & 24

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

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

1144 Winward Lane

Lot 23 & 24, Block 2, Waldridge Terrace

Property size: 200 feet X 100 feet. Acres: 19,920 sq'

**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] \_\_\_\_\_ [Signature] \_\_\_\_\_  
Owner Signature/Date Representing Agent (if any)/date

Given under my hand and seal  
this 3<sup>rd</sup> day of March, 2021

24<sup>th</sup>  
Kay Russon  
Notary Public

My commission expires November 8, 2024  
My commission expires \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



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

Date: JANUARY 10, 2021

- **CASE: P-0421-11**
- **REQUESTED ACTION:** Rezoning Vestavia Hills R-2 to Vestavia Hills R-9
- **ADDRESS/LOCATION:** 1148 Winward Ln
- **APPLICANT/OWNER:** Kim & Jo Marie Parker
- **GENERAL DISCUSSION:** The request rezone property at the corner of Winward Ln. and Mayland Ln. for four single family lots. The new development would be modeled after neighboring developments with narrow lots and rear access drives from an alley. Additional pavement would be added by the developers in Winward Ln. to allow for temporary parking/deliveries. Lots would range in size from 8,500 square feet to 9,300 square feet. Proposed setbacks would be 50' in the front, 0-10' on the sides, and 20' in the rear.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The request is compatible with the comprehensive plan for neighborhood..
- **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:** Staff recommends the following conditions: A. Approval based on site plan presented. B. Rezoning not completed until the final map has been recorded CC&R's for the subdivision are recorded.
  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

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#### 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.**

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

NAME: Kim Parker and Jo Marie Parker

ADDRESS: 1148 Winward Lane  
Vestavia Hills, AL 35216

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

PHONE NUMBER: Home 205 369-5463 Office 205 369-5461

EMAIL ADDRESS: Kparker@theparkercompanyllc.com

NAME OF REPRESENTING ATTORNEY/AGENT & CONTACT INFORMATION:  
\_\_\_\_\_  
\_\_\_\_\_

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**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: VH R-3

To: VH R-9

For the intended purpose of: From VH R-3 to VH R-9 for additional residential houses.

*(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.)**

1121 Winward Lane, Vestavia Hills, AL 35216

Lot 13A, Block 1, MB 84, Pg 14

Property size: 190.49 feet X 193.81 feet. Acres: 0.81

**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]  
Owner Signature/Date

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

Given under my hand and seal  
this 3rd day of March, 2021.

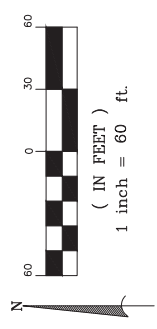
[Signature]  
Notary Public  
My commission expires \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_.





DATE	04.08.2021
FOR REVIEW	
PLAN ISSUE	

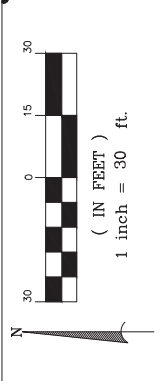
AERIAL VIEW



RE-CHECKED BY: [Name]  
 SECTION NO: [Number]  
 DRAWN BY: [Name]

DATE	04.08.2021
PLAN ISSUE	
FOR REVIEW	

**DRAINAGE PLAN**



**DRAINAGE DATA**

<b>PRE:</b> WEIGHTED CN = 82 PERVIOUS AREA = 34,970 SF (CN 80) IMPERVIOUS AREA = 4,492 SF (CN 98) RUNOFF 1 YR = 2.07 CFS RUNOFF 25 YR = 5.47 CFS	<b>POST:</b> WEIGHTED CN = 87 PERVIOUS AREA = 22,373 SF (CN 80) PERVIOUS PAVEMENT = 2,502 SF (CN 80) IMPERVIOUS AREA = 14,587 SF (CN 88) RUNOFF 1 YR = 2.50 CFS RUNOFF 25 YR = 5.94 CFS
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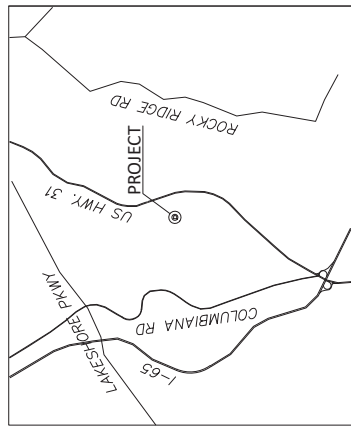
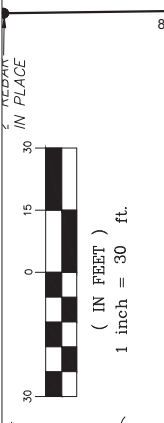
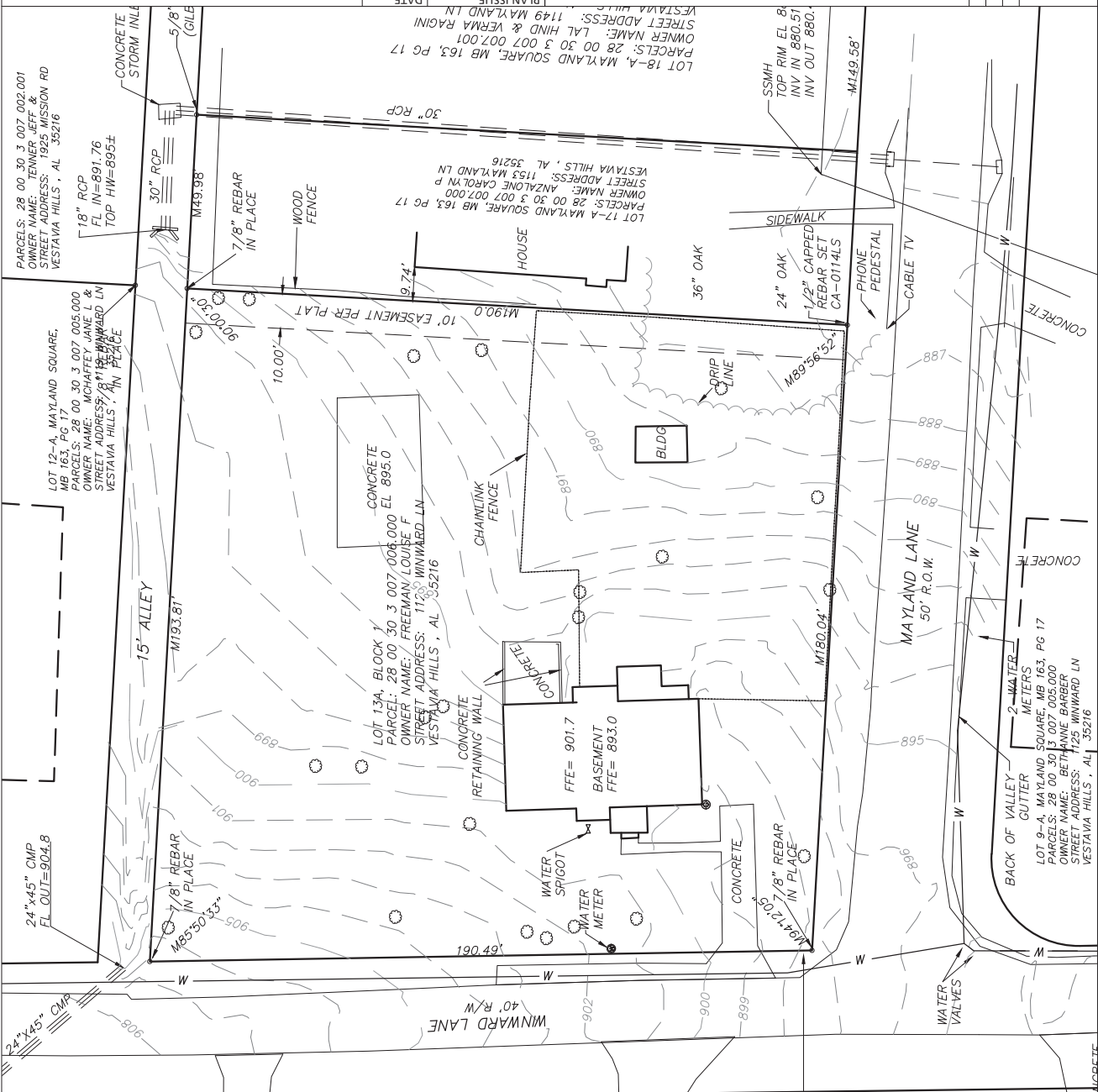
RUNOFF 25 YR - INCREASE IN VOLUME = 1,917 CUFT  
 STORAGE IN PERMEABLE PAVEMENT = 2,002 CUFT  
 DRIVEWAY TO BE 6" PERMEABLE PAVEMENT  
 18" STONE BASE AGGREGATE

R/W

DATE	04.08.2021
FOR REVIEW	
PLAN ISSUE	

WINWARD LANE - SINGLE FAMILY HOMES  
 1221 WINWARD LANE  
 VESTAVIA HILLS, AL 35216

PROJECT NO. 21.001  
 SCALE: 1"=30'  
 DRW: NJO REV: CE  
 SHEET \_\_\_\_\_ OF \_\_\_\_\_

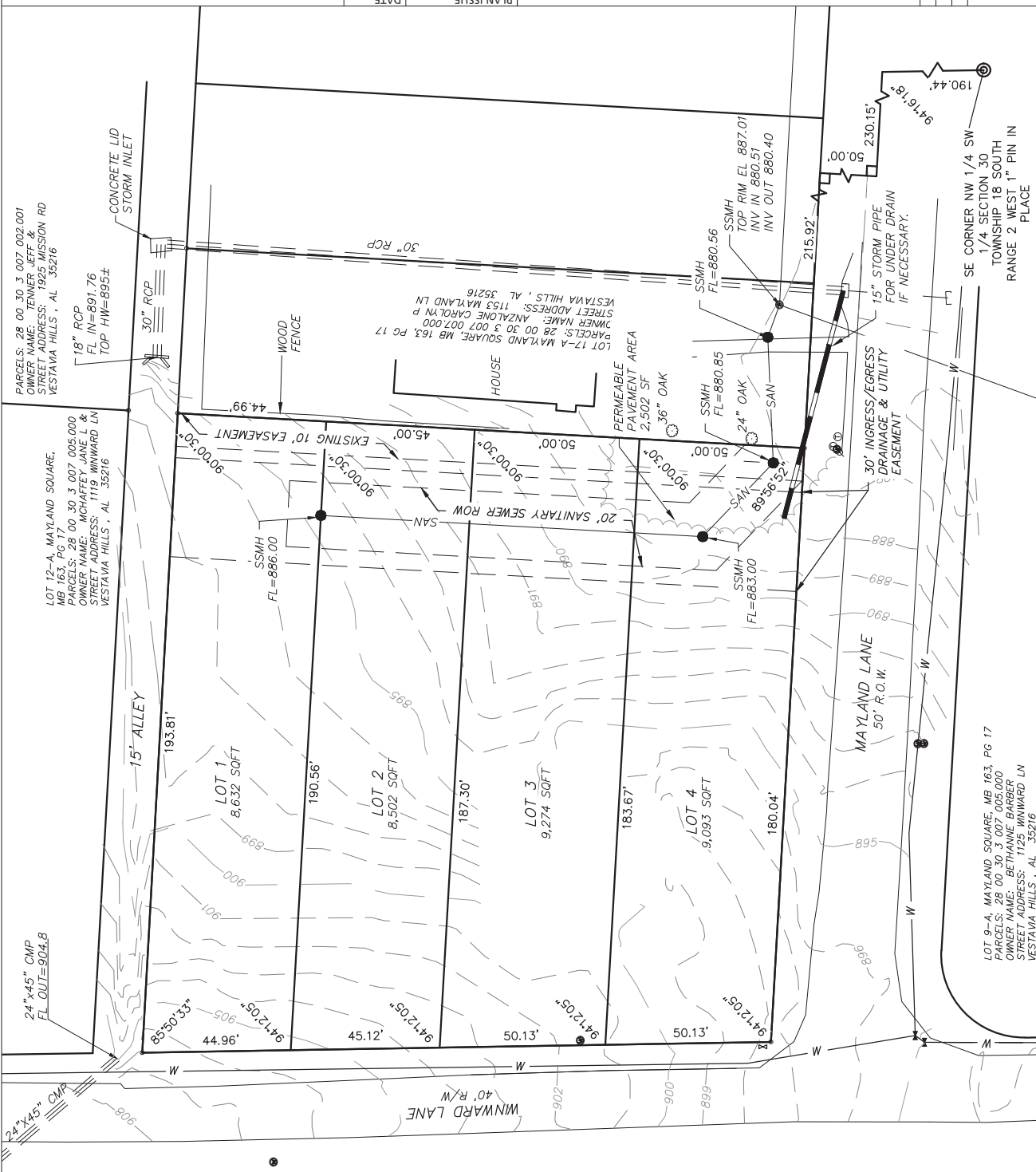


**VICINITY MAP**  
 NOT TO SCALE



DATE	04.08.2021
FOR REVIEW	
PLAN ISSUE	

PRELIMINARY PLAT



LOT 8B, RESURVEY OF LOT 8, MB 137,  
 PARCELS: 28 00 30 3 007 005.000  
 OWNER NAME: STEVEN MOIE JR.  
 STREET ADDRESS: 1118 WINNARD LN  
 VESTAVIA HILLS, AL 35216

LOT 8C & 8D, RESURVEY OF LOT 8,  
 MB 137, PG 33  
 PARCELS: 28 00 30 3 007 005.000  
 OWNER NAME: STEVEN MOIE JR.  
 STREET ADDRESS: 1118 WINNARD LN  
 VESTAVIA HILLS, AL 35216

LOT 12-A, MAYLAND SQUARE,  
 MB 163, PG 17  
 PARCELS: 28 00 30 3 007 005.000  
 OWNER NAME: MCHAFFEY JANE L &  
 STREET ADDRESS: 1119 WINNARD LN  
 VESTAVIA HILLS, AL 35216

LOT 9-A, MAYLAND SQUARE, MB 163, PG 17  
 PARCELS: 28 00 30 3 007 005.000  
 OWNER NAME: BETHANIE BARBER  
 STREET ADDRESS: 1125 WINNARD LN  
 VESTAVIA HILLS, AL 35216

NAME OF SUBDIVISION: RESURVEY NO. 2 LOTS 13-16  
 BLK1 T.H. PAYNE SUBDIVISION  
 NAME OF OWNER: KIM & JO MARIE PARKER  
 ADDRESS OF OWNER: 1148 WINNARD LANE  
 VESTAVIA HILLS, AL 35216  
 NAME OF DESIGNER: NICHOLAS OSTRYE, P.E.  
 ADDRESS OF OWNER: 200 OFFICE PARK DRIVE, STE. 215  
 BIRMINGHAM, AL 35223

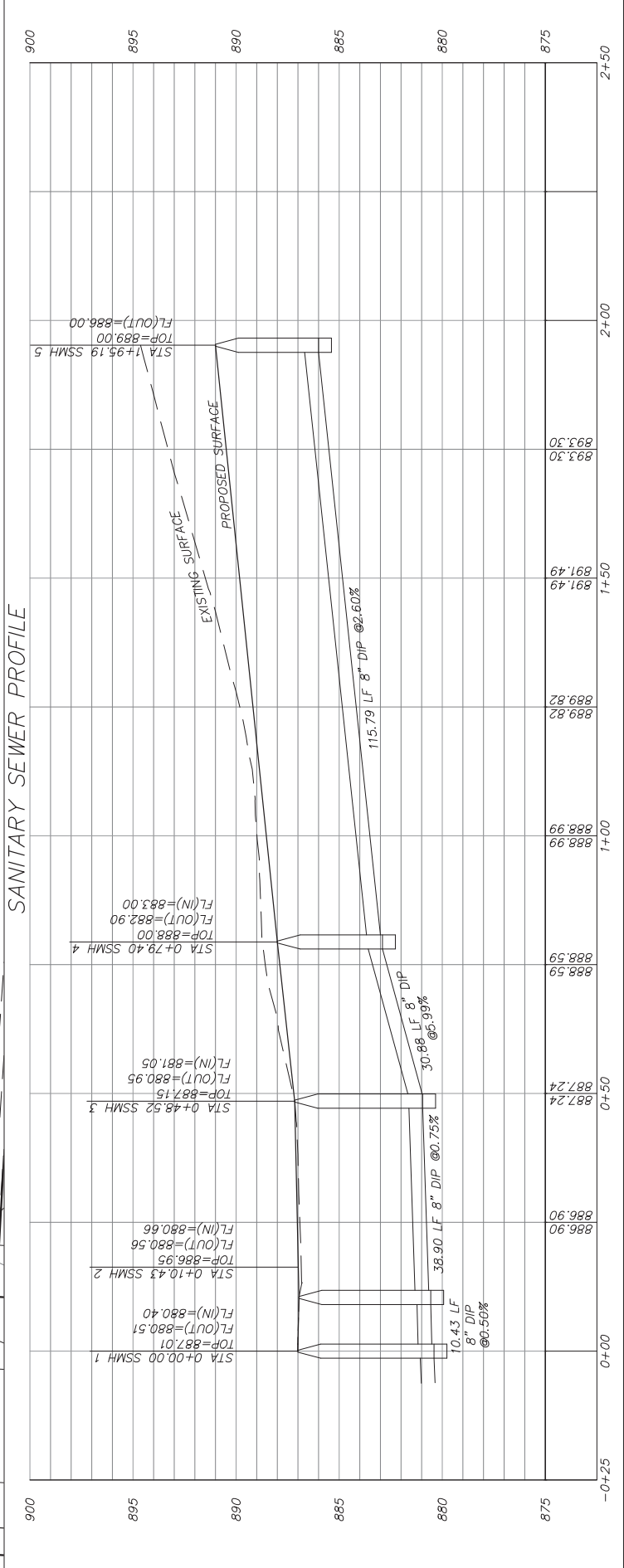
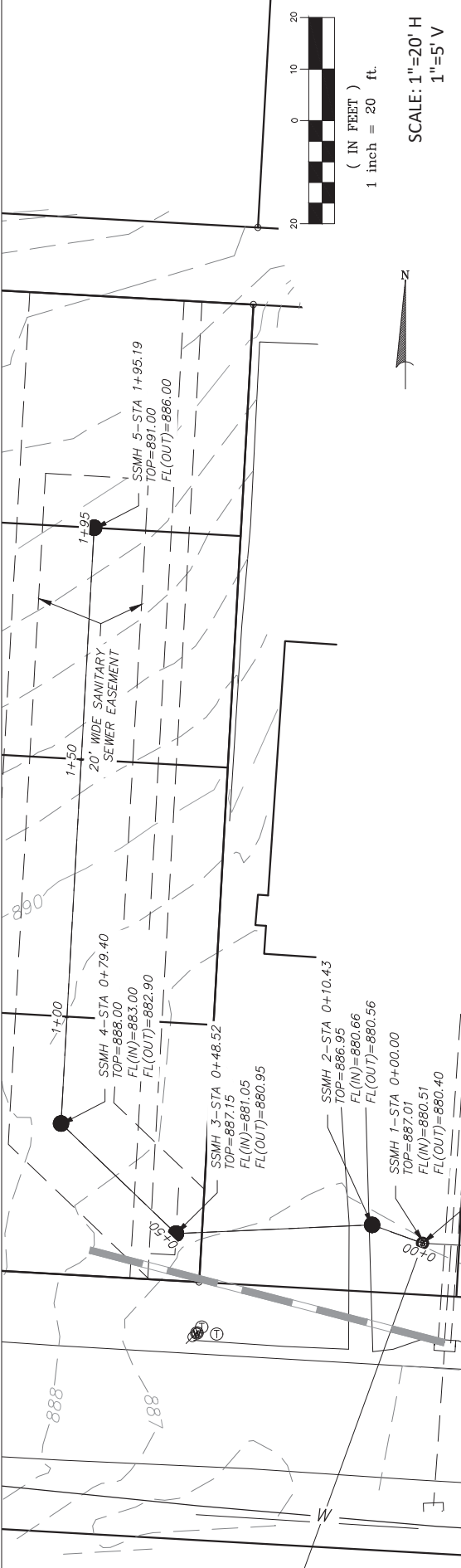
ANY LOT TRANSFERRED WILL HAVE A MINIMUM WIDTH,  
 SUBSTANTIALLY THE SAME AS THOSE OF THE PLATTED  
 LOTS, AND THAT ONLY ONE (1) PRINCIPAL BUILDING  
 WILL BE PERMITTED ON ANY SUCH LOT UNLESS  
 OTHERWISE PERMITTED BY THE ZONING ORDINANCE.



( IN FEET )  
 1 inch = 30 ft.

DATE	04.08.2021
PLAN ISSUE	
FOR REVIEW	

SANITARY SEWER PLAN AND PROFILE

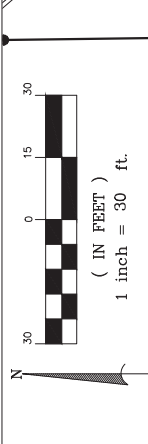
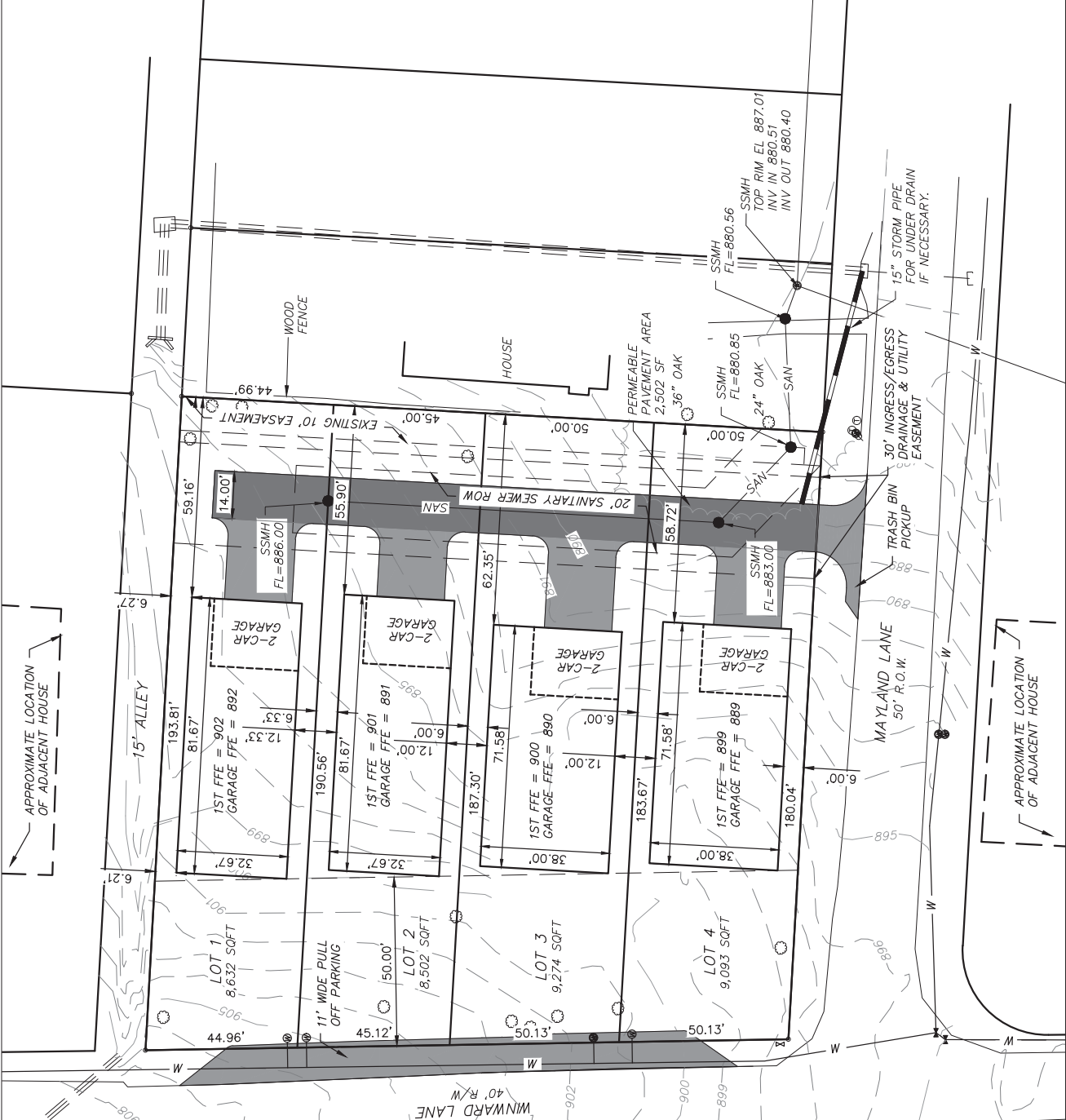




DATE	04.08.2021
FOR REVIEW	
PLAN ISSUE	

SITE PLAN

PROJECT NO. 21.001  
 SCALE: 1"=30'  
 DRW: NOT REV: CE



**SITE DATA**

**SITE DATA:** CITY OF VESTAVIA HILLS  
**MUNICIPALITY:** CITY OF VESTAVIA HILLS  
**CURRENT LOT SIZE:** 35,501± (0.81AC±)  
**CURRENT ZONING:** R-3 - MEDIUM DENSITY RESIDENTIAL DISTRICT  
**PROPOSED ZONING:** R-9 - PLANNED RESIDENTIAL DISTRICT

**PARKING:** REQUIRED: 2 SPACES PER SINGLE FAMILY DWELLING  
 PROVIDED: 5 SPACES PER SINGLE FAMILY DWELLING

**SETBACKS:** FRONT (FROM HARDSCAPE): 12 FEET  
 SIDE: 0/10 FEET  
 REAR: 20 FEET

**TREES:** HARDWOODS WITH TRUCKS OVER 6" TO REMAIN = 12  
 HARDWOODS WITH TRUCKS OVER 6" TO BE REMOVED = 11  
 HARDWOODS TO BE PLANTED = 15





Zoning1	
PARCELID	2800303007006000
DISTRICT	020
ESN_NUM	62
PROPADD	1121 WINWARD LN
TAX_TOWNSH	28
SECTION	30
QSECTION	3
BLOCK	007
PARCEL	006000
VH_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	



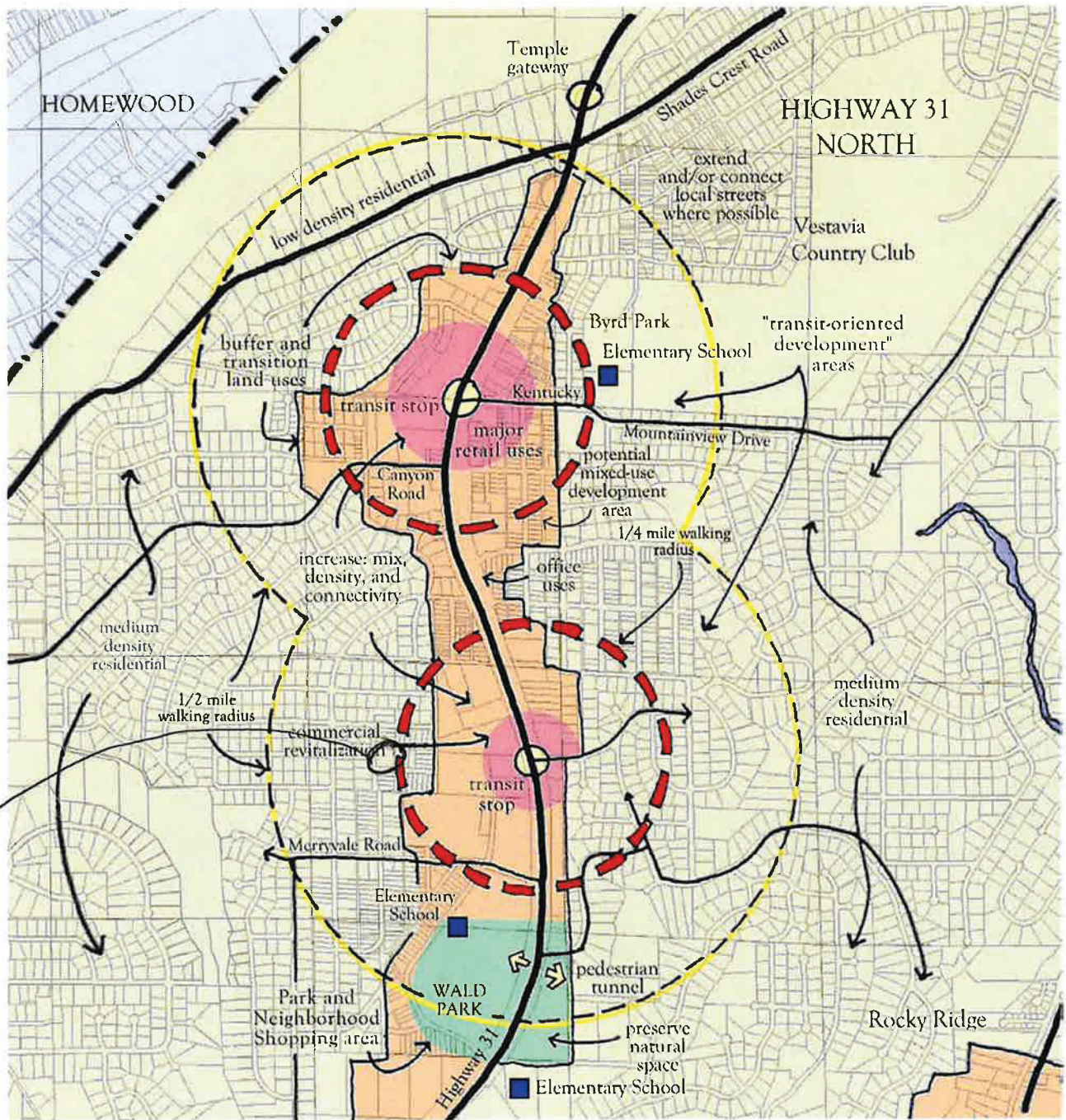


Figure 17: Highway 31 North  
Land Use Analysis

- 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.
- 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.

