

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

JULY 8, 2021

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: June 10, 2021

Final Plats

Consent Agenda

- (1) **P-0721-25** Phyllis Parker Is Requesting **Final Plat Approval For Parker Smyer Road Resurvey**. The Purpose for This Request Is To Subdivide One Lot Into Two. The Property Is Owned By Phyllis Parker and Is Zoned Vestavia Hills R-1.

- (2) **P-0721-26** Patrick Gilbert Is Requesting **Final Plat Approval For A Resurvey Of Lots 2 & 3 Viridian Subdivision**. The Purpose for This Request Is To Combine Lots. The Property Is Owned By Patrick Gilbert and Is Zoned Vestavia Hills R-9.

- (3) **P-0721-27** Patrick Gilbert Is Requesting **Final Plat Approval For A Resurvey Of Lots 16 & 17, Block 4, Glass's 3rd Addition To New Merkle**. The Purpose for This Request Is To Combine Lots. The Property Is Owned By Patrick Gilbert and Is Zoned Vestavia Hills R-4.

- (4) **P-0721-28** Paul & Elizabeth Bruno Are Requesting **Final Plat Approval For Bruno's Resurvey Of Vestwood Hills Circle**. The Purpose for This Request Is To Vacate An Easement. The Property Is Owned By Paul & Elizabeth Bruno and Is Zoned Vestavia Hills R-2.

- (5) **P-0721-29** Cheri A. Dalglish, Ralph & Elizabeth Hymes, and Austin Taylor Are Requesting **Final Plat Approval For Vestlake Ridge Resurvey No. 1**. The Purpose for This Request Is To Storm Sewer Easement. The Property Is Owned By Cheri A. Dalglish, Ralph & Elizabeth Hymes, and Austin Taylor and Is Zoned Vestavia Hills PR-1.

Rezoning

(6) **P-0721-24**

ELM Properties, LLC Is Requesting **Rezoning** For **3164 Belwood Dr.** from **Vestavia Hills R-5 to Vestavia Hills R-9** For The Purpose Of Townhome Development.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

MINUTES

JUNE 10, 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
Ryan Farrell
David Maluff
Rick Honeycutt
Lyle Larson
Jonathan Romeo

MEMBERS ABSENT: Rusty Weaver
Mike Vercher
Hasting Sykes

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 May 13, 2021 are presented for approval.

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

Mr. Maloof – yes
Mr. Romeo – yes
Mr. Honeycutt – yes
Motion carried.

Mr. Farrell – yes
Mr. Larson – yes
Mrs. Barnes – yes

Preliminary Plats

(1) **P-0621-23** RW Development, LLC Is Requesting **Preliminary Plat Approval** For **2700 Vestavia Forest Dr. Development**. The Purpose for This Request Is extend Vestavia Forest Dr. and add 9 lots. The Property Is Owned By RW Development, LLC and Is Zoned Vestavia Hills R-2.

Mr. Garrison explained the request and stated the development would add nine lots and since all aspects meet code the approval is ministerial.

Mrs. Barnes opened the floor for a public hearing.

Diane Baker spoke and asked about buffering. Project engineer, Wade Lowery explained detailed aspects of the plan.

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

MOTION Mr. Larson made a motion to approve item 1. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Maloof – yes
Mr. Romeo – yes
Mr. Honeycutt – yes
Motion carried.

Mr. Farrell – yes
Mr. Larson – yes
Mrs. Barnes – yes

Rezoning/Conditional Use Recommendations

(2) **P-0621-22** Willie & Darlene S. Myers, Jr. Is Requesting **Conditional Use Approval** for **A Home Occupation In Liberty Park** Located At **4950 Reynolds Ln**. The Property Is Owned By Willie & Darlene S. Myers, Jr. and Is Zoned Vestavia Hills PR-1.

Mr. Garrison explained the background of the request.

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 motions.

MOTION Mr. Larson made a motion to recommend Conditional Use Approval for a home occupation for 4950 Reynolds Ln. with the following conditions:

1. Home occupations shall be conducted only in the principal dwelling. No more than twenty-five (25) percent, up to 500 sq. ft., of the dwelling may be used for a home occupation.

2. There shall be no outdoor display or storage associated with the home occupation and no commodities shall be sold on the premises other than by phone, mail or internet. No goods shall be delivered to a purchaser on the premises.
3. No sign may be attached to the dwelling or any part of the real estate advertising any home occupation.
4. No home occupation shall be permitted if it creates noise, odors, vibrations or traffic congestion, which interferes with the residential qualities of the neighborhood insofar as health, safety, morals, convenience and general welfare are concerned.
5. In order to be a permitted home occupation, the use must be one which is habitually, customarily, and commonly established as a reasonable incidental, accessory, subordinate and secondary use. The existing dwelling shall not be enlarged to accommodate the home occupation; nor shall any accessory structure be built for the purpose of operating the home occupation.
6. No home occupation shall be permitted that requires the operation or keeping on premises of a commercial vehicle.
7. No persons other than members of the family residing on the premises shall be employed by the home occupation.
8. Home occupations shall be limited to the hours between 7:00 a.m. and 10:00 p.m.

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

Mr. Maloof – yes
Mr. Romeo – yes
Mr. Honeycutt – yes
Motion carried.

Mr. Farrell – yes
Mr. Larson – 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: **JULY 8, 2021**

- **CASE:** P-0721-25
- **REQUESTED ACTION:** Final Plat Approval For Parker Smyer Road Resurvey
- **ADDRESS/LOCATION:** 2740 Smyer Rd.
- **APPLICANT/OWNER:** Phyllis Parker
- **GENERAL DISCUSSION:** Plat will subdivide Lot B into Lots B-1 and B-2. There is currently a house on the lot which will be removed before recording. All existing setback and easement lines will remain. Lots are zoned R-1 and meet all minimum requirements.
- **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: Phyllis Parker

ADDRESS: 2740 Smyer Road

Vestavia, AL 35216

MAILING ADDRESS (if different from above) Same

PHONE NUMBER: Home (205) 283-1596 Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Weygand Surveyors

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Splitting one lot into two

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

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

2740 Smyer Road - vestavia

Lot B of mount Royal

Property size: 222 feet X 190 feet. Acres: ±0.92

VI. ZONING/REZONING:

The above described property is presently zoned: _____

**P0721-25//28-00-17-4-002-020.001
2740 Smyer Rd.
Final Map to divide lot into 2 lots
Phyllis Parker**

IV. ACTION REQUESTED

Final Plat Approval: (reason must be provided)

Explain reason for the request: _____

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

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

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.**

Phyllis L Parker 6-21-21
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 1st day of June, 2021.

Jeanna Weygand
Notary Public

My commission expires Feb
day of 2nd, 2022.



P0721-25//28-00-17-4-002-020.001
2740 Smyer Rd.
Final Map to divide lot into 2 lots
Phyllis Parker

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

Date: **JULY 8, 2021**

- **CASE:** P-0721-26
- **REQUESTED ACTION:** Final Plat Approval For A Resurvey Of Lots 2 & 3 Viridian Subdivision
- **ADDRESS/LOCATION:** Viridian Way
- **APPLICANT/OWNER:** Patrick Gilbert
- **GENERAL DISCUSSION:** Plat will combine vacant Lots 2 & 3 in the Viridian subdivision into Lot 3A. All existing setback and easement lines will remain. Lots are zoned R-9 and meet all minimum requirements.
- **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: Patrick Gilbert

ADDRESS: 4154 Crosshaven Drive Vestavia Al 35243

BILLING ADDRESS *(if different from above)* _____

PHONE : 205-967-1831 Email patrick@wedgworth.net

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

PHONE : _____ Email _____

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

NAME: Patrick Gilbert

ADDRESS: 4154 Crosshaven Drive Vestavia Al 35243

MAILING ADDRESS *(if different from above)* _____

PHONE: 205-967-1831 Email patrick@wedgworth.net

**P0721-26//39-2-2-1-55.002&3
904 & 912 Viridian Way
Final Map to combine lots
Wedgworth Construction**

IV. ACTION REQUESTED

Final Plat Approval: (reason must be provided)

Explain reason for the request: We are requesting a resurvey of lots 2/3 into one lot to construct a single family residence.

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

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

Viridian Subdivision As recorded in Map book 231, Page 79

Property size: 196 feet X 102 feet. Acres: 20,874

VI. ZONING/REZONING:

The above described property is presently zoned: R-9

VII. OWNER AFFIDAVIT:

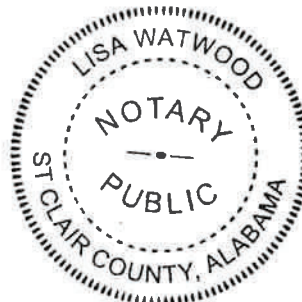
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. **Application must be signed by the owner of the property before a Notary and original submitted to the Office of the Clerk; no copies will be accepted.**

Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 22nd day of June, 2021.

Notary Public



My commission expires 7th
day of April, 2025.

P0721-26//39-2-2-1-55.002&3
904 & 912 Viridian Way
Final Map to combine lots
Wedgworth Construction

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

Date: **JULY 8, 2021**

- **CASE:** P-0721-27
- **REQUESTED ACTION:** Final Plat Approval For A Resurvey Of Lots 16 & 17, Block 4, Glass's 3rd Addition To New Merkle
- **ADDRESS/LOCATION:** 3768 Glass Dr.
- **APPLICANT/OWNER:** Patrick Gilbert
- **GENERAL DISCUSSION:** Plat will combine vacant Lots 16 & 17 on Glass Dr. into Lot 16A. All existing easement lines will remain. Lots are zoned R-4 and meet all minimum requirements.
- **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: Patrick Gilbert

ADDRESS: 4154 Crosshaven Drive

Vestavia Al 35243

BILLING ADDRESS *(if different from above)* _____

PHONE : 205-542-9940 Email patrick@wedgworth.net

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

PHONE : _____ Email _____

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

NAME: Patrick Gilbert

ADDRESS: 4154 Crosshaven Drive

Vestavia Al 35243

MAILING ADDRESS *(if different from above)* _____

PHONE: _____ Email _____

P0721-27//28-15-1-14-1.000
3768 Glass Drive
Final Map to combine lots
Wedgworth Construction

IV. ACTION REQUESTED

Final Plat Approval: (reason must be provided)

Explain reason for the request: We are requesting a resurvey of lots 16/17 into
one lot to construct one single family residence.

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

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

3768 Glass Drive Vestavia Al 35243

Property size: 113 feet X 143 feet. Acres: 11,485

VI. ZONING/REZONING:

The above described property is presently zoned: R-4

VII. OWNER AFFIDAVIT:

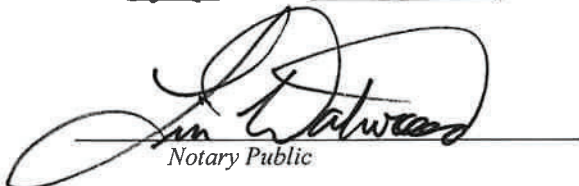
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. **Application must be signed by the owner of the property before a Notary and original submitted to the Office of the Clerk; no copies will be accepted.**



Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 22nd day of June, 20 21.


Notary Public



My commission expires 7th
day of April, 20 25.

P0721-27//28-15-1-14-1.000
3768 Glass Drive
Final Map to combine lots
Wedgworth Construction

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

Date: **JULY 8, 2021**

- **CASE:** P-0721-28
- **REQUESTED ACTION:** Final Plat Approval For Bruno’s Resurvey Of Vestwood Hills Circle
- **ADDRESS/LOCATION:** 1806 Vestwood Hills Cir.
- **APPLICANT/OWNER:** Paul & Elizabeth Bruno
- **GENERAL DISCUSSION:** Plat will vacate a drainage easement on Lot 16-A. Easement was vacated by City Council on 6/28/21 with Resolution 5330. All other existing easement lines will remain. Lot is zoned R-2 and meet all minimum requirements.
- **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: Paul & Elizabeth Bruno

ADDRESS: 1806 vestwood Hills circle

Birmingham, AL 35216

BILLING ADDRESS (if different from above) _____

PHONE : 205-907-4747 Email _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

PHONE : _____ Email _____

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

NAME: Ray Weygand - Weygand Surveyors

ADDRESS: 169 Oxmoor Road

Homewood, AL 35209

MAILING ADDRESS (if different from above) _____

PHONE: 205-942-0086 Email Ray@weygandsurveyor.com

IV. ACTION REQUESTED

Final Plat Approval: (reason must be provided)

Explain reason for the request: VACATE STORM EASEMENT AND
CREATE NEW ONE

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

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

Brunos Resurvey of Vestwood Hills Circle
Lot 16-A * Proposed *

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.**

Elizabeth Bruno 5-17-21
Owner Signature/Date

KAT
Representing Agent (if any)/date

Given under my hand and seal
this 17th day of may, 20 21.

Jeanna Weygand
Notary Public



My commission expires _____
day of _____, 20 _____.

P0721-28//28-20-4-2-19.007
1806 Vestwood Hills Circle
Final Map to vacate easement
Paul & Elizabeth Bruno

BRUNO'S RESURVEY OF VESTWOOD HILLS CIRCLE

BEING A RESURVEY OF LOT 16 WESTWOOD HILLS SUBDIVISION AS RECORDED IN MAP BOOK 160, PAGE 13, IN THE OFFICE OF THE JUDGE OF PROBATE IN JEFFERSON COUNTY ALABAMA, & ADJACENT

BEING SITUATED IN THE SE 1/4 OF SECTION 22, TOWNSHIP 2 N, WEST JEFFERSON COUNTY, ALABAMA

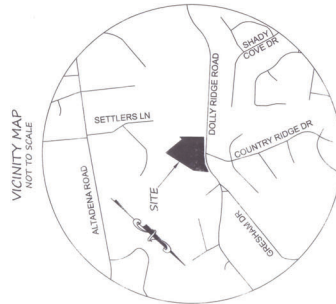
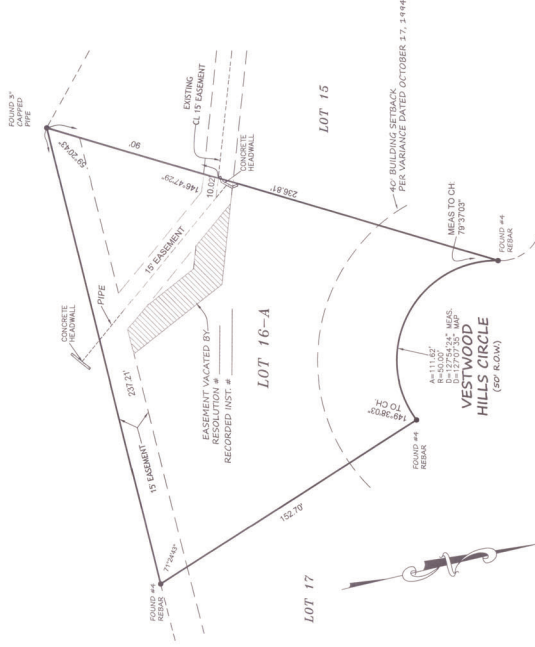
WEYGAND SURVEYORS, INC.
 169 Oakwood Road, Montgomery, AL 36109
 Phone: (205) 942-0088 Fax: (205) 942-0087

MAY 2021

SCALE: 1"=30'



- LEGEND
- SQ. FT. SQUARE FEET
- AC. ACRES
- +L. MORE OR LESS
- Δ. DELTA ANGLE
- d. DEFLECTION ANGLE
- T. TANGENT
- R. RADIUS
- CH. CHORD
- L. LENGTH
- ESMT. EASEMENT
- EX. EXISTING
- M.B. MAP BOOK
- PG. PAGE
- FND. FOUND
- ROW. RIGHT-OF-WAY
- MIN. MINIMUM
- C. CENTERLINE
- D.B. DEED BOOK
- NOT TO SCALE



NOTE:
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
 (ZONE X, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30)

WEYGAND
 SURVEYORS

STATE OF ALABAMA
 JEFFERSON COUNTY)

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Paul Bruno and Elizabeth Bruno, Owners, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said Owners, and that the same is a true and correct copy of the original as the same may be known as BRUNO'S RESURVEY OF VESTWOOD HILLS CIRCLE, showing the acreage into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and number, showing the streets, ways and public grounds, giving the angles, length, width and name of each street, as well as the number of each lot and block, and showing the location of all monuments, and the location of all easements, and the location of all other things shown and designated by small open circles on said plat or map. I, Ray Weygand, hereby state that all parts of this survey and drawing have been compared in accordance with the correct requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. Said owner also certifies that it is the owner of said lands.

In Witness Whereof, we have hereunto set our hands this _____ day of _____, 2021.

By: _____ By: _____ By: _____
 Ray Weygand Paul Bruno - Owner Elizabeth Bruno - Owner
 Reg. L.S. #64973

STATE OF ALABAMA
 JEFFERSON COUNTY)

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

Given under my hand and seal this _____ day of _____, 2021.

By: _____
 Notary Public - My commission expires _____

STATE OF ALABAMA
 JEFFERSON COUNTY)

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

Given under my hand and seal this _____ day of _____, 2021.

By: _____
 Notary Public - My commission expires _____

STATE OF ALABAMA
 JEFFERSON COUNTY)

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

Given under my hand and seal this _____ day of _____, 2021.

By: _____
 Notary Public - My commission expires _____

APPROVED: _____ DATE: _____
 CITY ENGINEER

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

APPROVED: _____ DATE: _____
 MANAGER & CITY CLERK

NOTE:
 The Notary Services Department approval indicates that the document has been reviewed for provisions of false or existing, voluntary, sealers; however this does not mean voluntary sealers have been built or will be built in the future. Any change in Right of Way or Easement boundaries after this date may void this approval.

Director of Environmental Services

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

Date: **JULY 8, 2021**

- **CASE:** P-0721-29
- **REQUESTED ACTION:** Final Plat Approval For Vestlake Ridge Resurvey No. 1.
- **ADDRESS/LOCATION:** Vestlake Ridge
- **APPLICANT/OWNER:** Cheri A. Dalglish, Ralph & Elizabeth Hymes, and Austin Taylor
- **GENERAL DISCUSSION:** Plat will create a 15' storm sewer easement across Lots 820-822. All other existing easement lines will remain. Lots are zoned PR-2 and meet all minimum requirements.
- **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: Austin Taylor

ADDRESS: 4524 Vestlake Ridge Way (Lot 822)

Vestavia, AL 35242

BILLING ADDRESS (if different from above) _____

PHONE : (205) 910-4458 Email btaylor@ccbcu.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Schoel Engineering Company

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

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

NAME: Schoel Engineering Company

ADDRESS: 1001 22nd Street South

Birmingham, AL 35205

MAILING ADDRESS (if different from above) _____

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

P0721-29//27-4-3-43-45.000
Lots 820-822 Vestlake Ridge
Final Map to dedicate storm sewer
easement
Dagleish, Hymer & Taylor

IV. ACTION REQUESTED

Final Plat Approval: (reason must be provided)

Explain reason for the request: Resurvey to dedicate a 15 foot wide storm sewer easement
across lots 820, 821 and 822
if additional information is needed, please attached full description of request

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

Lots 820, 821 & 822, Vestlake Ridge (Map Book 222 Pg 23)

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.**

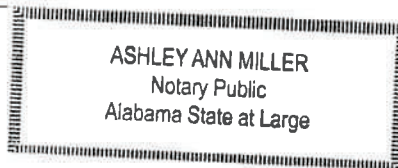
Jana P. Taylor
Dalgleish & Taylor
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 23 day of December, 2020.

Ashley Ann Miller
Notary Public

My commission expires 20
day of January, 2022.



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

II. APPLICANT INFORMATION: (owner of property)

NAME: Cheri A. Dagleish

ADDRESS: 882 Vestlake Ridge Drive (Lot 820)

Vestavia, AL 35242

BILLING ADDRESS (if different from above) _____

PHONE : (205) 907-4844 Email cheri@apelmachine.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Schoel Engineering Company, Inc

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

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

NAME: Schoel Engineering Company

ADDRESS: 1001 22nd Street South

Birmingham, AL 35205

MAILING ADDRESS (if different from above) _____

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

P0721-29//27-4-3-43-45.000
Lots 820-822 Vestlake Ridge
Final Map to dedicate storm sewer
easement
Dagleish, Hymer & Taylor

IV. ACTION REQUESTED

Final Plat Approval: (reason must be provided)

Explain reason for the request: Resurvey to dedicate a 15 foot wide storm sewer easement
across lots 820, 821 and 822
if additional information is needed, please attached full description of request

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

Lots 820, 821 & 822, Vestlake Ridge (Map Book 222 Pg 23)

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.**

Cheri Dagleish 12-15-2020 _____
Owner Signature/Date Representing Agent (if any)/date

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

Erin Sutton Bigham
Notary Public

My commission expires 27th
day of August, 2021.



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

II. APPLICANT INFORMATION: (owner of property)

NAME: ~~Liberty Park Joint Venture, LLP~~ (Lot 821) Ralph & Elizabeth Hymer
ADDRESS: ~~1000 Urban Center Drive, Suite 235~~ 4532 Vestlake Ridge Way
~~Vestavia, AL 35242~~ Vestavia, AL 35242

BILLING ADDRESS (if different from above) _____

PHONE : 205-936-0969 Email rhymer@nelbro.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Schoel Engineering Company, Inc.

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

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

NAME: Schoel Engineering Company

ADDRESS: 1001 22nd Street South

Birmingham, AL 35205

MAILING ADDRESS (if different from above) _____

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

P0721-29//27-4-3-43-45.000
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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.**

(Handwritten signature)

Owner Signature/Date

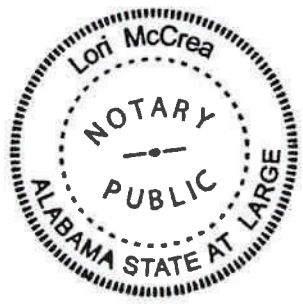
06/07/21

Representing Agent (if any)/date

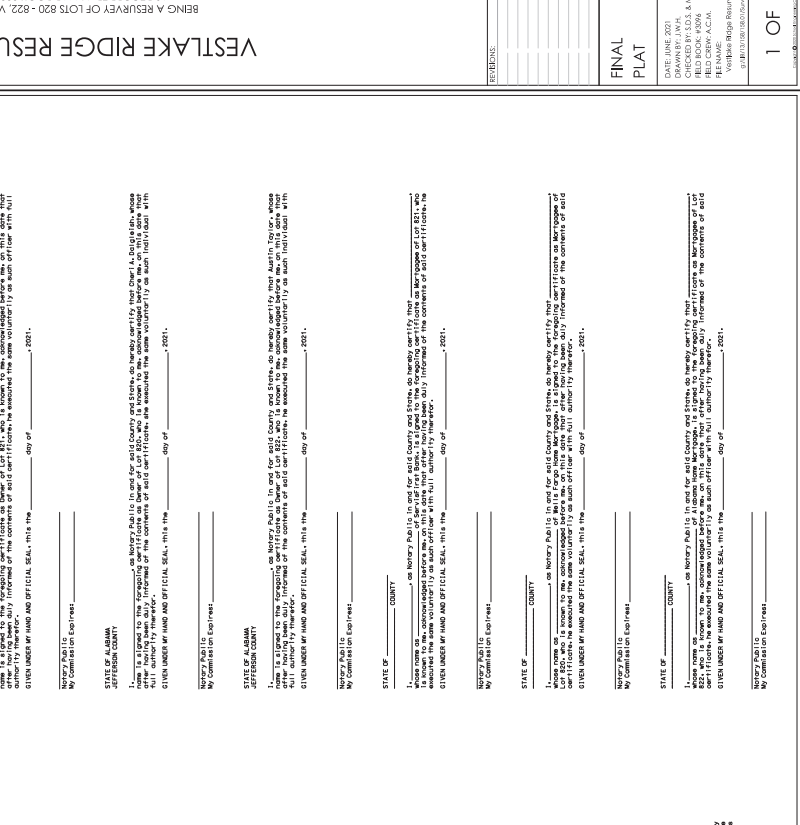
Given under my hand and seal
this 7 day of June, 2021.

(Handwritten signature: Lori McCrea)

Notary Public



My commission expires December
day of 05, 2022.



OWNER OF LOT 821:
RALPH & ELIZABETH HYMER
4532 VESTLAKE RIDGE WAY
VESTAVIA, ALABAMA 35242
(205) 936-0969

OWNER OF LOT 820:
AUSTIN TAYLOR
4524 VESTLAKE RIDGE WAY
VESTAVIA, ALABAMA 35242
205-910-4458

UTILITY SERVICE PROVIDERS:
1. Water - Public Water System provided by Birmingham Water Bureau.
2. Sewer - Provided by Enviro Services, LLC, a private utility.
3. Gas - Spira Energy.
4. Power - Alabama Power Company.
5. Telephone - Bell South Telecommunications.

NOTES:
1. Water - Public Water System and sewer - shall be governed by private contracts with the sewer and the utility company.
2. The purpose of this review is to determine if a 15 foot wide storm sewer easement across Lots 821, 822, and 820 is adequate to accommodate a 15 inch diameter storm sewer pipe as shown on the plan. This review is not intended to constitute an endorsement of any product, material, or equipment shown on the plan. The applicant is responsible for providing all necessary permits and approvals from the appropriate regulatory agencies.
3. This review is not intended to constitute an endorsement of any product, material, or equipment shown on the plan. The applicant is responsible for providing all necessary permits and approvals from the appropriate regulatory agencies.

APPROVED: **WERNER HILLIS** Planning & Zoning Commission
DATE: _____

APPROVED: **WERNER HILLIS** City Engineer
DATE: _____

APPROVED: **WERNER HILLIS** City Clerk
DATE: _____

APPROVED: **Jefferson County** Department of Health
DATE: _____

APPROVED IN FORMAT ONLY:
Director of Environmental Services
DATE: _____

SOCIET ENGINEERING COMPANY, INC.
1505 ...
N. 1728 ...
N. 1728 ...
N. 1728 ...

STATE OF ALABAMA
COUNTY OF ...
NOTARY PUBLIC
My Commission Expires: ...

STATE OF ALABAMA
COUNTY OF ...
NOTARY PUBLIC
My Commission Expires: ...

STATE OF ALABAMA
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My Commission Expires: ...

STATE OF ALABAMA
COUNTY OF ...
NOTARY PUBLIC
My Commission Expires: ...

FINAL PLAT

DATE: JUNE 2021
DRAWN BY: J.D.B. & A.W.C.
FIELD BOOK: MOBILE
REMARKS: ACAL
Vestlake Ridge Reserve No. 1
JULY 20, 2021

VESTLAKE RIDGE RESERVE NO. 1
BING A RESURVEY OF LOTS 820 - 822, VESTLAKE RIDGE,
SITUATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 1 WEST
JEFFERSON COUNTY, ALABAMA



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

Date: **JULY 8, 2021**

- **CASE:** P-0721-11
- **REQUESTED ACTION:** Rezoning Vestavia Hills R-5 to Vestavia Hills R-9
- **ADDRESS/LOCATION:** 3164 Belwood Dr
- **APPLICANT/OWNER:** ELM Properties, LLC
- **GENERAL DISCUSSION:** The request rezone property at Belwood Dr. from R-5 (multi-family) to R-9 for five townhomes. The new development would be accessed through a rear alley off of Belwood Rd. Five parking spots will be added adjacent to the townhomes. The developers will also improve the road frontage along Belwood Rd. with a 5' sidewalk.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The Community Plan calls for medium density residential. The request is a “down-zoning” from the highest density to a more modest 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: 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

I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
- (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days prior to the scheduled meeting at which it shall be considered.** All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which it shall be considered. All information relating to Final Map approvals must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which it is to be considered.
- (3) This application must be filled out in its entirety complete with zip codes.
- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. ****No permits will be issued until all fees have been paid.**
- (5) Appropriate plats and maps with proper legal description shall accompany this application. **Please refer to attached checklist.**

II. APPLICANT INFORMATION: (owner of property)

NAME: ELM Properties LLC.

ADDRESS: 4100 Autumn Ln., Suite 104

Vestavia Hills, AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205-368-3109 Office 205-368-3109

EMAIL ADDRESS: erpike@elmconstructionllc.com

NAME OF REPRESENTING ATTORNEY/AGENT & CONTACT INFORMATION:
N/A

2021 JUN - 2 P 10: 23

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: R-5 Multi-family Residential District

To: R-9 Planned Residential District

For the intended purpose of: From "VH R-5" to "VH R-9" for townhomes

(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.)

3164 Bellwood Drive

Vestavia Hills, AL 35243

Property size: 82.70 feet X 155.89 feet. Acres: 0.53

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.

Elliott Ph / June 3, 2021
Owner Signature/Date Representing Agent (if any)/date

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

[Signature]
Notary Public
My commission expires 17th
day of December, 2023.





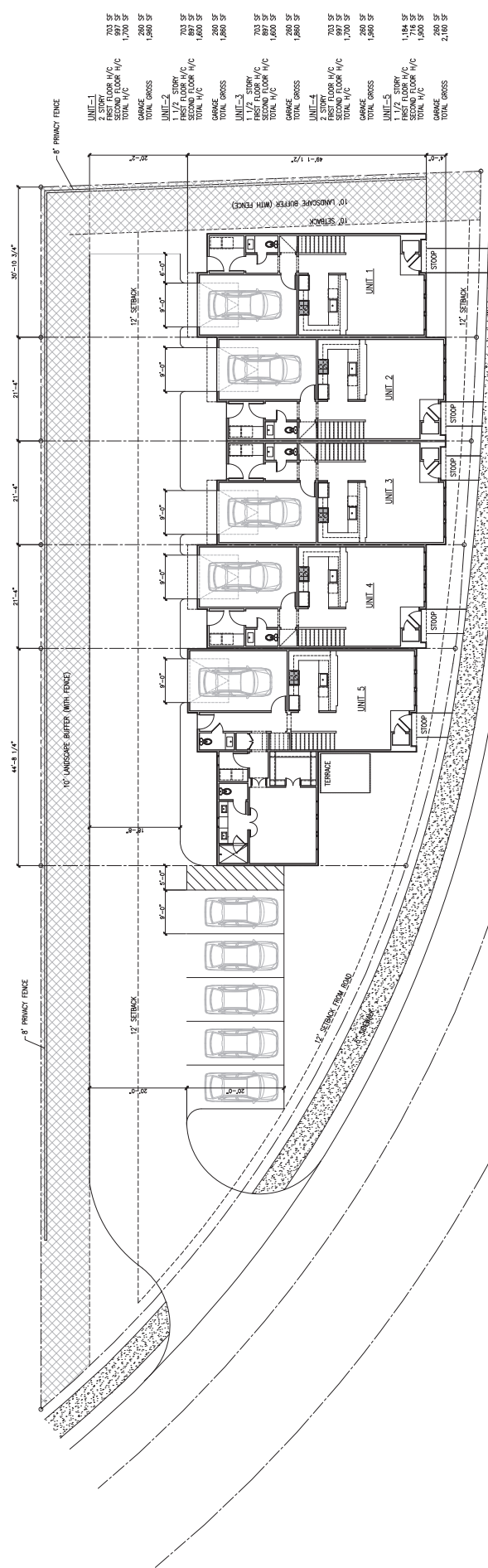
C.M. BRYANT
ARCHITECTS, P.C.
10000 Highway 100, Suite 100
Tomball, TX 77375
281.291.1111
www.cmbryant.com

3160 BELLWOOD DRIVE
NEW TOWNHOMES FOR:
ESTAVIA HILLS, ALABAMA

DATE: 05/20/2019
DESIGN: CONCEPTUAL
CHECKED: [REDACTED]
DRAWN: [REDACTED]
PROJECT: [REDACTED]
SHEET: [REDACTED]
SCALE: [REDACTED]

TITLE
CONCEPTUAL
SITE PLAN

SHEET
A101



N
01 SITE PLAN
SCALE: 1/8"=1'-0"

BELLWOOD DRIVE 40' R/W

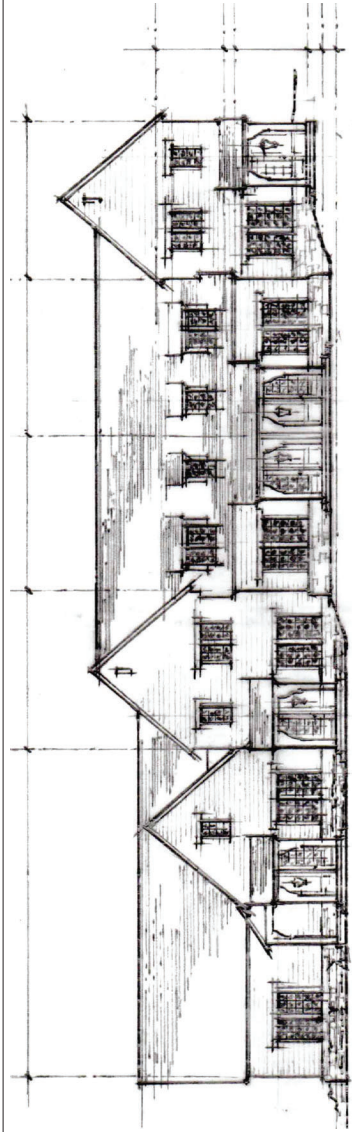
UNIT_1	1,174 SF	703 SF
FIRST FLOOR H/C	897 SF	1,700 SF
SECOND FLOOR H/C	276 SF	1,600 SF
TOTAL H/C	1,174 SF	1,600 SF
GARAGE	260 SF	1,860 SF
TOTAL GROSS	1,434 SF	

UNIT_2	1,174 SF	703 SF
FIRST FLOOR H/C	897 SF	1,700 SF
SECOND FLOOR H/C	276 SF	1,600 SF
TOTAL H/C	1,174 SF	1,600 SF
GARAGE	260 SF	1,860 SF
TOTAL GROSS	1,434 SF	

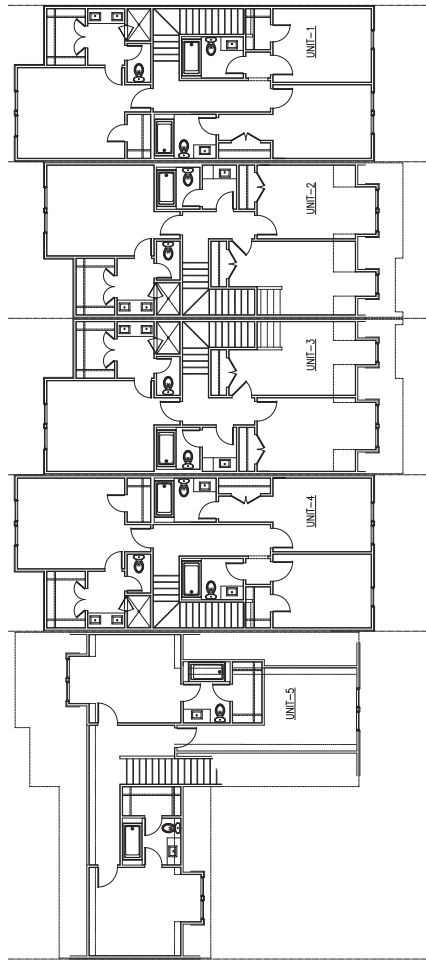
UNIT_3	1,174 SF	703 SF
FIRST FLOOR H/C	897 SF	1,700 SF
SECOND FLOOR H/C	276 SF	1,600 SF
TOTAL H/C	1,174 SF	1,600 SF
GARAGE	260 SF	1,860 SF
TOTAL GROSS	1,434 SF	

UNIT_4	1,174 SF	703 SF
FIRST FLOOR H/C	897 SF	1,700 SF
SECOND FLOOR H/C	276 SF	1,600 SF
TOTAL H/C	1,174 SF	1,600 SF
GARAGE	260 SF	1,860 SF
TOTAL GROSS	1,434 SF	

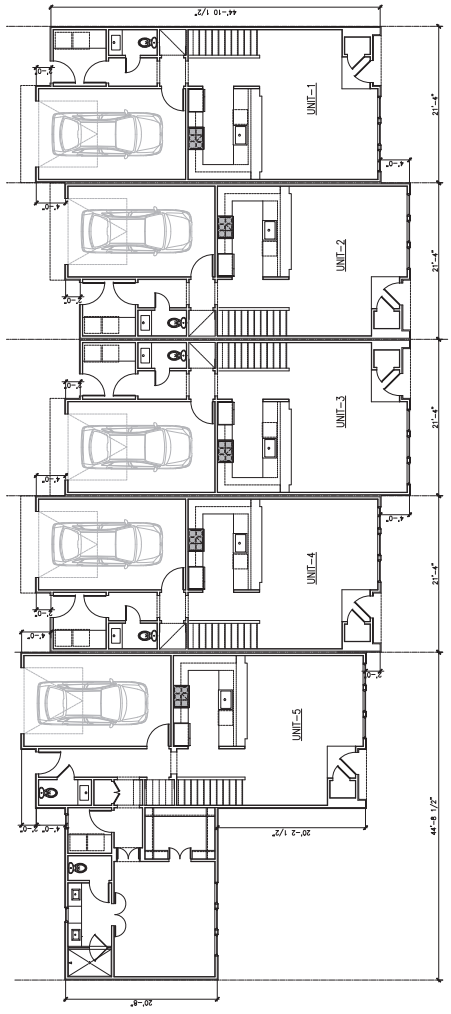
UNIT_5	1,174 SF	703 SF
FIRST FLOOR H/C	897 SF	1,700 SF
SECOND FLOOR H/C	276 SF	1,600 SF
TOTAL H/C	1,174 SF	1,600 SF
GARAGE	260 SF	1,860 SF
TOTAL GROSS	1,434 SF	



03 FRONT ELEVATION
 SCALE: 1/8"=1'-0"



02 BUILDING PLAN - UPPER LEVEL
 SCALE: 1/8"=1'-0"



01 BUILDING PLAN - MAIN LEVEL
 SCALE: 1/8"=1'-0"

UNIT-1	703 SF
FIRST FLOOR H/C	897 SF
SECOND FLOOR H/C	1,240 SF
TOTAL H/C	2,137 SF
TOTAL GROSS	1,860 SF

UNIT-2	703 SF
FIRST FLOOR H/C	897 SF
SECOND FLOOR H/C	1,240 SF
TOTAL H/C	2,137 SF
TOTAL GROSS	1,860 SF

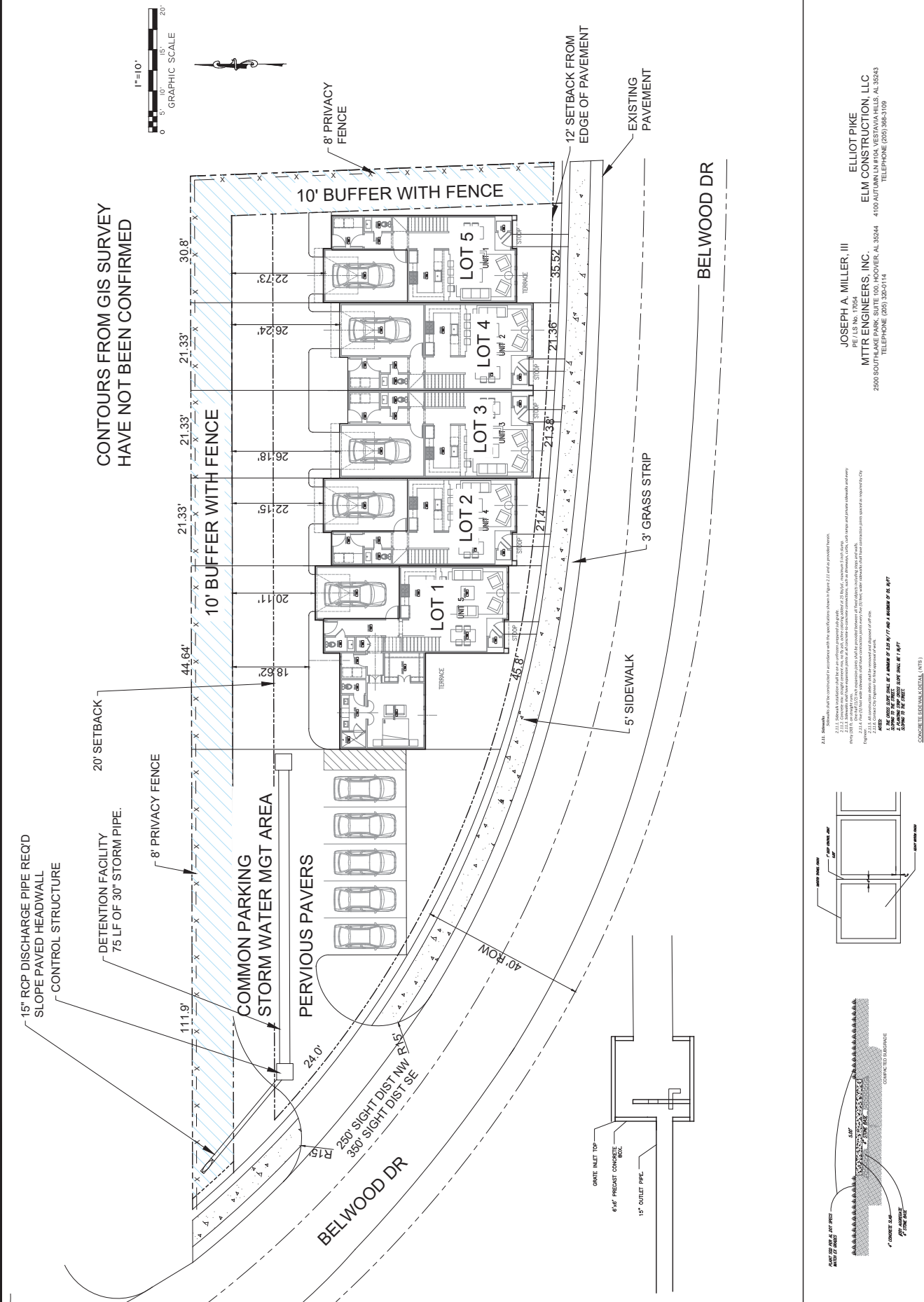
UNIT-3	703 SF
FIRST FLOOR H/C	897 SF
SECOND FLOOR H/C	1,240 SF
TOTAL H/C	2,137 SF
TOTAL GROSS	1,860 SF

UNIT-4	703 SF
FIRST FLOOR H/C	897 SF
SECOND FLOOR H/C	1,240 SF
TOTAL H/C	2,137 SF
TOTAL GROSS	1,860 SF

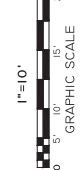
UNIT-5	1,184 SF
FIRST FLOOR H/C	1,184 SF
SECOND FLOOR H/C	1,900 SF
TOTAL H/C	3,084 SF
TOTAL GROSS	2,160 SF



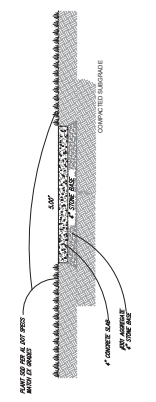
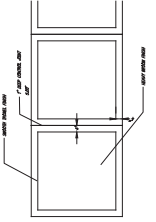
DATE	01/21
DRAWN	
CHECKED	
SCALE	
SHEET	C1



CONTOURS FROM GIS SURVEY
 HAVE NOT BEEN CONFIRMED

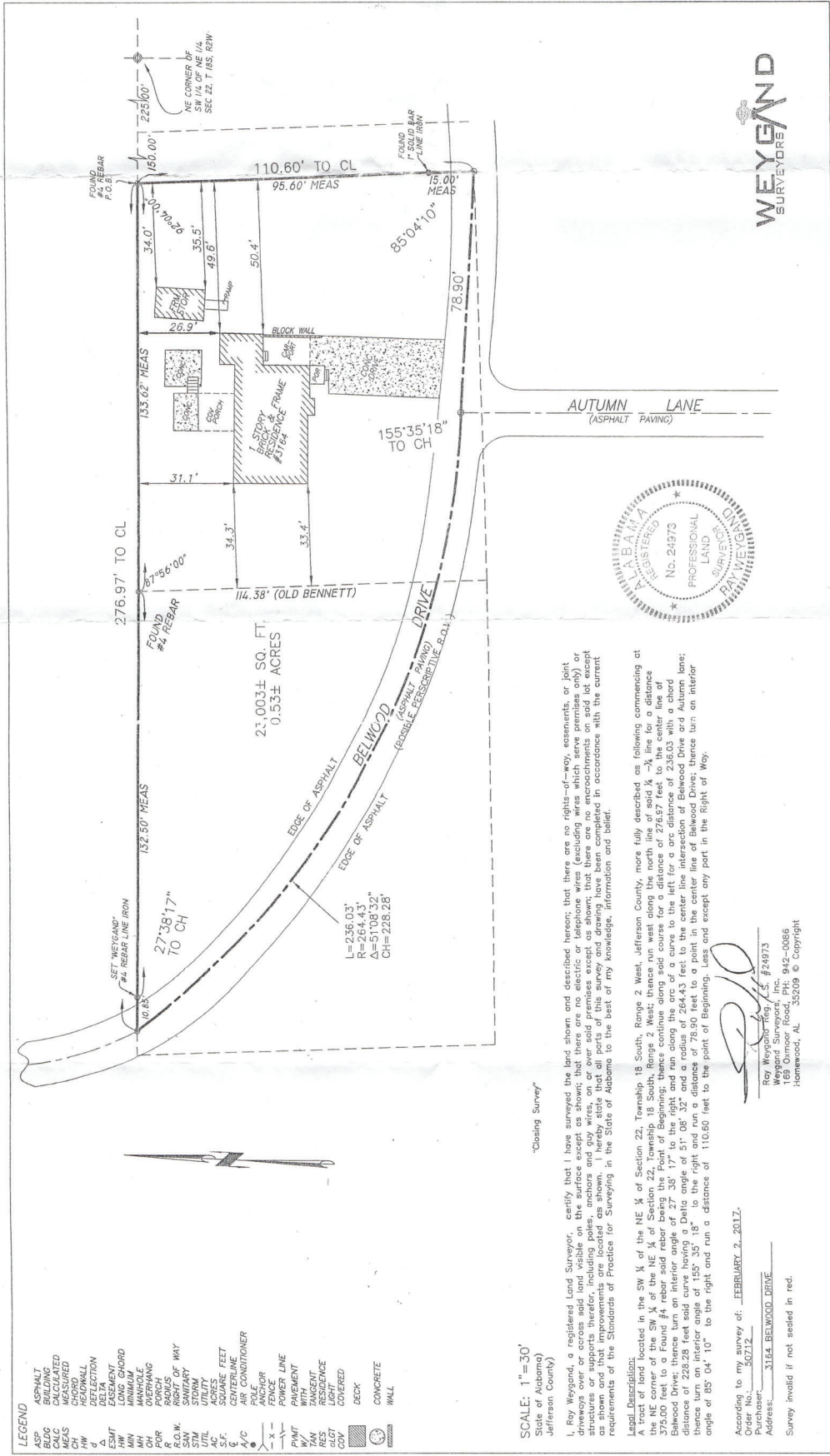


2111.1 Approval shall be obtained for accordance with the applicable Authority having Jurisdiction of all applicable laws.
 2111.2 Submittal and revision drawings are subject to review and approval by the Authority.
 2111.3 All drawings shall show the project location and all applicable laws, codes, ordinances, rules, and regulations.
 2111.4 The Engineer shall be responsible for the accuracy of all information, data, and materials submitted for review and approval by the Authority.
 2111.5 All information shall be reviewed and approved by the Authority.
 2111.6 The Engineer shall be responsible for the accuracy of all information, data, and materials submitted for review and approval by the Authority.
APPRECIATION: THE CITY OF HOOPER, AL. FOR THE COURTESY AND ASSISTANCE PROVIDED BY THE CITY OF HOOPER, AL.
DATE OF PLOTTING: 01/21/2023
SCALE: AS SHOWN
PROJECT: BELWOOD DR TOWNHOMES



JOSEPH A. MILLER, III
 P.E. License No. 36053
MTR ENGINEERS, INC.
 2500 SCOUTLAKE PARK SUITE 100, HOOVER, AL 36244
 TELEPHONE (205) 320-0114

ELLIOT PIKE
 P.E. License No. 36053
ELM CONSTRUCTION, LLC
 4100 AUTUMN WALK, AL 35243
 TELEPHONE (205) 368-3109



WEYGAND
SURVEYORS



SCALE: 1"=30'
Jefferson County)

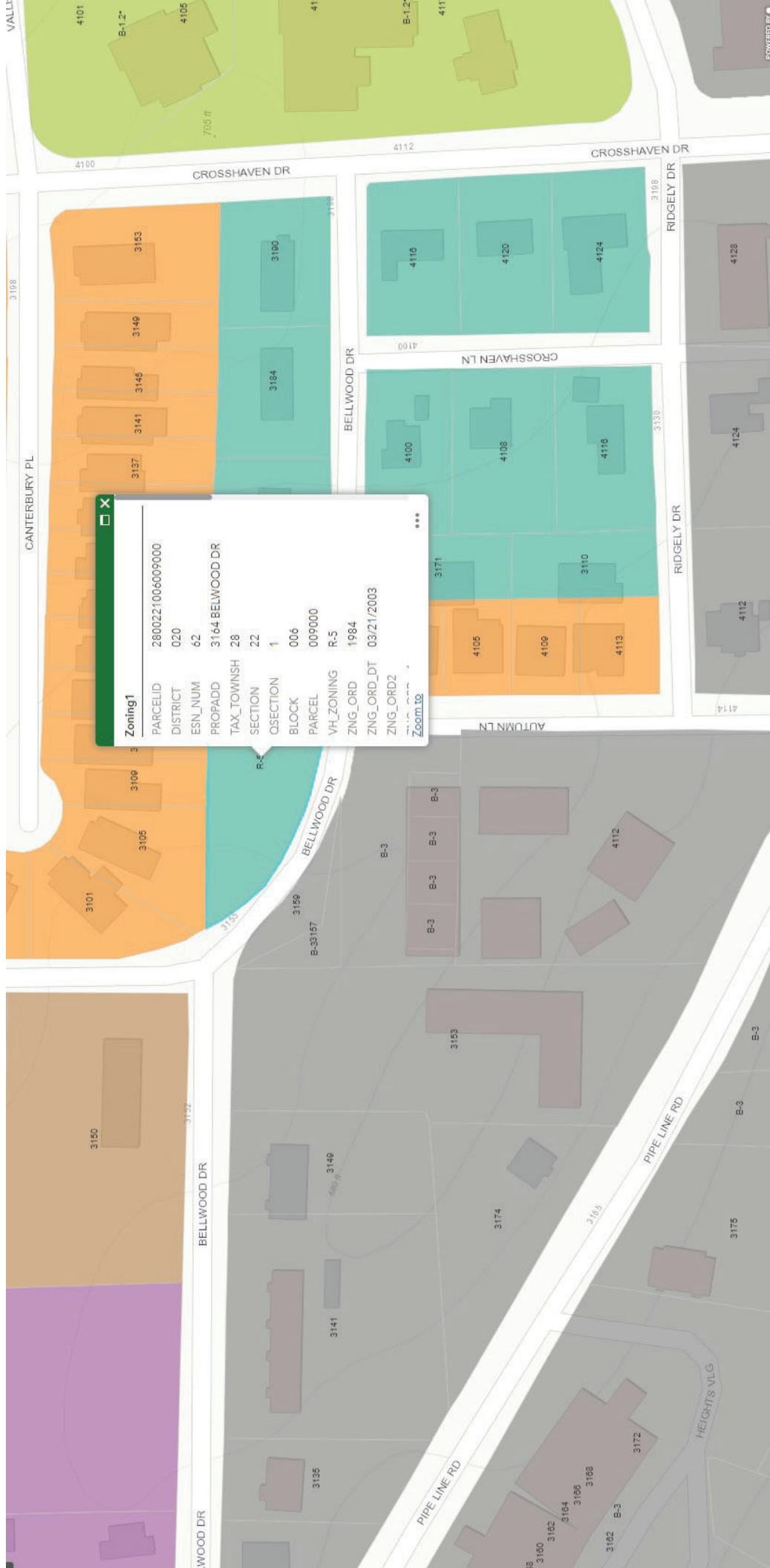
"Closing Survey"

I, Roy Weygand, a registered Land Surveyor, certify that I have surveyed the land shown and described hereon; that there are no rights-of-way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone lines, poles, towers, or other structures or supports hereon or hereunder located on the land shown, and that there are no encroachments on said lot except as shown; that the bearings and distances are true; that the area and perimeter of the land shown are correct; and that the survey was made in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Legal Description:
A tract of land located in the SW 1/4 of the NE 1/4 of Section 22, Township 18 South, Range 2 West, Jefferson County, more fully described as follows commencing at the NE corner of the SW 1/4 of Section 22, Township 18 South, Range 2 West; thence run west along the north line of said 1/4 - 1/4 line for a distance of 375.00 feet to a Found #4 rebar said rebar being the Point of Beginning; thence continue along said course for a distance of 276.97 feet to the center line of Belwood Drive; thence turn an interior angle of 27° 38' 17" to the right and run along the arc of a curve to the left for a distance of 276.97 feet to the center line of Belwood Drive; thence turn an interior angle of 228.28 feet said curve having a delta angle of 51° 08' 32" and a radius of 264.43 feet and run along the arc of a curve to the left for a distance of 228.28 feet to a point in the center line of Belwood Drive; thence turn an interior angle of 85° 04' 10" to the right and run a distance of 78.90 feet to the point of Beginning. Less and except any part in the Right of Way.

According to my survey of: **FEBRUARY 2, 2012.**
Roy Weygand, L.S. #24973
Purchaser: **3164 BELWOOD DRIVE**
Address: **169 Cannon Road, PH: 942-0086**
Homewood, AL 35209 © Copyright

- LEGEND**
- ASP ASPHALT
 - BLDG BUILDING
 - BLDG MEASURED
 - CH CH
 - CHRD CHORD
 - DEF DEFLECTION
 - DELTA DELTA
 - ESMT EASEMENT
 - ESMT MINIMUM
 - MANH MANHOLE
 - MINH MINIMUM
 - POPR PORCH
 - POPR RADIUS OF WAY
 - R RADIUS OF WAY
 - SAW SANITARY
 - STM STORM
 - ACRES ACRES
 - SQ.F. SQUARE FEET
 - CENTERLINE CENTERLINE
 - ANCHOR ANCHOR
 - POLE POLE
 - ANCHOR ANCHOR
 - PAVEMENT PAVEMENT
 - PAVEMENT WITH
 - RANGENT RANGENT
 - LIGHT LIGHT
 - ALOT ALLOT
 - COVERED COVERED
 - DECK DECK
 - CONCRETE CONCRETE
 - WALL WALL



Zoning1

PARCELID	2800221006009000
DISTRICT	020
ESN_NUM	62
PROPADD	3164 BELWOOD DR
TAX_TOWNSH	28
SECTION	22
OSECTION	1
BLOCK	006
PARCEL	009000
VH_ZONING	R-5
ZNG_ORD	1984
ZNG_ORD_DT	03/21/2003
ZNG_ORD2	

Zoom to

Future Land Use

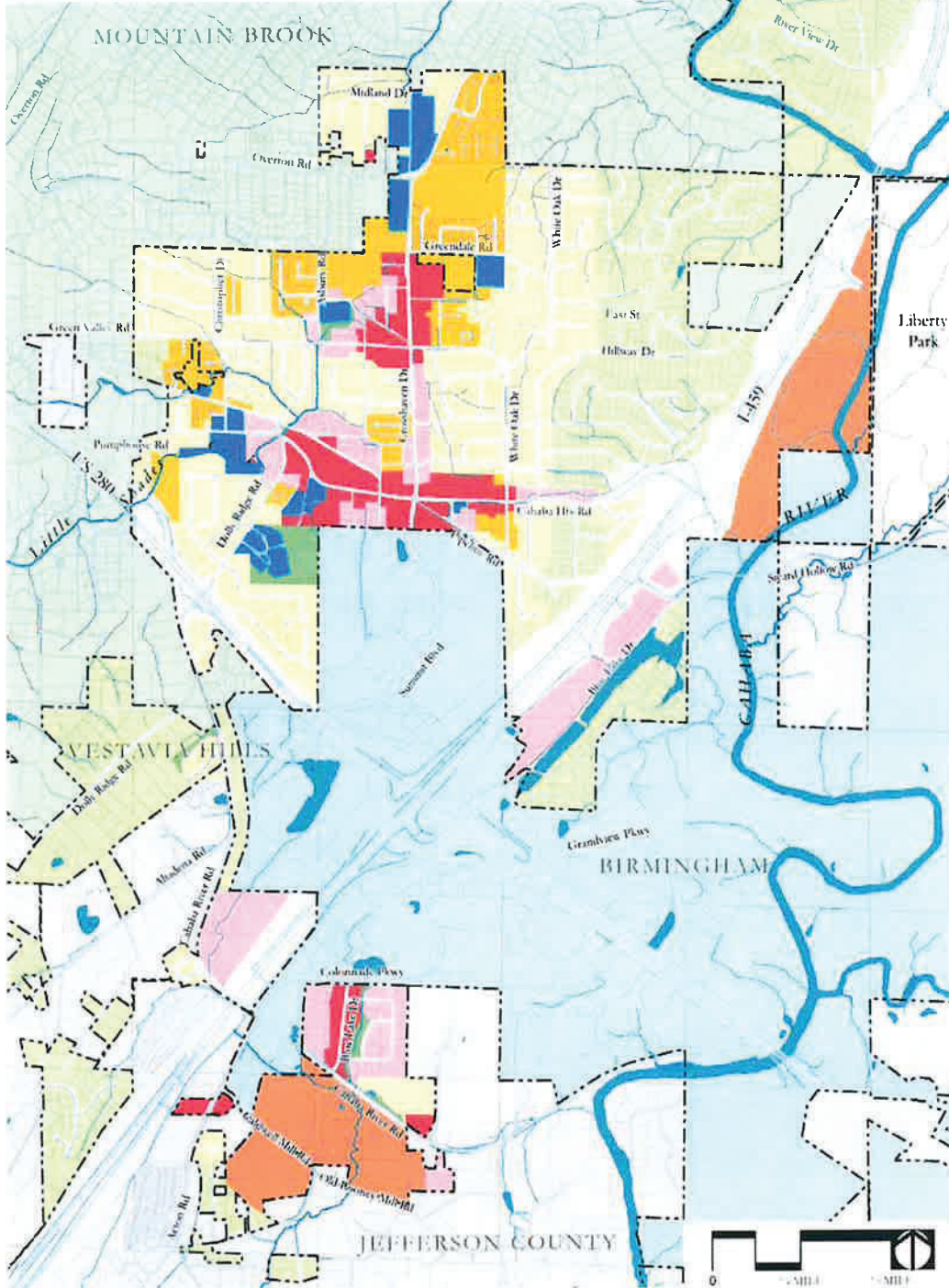


Figure 4: Future Land Use Map