

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

OCTOBER 14, 2021

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: September 9, 2021

Rescheduling November Meeting from November 11, 2021 to November 9, 2021

Final Plats

Consent Agenda

- (1) **P-1021-42** Waffle House, Inc Is Requesting **Final Plat Approval** For **Resurvey Lots 1 And 2 Vestavia Waffle House**. The Purpose for This Request Is to Combine. The Property Is Owned By Waffle House, Inc and Is Zoned Vestavia Hills B-2.
- (2) **P-1021-43** Rowena C. Shaw Is Requesting **Final Plat Approval** For **Shaw's Addition To Dolly Ridge Estates Plat No. 3**. The Purpose for This Request Is To Combine Lots. The Property Is Owned By Rowena C. Shaw and Is Zoned Vestavia Hills E-2.

Rezoning/Annexations

- (4) **P-1021-39** Jordan Huffman and Jack & Deborah Stadifer Are Requesting **Compatible Rezoning** For **2621 & 2625 Red Bud Ln.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.
- (5) **P-1021-40** Keith & Taylor Cargal Are Requesting **Compatible Rezoning** For **2429 Altadena Rd.** from **Jefferson County R-1 to Vestavia Hills R-2** For The Purpose Of Annexation.

Conditional Use

(6) **P-1021-41**

Mike Mahaffey Is Requesting **Conditional Use Approval** for a **Veterinary Clinic and Pet Grooming** Located At **678 Montgomery Hwy.** The Property Is Owned By Vestavia MZL, LLC and Is Zoned Vestavia Hills B-1.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES

SEPTEMBER 9, 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:

Mike Vercher, Chairman
Ryan Farrell
Lyle Larson*
Rusty Weaver*
Hasting Sykes*
Jonathan Romeo*
David Maluff*

MEMBERS ABSENT:

Erica Barnes
Rick Honeycutt

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer

**Member present via Zoom*

APPROVAL OF MINUTES

Mr. Vercher stated that the minutes of the meeting August 12, 2021 are presented for approval.

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

Mr. Romeo– yes	Mr. Ferrell – yes
Mr. Maluff– yes	Mr. Sykes – yes
Mr. Larson– yes	Mr. Weaver – yes
Mr. Vercher – yes	

Motion carried.

Final Plats

- (1) **P-0921-35** Ronald Bruno Is Requesting **Final Plat Approval** For **Bruno’s Addition To Misty Lane**. The Purpose for This Request Is to Amend Lot Lines. The Property Is Owned By Ronald Bruno and Is Zoned Vestavia Hills R-1.
- (2) **P-0921-37** Jones C, LLC Is Requesting **Final Plat Approval** For **Resurvey Of Lots 4 And 5, Block 1 Glass’s Second Addition To New Merkle**. The Purpose for This Request Is To Combine Lots. The Property Is Owned Jones C, LLC and Is Zoned Vestavia Hills B-2.
- (3) **P-0921-38** Old Town Center 131 West 33rd Street Holdings, LLC & Old Town Center 33rd Street Holdings, LLC Are Requesting **Final Plat Approval** For **Olde Towne Center Survey**. The Purpose for This Request Is to Resurvey Lot Lines To Create Two New Lots. The Property Is Owned By Old Town Center 131 West 33rd Street Holdings, LLC & Old Town Center 33rd Street Holdings, LLC and Is Zoned Vestavia Hills B-3.

Mr. Garrison explained the request and stated all items are ministerial.

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

MOTION Motion to approve items 1-3 was made by Mr. Romeo and second was by Mr. Farrell. Voice vote as follows:

Mr. Romeo– yes	Mr. Ferrell – yes
Mr. Maluff– yes	Mr. Sykes – yes
Mr. Larson– yes	Mr. Weaver – yes
Mr. Vercher – yes	

Motion carried.

Rezoning/Conditional Use Recommendations

- (4) **P-0921-36** Ruby Jo Hallman Benson Is Requesting **Rezoning** For **3101 Timberlake Rd.** from **Vestavia Hills R-1** to **Vestavia Hills B-2** For The Purpose Of Commercial Development.

Mr. Garrison explained the background of the request. He stated the proposed plan would allow for seven townhomes, as well as improvements along Oakview Ln.

John Davis, from Express Oil, explained the request.

Mr. Weaver asked Mr. Garrison if he thought the request with consistent with the Blue Lake area and supporting planning documents. Mr. Garrison stated he did not think so due to the surrounding developments and the Cahaba Heights area study labeling this lot as limited mixed use.

Mr. Larson explained the history of development in the Blue Lake area and stated this request is “fundamentally different”. Mr. Maluff agreed with Mr. Larson’s assessment.

Mr. Sykes stated he has used higher end materials on his construction projects in the Blue Lake area.

Mr. Vercher opened the floor for a public hearing.

Brooks Harris and Bobby Patrick both own adjacent properties and spoke in opposition.

Mr. Vercher closed the public hearing.

Mr. Davis asked if he could postpone the vote for a month to incorporate comments and concerns into the proposal.

Mr. Vercher agreed but was uncertain that the delay would alleviate concerns about use.

Mr. Larson additionally asked Mr. Davis to provide other examples of Express Oil in residential/upscale neighborhoods.

Case postponed.

Conrad Garrison, City Planner

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

Date: **OCTOBER 7, 2021**

- **CASE:** P-1021-42
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Lots 1 And 2 Vestavia Waffle House
- **ADDRESS/LOCATION:** 1492 Montgomery Hwy., 3023 Columbiana Rd.
- **APPLICANT/OWNER:** Waffle House, Inc
- **GENERAL DISCUSSION:** Plat will combine the current Waffle House (Lot 1) with the Spin Cleaners (Lot 2) to create Lot 1A. The Spin Cleaners building will be torn down for additional restaurant parking. All existing easements will remain.
- **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: Waffle House Inc.

ADDRESS: 5986 Financial Drive Norcross, GA 30071

BILLING ADDRESS *(if different from above)* _____

PHONE : 770-926-7068 Email _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Richard Stubbs with Engineering Design Group LLC

PHONE : 205-403-9158 Email stubbs@edgalabama.com

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

NAME: Engineering Design Group LLC

ADDRESS: 120 Bishop Circle Suite 300

Pelham Alabama 35124

MAILING ADDRESS *(if different from above)* _____

PHONE: 205-403-9158 Email stubbs@edgalabama.com

**P1021-42//39-00-01-2-000-
023.001&2
1492 Columbiana Rd.
Final Map to combine 2 lots
Waffle House, Inc.**

IV. ACTION REQUESTED

Final Plat Approval: (reason must be provided)

Explain reason for the request: To combine two lots into one.

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

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

Lots 1 and 2 of Survey of Vestavia Waffle House MB 155 PG 28 Jefferson

County Alabama

Property size: 64 feet X 240 feet. Acres: 0.45


VI. ZONING/REZONING:

The above described property is presently zoned: B-3

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

 9-22-2021
Representing Agent (if any)/date

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


Notary Public

My commission expires 12/18
day of December, 2023.

**P1021-42//39-00-01-2-000-
023.001&2
1492 Columbiana Rd.
Final Map to combine 2 lots
Waffle House, Inc.**



September 21, 2021

City of Vestavia Hills
Attn: Mayor of Vestavia Hills

Re: Letter of Authorization

Dear Sir/Madam,

Please accept this letter of approval and authorization from Waffle House, Inc. for Engineering Design Group, LLC or any of its employees to submit on our behalf any application or final plat for the property located at 1492 Columbiana Road, Vestavia Hills, AL 35216

If you have any questions please contact me at (770)-326-7068.

Thank You,

Sincerely,

A handwritten signature in black ink, appearing to read "Butch Baur".

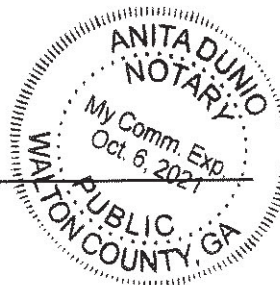
Butch Baur
Permit Project Manager
Vice President, Waffle House Inc.

Sworn to and subscribed before me this 21 day of SEPTEMBER, 2021.

A handwritten signature in black ink, appearing to read "Anita Dujio".

NOTARY PUBLIC

My commission expires: 10-6-2021



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

Date: **OCTOBER 7, 2021**

- **CASE:** P-1021-43
- **REQUESTED ACTION:** Final Plat Approval For For Shaw’s Addition To Dolly Ridge Estates Plat No. 3
- **ADDRESS/LOCATION:** 4621 Dolly Ridge Rd.
- **APPLICANT/OWNER:** Rowena C. Shaw
- **GENERAL DISCUSSION:** Plat will combine Lots E-2A, Lot D-3, and acreage into Lot D-3-1. Lots combined are vacant. All lots are zoned E-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**

II. APPLICANT INFORMATION: (owner of property)

NAME: Rowena C Shaw

ADDRESS: 4621 Dolly Ridge Road

Vestavia Hills, AL 35243

BILLING ADDRESS (if different from above) _____

PHONE : _____ Email _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Gonzalez strength & Associates

PHONE : 942.2486 Email cpeters@gonzalez-strength.com

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

NAME: Gonzalez-Strength & Associates

ADDRESS: 1550 Woods of Riverchase Drive-Suite 200

Hoover, AL 35244

MAILING ADDRESS (if different from above) _____

PHONE: 942.2486 Email dmeadows@gonzalez-Strength.com

P1021-43//28-00-28-1-000-028.000
4621 Dolly Ridge Rd.
Final Map to combine lots
Rowena Shaw

IV. ACTION REQUESTED

Final Plat Approval: (reason must be provided)

Explain reason for the request: Combine 1 Acreage Parcel and 2 Lots into 1 Lot

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

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

4621 Dolly Ridge Road

Property size: 778 feet X 761 feet. Acres: 10.15

VI. ZONING/REZONING:

The above described property is presently zoned: E1

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.**

Rowena Shaw Chris Dife Gonzalez - strength
Owner Signature/Date Representing Agent (if any)/date

Given under my hand and seal
this 23 day of September, 2021.

Mary Gassitu Chapman
Notary Public

My commission expires October
day of 19, 2024.

P1021-43//28-00-28-1-000-028.000
4621 Dolly Ridge Rd.
Final Map to combine lots
Rowena Shaw

STATE OF ALABAMA
JEFFERSON COUNTY

Shaw, a Registered Professional Land Surveyor, and ROWENKA C. Shaw, State Surveyor and her staff, on this day of map were made of said Owner, and known as SHAW'S ADDITION TO DOLLY RIDGE ESTATES PLAT NO. 3, showing the subdivisions and acreage, showing the streets, alleys, and public grounds, giving the length, width and name of each lot, showing the bearings and distances between the corners, and showing the location of the lands in the government survey and that non-junior have been indicated at all lot corners and one acreage that be in the owner of said lands and that the same are not subject to any mortgage.

Owner: ROWENKA C. SHAW
By: _____
Date: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, a Notary Public in and for said county in and for said county, do hereby certify that the foregoing plat is correct and true and that the same are not subject to any mortgage, after having been duly examined in the presence of the parties thereto, and the contents of said certificate, he executed the same under my hand and seal this _____ day of _____, 2021.

Notary Public _____ My commission expires: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State, hereby certify that the foregoing plat is correct and true and that the same are not subject to any mortgage, after having been duly examined in the presence of the parties thereto, and the contents of said certificate, he executed the same under my hand and seal this _____ day of _____, 2021.

Notary Public _____ My commission expires: _____

APPROVED: _____
City Engineer /Date _____

APPROVED: _____
Planning & Zoning Chairman /Date _____

APPROVED: _____
City Planner /Date _____

Jefferson County Department of Health _____ DATE: _____

Director of Environmental Services
Environmental Services Department approved subject to the document has been reviewed for compliance with applicable laws and regulations. The document shall not be used for any purpose other than that for which it was prepared. Any change in right of way or Easement boundaries shall require the approval of the Director of Environmental Services.

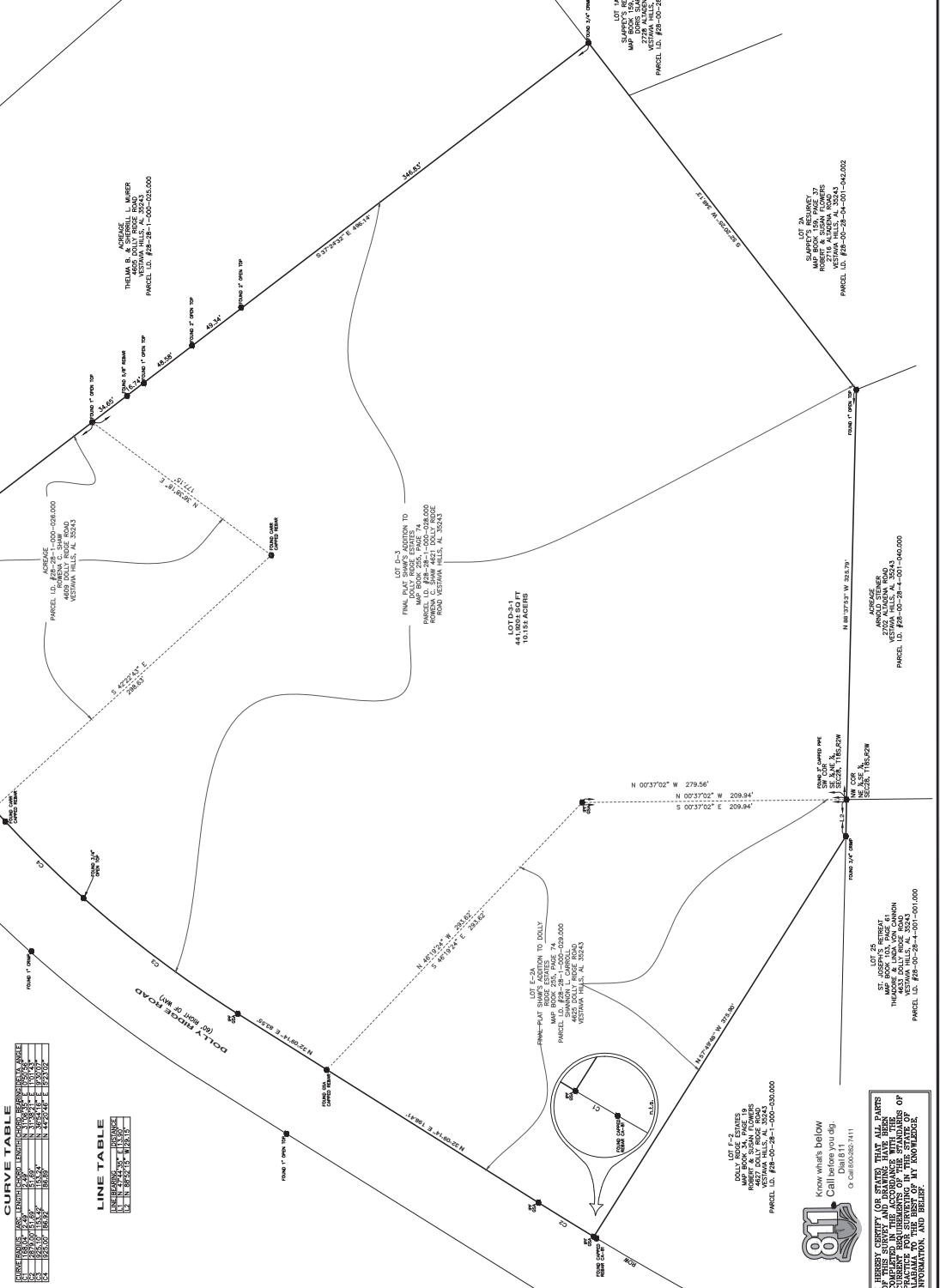
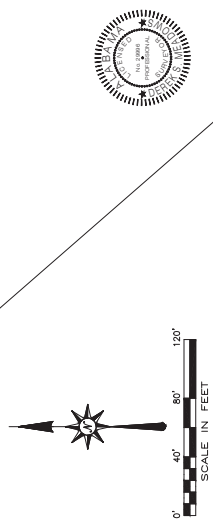
FINAL PLAT SHAW'S ADDITION TO DOLLY RIDGE ESTATES PLAT NO. 3

BEING AN ACREAGE PARCEL AND ALL OF LOTS D-3 AND E-2A, FINAL PLAT SHAW'S ADDITION TO DOLLY RIDGE ESTATES PLAT NO. 3, SHOWING THE SUBDIVISIONS AND ACREAGE, SHOWING THE STREETS, ALLEYS, AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH LOT, SHOWING THE BEARINGS AND DISTANCES BETWEEN THE CORNERS, AND SHOWING THE LOCATION OF THE LANDS IN THE GOVERNMENT SURVEY AND THAT NON-JUNIOR HAVE BEEN INDICATED AT ALL LOT CORNERS AND ONE ACREAGE THAT BE IN THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

Prepared for: _____
FORBES C. SHAW

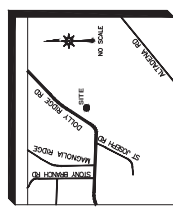
GONZALEZ STRENGTH & ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
1550 WOODS OF RIVERCHASE DRIVE - SUITE 200
HOUSTON, TEXAS 77057
PHONE: (281) 942-2484
WWW.GONZALEZ-STRENGTH.COM
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SEPTEMBER, 2021 JOB #20-0355



LEGEND

IRON PIN FOUND
IRON PIN SET (5/8" FERRIS W/CRP)



CURVE TABLE

CHORD BEARS	CHORD LENGTHS	ARC LENGTHS	AREA
1.0000	1.0000	1.0472	0.0774
1.2500	1.2500	1.2870	0.1588
1.5000	1.5000	1.5000	0.2474
1.7500	1.7500	1.6881	0.3423
2.0000	2.0000	1.8512	0.4437
2.2500	2.2500	1.9912	0.5518
2.5000	2.5000	2.1100	0.6668
2.7500	2.7500	2.2097	0.7889
3.0000	3.0000	2.2934	0.9174
3.2500	3.2500	2.3633	1.0517
3.5000	3.5000	2.4207	1.1912
3.7500	3.7500	2.4670	1.3353
4.0000	4.0000	2.5037	1.4835
4.2500	4.2500	2.5323	1.6353
4.5000	4.5000	2.5543	1.7903
4.7500	4.7500	2.5713	1.9481
5.0000	5.0000	2.5839	2.1084
5.2500	5.2500	2.5928	2.2708
5.5000	5.5000	2.5987	2.4349
5.7500	5.7500	2.6014	2.5994
6.0000	6.0000	2.6017	2.7640
6.2500	6.2500	2.6000	2.9284
6.5000	6.5000	2.5973	3.0923
6.7500	6.7500	2.5937	3.2554
7.0000	7.0000	2.5894	3.4174
7.2500	7.2500	2.5844	3.5780
7.5000	7.5000	2.5789	3.7370
7.7500	7.7500	2.5730	3.8941
8.0000	8.0000	2.5668	4.0491
8.2500	8.2500	2.5604	4.2018
8.5000	8.5000	2.5538	4.3529
8.7500	8.7500	2.5471	4.5022
9.0000	9.0000	2.5404	4.6495
9.2500	9.2500	2.5337	4.7947
9.5000	9.5000	2.5271	4.9376
9.7500	9.7500	2.5207	5.0781
10.0000	10.0000	2.5145	5.2161

LINE TABLE

CHORD BEARS	CHORD LENGTHS	ARC LENGTHS	AREA
1.0000	1.0000	1.0472	0.0774
1.2500	1.2500	1.2870	0.1588
1.5000	1.5000	1.5000	0.2474
1.7500	1.7500	1.6881	0.3423
2.0000	2.0000	1.8512	0.4437
2.2500	2.2500	1.9912	0.5518
2.5000	2.5000	2.1100	0.6668
2.7500	2.7500	2.2097	0.7889
3.0000	3.0000	2.2934	0.9174
3.2500	3.2500	2.3633	1.0517
3.5000	3.5000	2.4207	1.1912
3.7500	3.7500	2.4670	1.3353
4.0000	4.0000	2.5037	1.4835
4.2500	4.2500	2.5323	1.6353
4.5000	4.5000	2.5543	1.7903
4.7500	4.7500	2.5713	1.9481
5.0000	5.0000	2.5839	2.1084
5.2500	5.2500	2.5928	2.2708
5.5000	5.5000	2.5987	2.4349
5.7500	5.7500	2.6014	2.5994
6.0000	6.0000	2.6017	2.7640
6.2500	6.2500	2.6000	2.9284
6.5000	6.5000	2.5973	3.0923
6.7500	6.7500	2.5937	3.2554
7.0000	7.0000	2.5894	3.4174
7.2500	7.2500	2.5844	3.5780
7.5000	7.5000	2.5789	3.7370
7.7500	7.7500	2.5730	3.8941
8.0000	8.0000	2.5668	4.0491
8.2500	8.2500	2.5604	4.2018
8.5000	8.5000	2.5538	4.3529
8.7500	8.7500	2.5471	4.5022
9.0000	9.0000	2.5404	4.6495
9.2500	9.2500	2.5337	4.7947
9.5000	9.5000	2.5271	4.9376
9.7500	9.7500	2.5207	5.0781
10.0000	10.0000	2.5145	5.2161

801
Know what's below
Call before you dig.
O call 800.422.7411

I HEREBY CERTIFY (OR STATE) THAT ALL PARS OF THIS SURVEY AND ACCORDINGLY HAVE BEEN CURRENTLY EXAMINED AND THAT THE STANDARDS OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

LOT E-2
DOLLY RIDGE ESTATES
ROBERT & SUEANN FORTNER
WESTVIA HILLS, AL 35243
PARCEL ID. #28-02-26-1-000-03000

LOT 25
ST. JOHN'S CHURCH
4623 DOLLY RIDGE ROAD
WESTVIA HILLS, AL 35243
PARCEL ID. #28-02-26-1-001-00100

ANNEXES
ANNEXES
ANNEXES
WESTVIA HILLS, AL 35243
PARCEL ID. #28-02-26-4-001-04000

ANNEXES
ANNEXES
ANNEXES
WESTVIA HILLS, AL 35243
PARCEL ID. #28-02-26-4-001-04000

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WESTVIA HILLS, AL 35243
PARCEL ID. #28-02-26-4-001-04000

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PARCEL ID. #28-02-26-4-001-04000

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PARCEL ID. #28-02-26-4-001-04000

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WESTVIA HILLS, AL 35243
PARCEL ID. #28-02-26-4-001-04000

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ANNEXES
ANNEXES
WESTVIA HILLS, AL 35243
PARCEL ID. #28-02-26-4-001-04000

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

Date: **OCTOBER 7, 2021**

- **CASE:** P-1021-39
- **REQUESTED ACTION:** Rezoning JC E-1 to Vestavia Hills E-2
- **ADDRESS/LOCATION:** 2621 & 2625 Red Bud Ln.
- **APPLICANT/OWNER:** Jordan Huffman and Jack & Deborah Stadifer
- **GENERAL DISCUSSION:** This is a compatible rezoning of annexed property on Red Bud Ln. from JC E-1 to VH E-2. Property was annexed overnight by Ordinance 3026 & 3027 on 8/9/21.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
 - (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days prior to the scheduled meeting at which it shall be considered**. All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which 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: Jordan Hoffman

ADDRESS: 2621 Red Bud Lane

Birmingham, AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 575-520-9543 Office _____

EMAIL ADDRESS: Jordan.Simons@yahoo.com

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

P1021-39//28-00-33-2-001-024.000
2621 & 2625 Red Bud Ln.
Rezoned to VH E2
Hoffman & Standifer
E1

JC

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: Jefferson County E-1

To: Vestavia Hills E-2

For the intended purpose of: Annexation

(Example: From "VH R-1" to "VH O-1" for office building)

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

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

2621 Red Bud LN Birmingham, AL 35243

Property size: 265 feet X 184 feet. Acres: 1.1

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

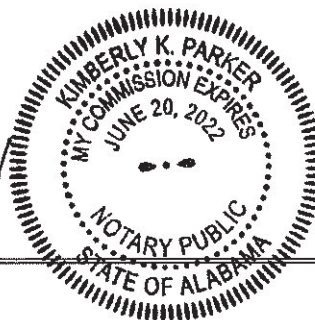
18-16-21

/
Representing Agent (if any)/date

Given under my hand and seal
this 16 day of August, 2021.

[Signature]
Notary Public

My commission expires June 20, 2021
day of _____, 20____.



P1021-39//28-00-33-2-001-024.000
2621 & 2625 Red Bud Ln.
Rezoned to VH E2
Hoffman & Standifer
E1

JC

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:

ADDRESS:

MAILING ADDRESS (if different from above)

PHONE NUMBER: Home

Office

EMAIL ADDRESS:

NAME OF REPRESENTING ATTORNEY/AGENT & CONTACT INFORMATION:

P1021-39//28-00-33-2-001-024.000

2621 & 2625 Red Bud Ln.

Rezzone to VH E2

Hoffman & Standifer

E1

JC

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: Jefferson County E-1

To: Vestavia Hills O E-2

For the intended purpose of: Annexation

(Example: From "VH R-1" to "VH O-1" for office building)

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

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

2625 Red Bud Lane
Birmingham, AL 35243

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

V. INFORMATION ATTACHED:

Attached Checklist complete with all required information.

Application fees submitted.

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

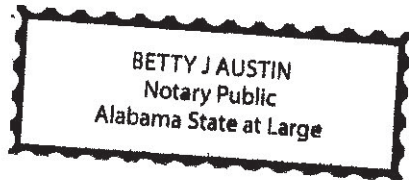
[Signature] 8/12/21
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 12 day of August, 2021

Betty J. Austin
Notary Public

My commission expires _____
day of _____, 20_____. My Commission Expires July 1, 2023

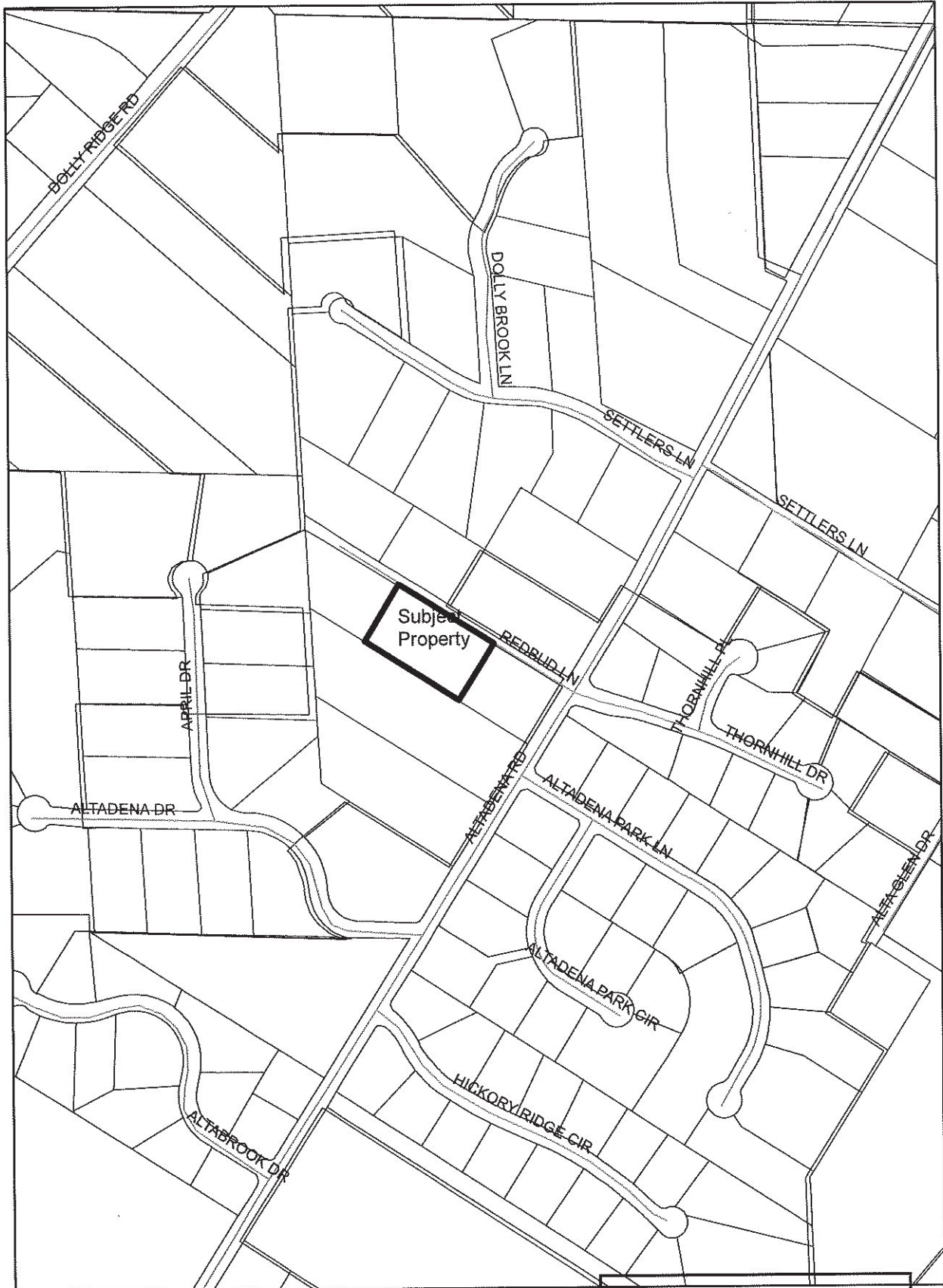


P1021-39//28-00-33-2-001-024.000
2621 & 2625 Red Bud Ln.
Rezone to VH E2
Hoffman & Standifer
E1

JC

2621 Red Bud Lane

2621 Red Bud Lane

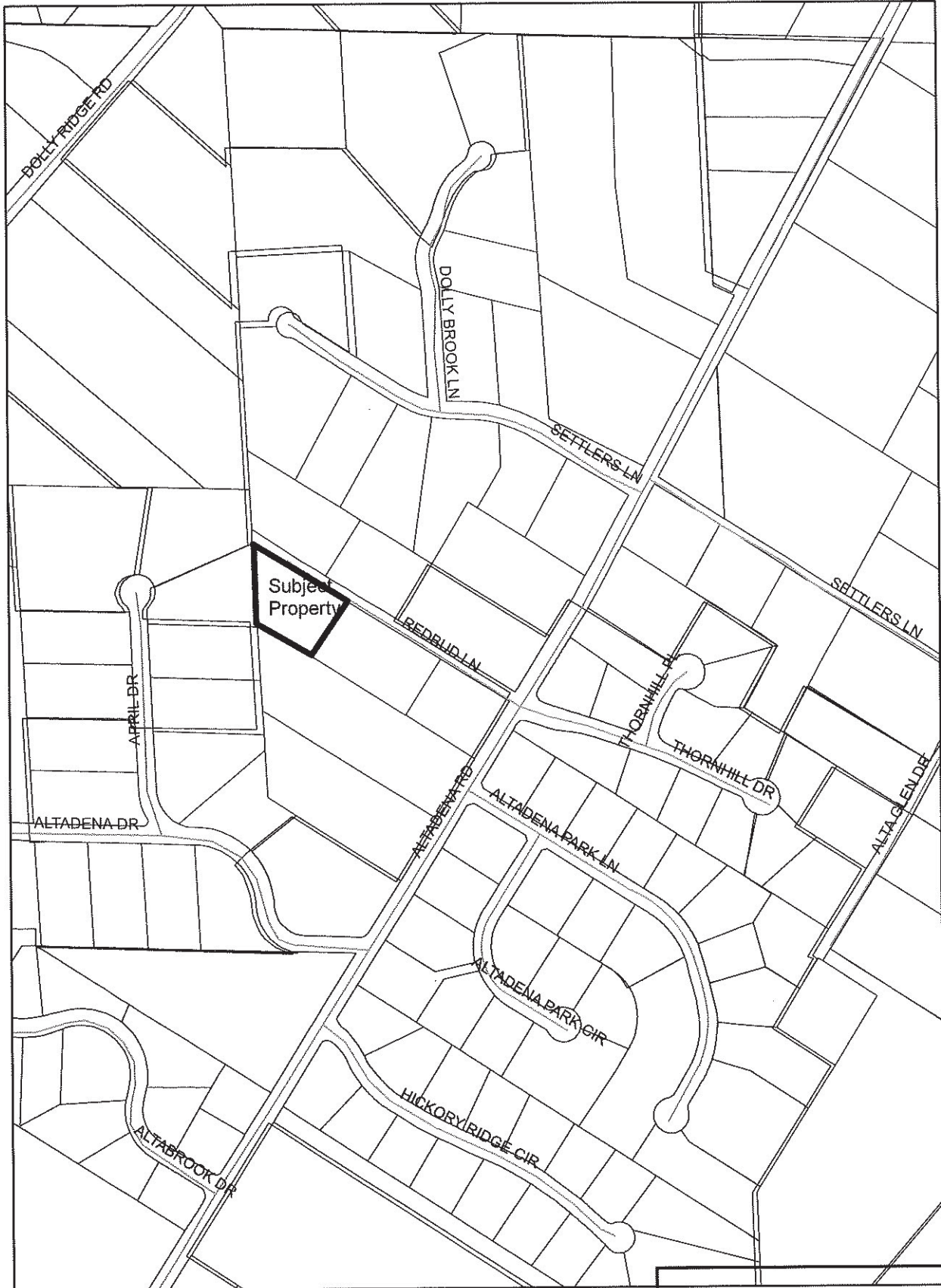


Legend


 Vestavia_Hills_City_Limits

2625 Red Bud Lane

2625 Red Bud Lane



Legend

 Vestavia_Hills_City_Limits



Zoning 1

PARCELID	2800332001024000
DISTRICT	002
ESN_NUM	504
PROPADD	2421 REDBUD LN
TAX_TOWNSH	28
SECTION	33
CSECTION	2
BLOCK	001
PARCEL	024000
VH_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	
ZOOMLEVEL	

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

Date: **OCTOBER 7, 2021**

- **CASE:** P-1021-41
- **REQUESTED ACTION:** Conditional Use Approval for a Veterinary Clinic and Pet Grooming Located At 678 Montgomery Hwy.
- **ADDRESS/LOCATION:** 678 Montgomery Hwy.
- **APPLICANT/OWNER:** Mike Mahaffey
- **GENERAL DISCUSSION:** The applicant is seeking to establish a small veterinary practice and pet grooming facility in the City Center shopping center in the vacated Subway space. All services would be by appointment only and no overnight boarding offered. As per and agreement with the property owner, the greenspace behind the building would be utilized. A description of the applicant's business is attached.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with plan for commercial core.
- **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: Conditioned on no overnight boarding.
 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
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: Mike Mahaffey

ADDRESS: 2828 Vestavia Forest Place

Vestavia Hills, AL 35216

PHONE: 205-229-3843 EMAIL: MIKEM35216@Gmail.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Mark McCoy

PHONE: 205-223-2527 EMAIL: _____

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

NAME: MIKE MAHAFFEY
ADDRESS: 2828 Vestavia Forest Place
Vestavia Forest Hills, AL 35216
PHONE: 205-229-3843 EMAIL: MIKEM35216@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: _____

Requested Conditional use For the intended purpose of: _____

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

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

678 Montgomery Highway
Vestavia Hills, AL 35216
Property size: ^{space} 1,276 square feet X _____ feet. Acres: _____

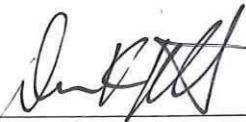
All applications must contain a full legal description of subject property.

V. INFORMATION ATTACHED:

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

P1021-41//28-00-19-3-011-004.000
678 Montgomery Hwy.
Cond. Use for Dog Baths &
Grooming
Mike Mahaffey

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**

 8/26/21
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 26 day of August, 2021.


Notary Public

My commission expires ~~June 25, 2022~~
25 day of June, 2022.



P1021-41//28-00-19-3-011-004.000
678 Montgomery Hwy.
Cond. Use for Dog Baths &
Grooming
Mike Mahaffey



**678 Montgomery Hwy
Vestavia Hills, AL 35216**

**CITY OF VESTAVIA
PLANNING AND ZONING PROPOSAL**

P1021-41//28-00-19-3-011-004.000
678 Montgomery Hwy.
Cond. Use for Dog Baths &
Grooming
Mike Mahaffey

DATE: September 7, 2021
TO: City of Vestavia, Zoning and Planning Commission
FROM: Mike Mahaffey, President/Owner, Pet Vet Grooming, LLC, DBA – Happy Dog Bath & Grooming
SUBJ: Happy Dog Baths & Grooming, 678 Montgomery Hwy, Vestavia Hills, AL 35216 (previous Subway location)

I am a 22-year business owner in Vestavia Hills. In December 2020, my wife, Kris Mahaffey, DVM, and I sold our veterinarian practices (Pet Vet Animal Hospital, 2021 Kentucky Avenue, Vestavia, and Pet Vet Express, 253 County Club Park, Mountain Brook) to a national corporation headquartered in Chicago, IL. The same month, I opened another business in Mountain Brook, Pet Vet Grooming, LLC (now known as Happy Dog Baths & Grooming). This business is a first-class, attractive and inviting grooming salon with three fulltime groomers and three bathers. We currently serve approximately 30 dogs per day, Monday through Friday, and have welcomed more than 300 clients, since our opening.

After the sale of both business locations, the new owners decided to no longer offer grooming and bathing services, which created an opportunity for us to offer these services to the sizable number of pet owners in Vestavia, while expanding our business in Mountain Brook.

Although many of our former Vestavia clients travel to the Mountain Brook location for grooming services, there remain clients, particularly elderly and disabled clients, who are unable to travel to Mountain Brook. The space we have identified (former Subway store) in Vestavia, offers a perfect location to expand the Happy Dog Baths and Grooming business. We plan on having the same staffing levels in the Vestavia location as we currently have in Mountain Brook, and are anticipating opening with approximately 150 former and new clients. This will help draw new customers and tax revenue to surrounding businesses in north Vestavia versus those customers traveling to adjacent cities for services.

As in our Mountain Brook location, Happy Dog Baths and Grooming in Vestavia plan to offer additional pet services and supplies, including veterinarian care. My wife, Dr. Kris, is currently offering mobile vet services, as well.

Kris and I are hoping to bring much needed services that are no longer available in north Vestavia. In addition to living and raising our family in Vestavia for more than 22 years, we want to continue to be a part of our community and support the local economy. The former Subway store location has been vacant for several years, and its floor plan and back-of-building green space perfectly lends itself to our needs for a successful grooming business. Business hours will be 8 a.m. to 4 p.m., Monday-Friday.

P1021-41//28-00-19-3-011-004.000
678 Montgomery Hwy.
Cond. Use for Dog Baths &
Grooming
Mike Mahaffey

9/7/2021

To: City of Vestavia – Planning and Rezoning

From: Mike Mahaffey – President/Owner Pet Vet Grooming, LLC, (DBA Happy Dog Grooming)

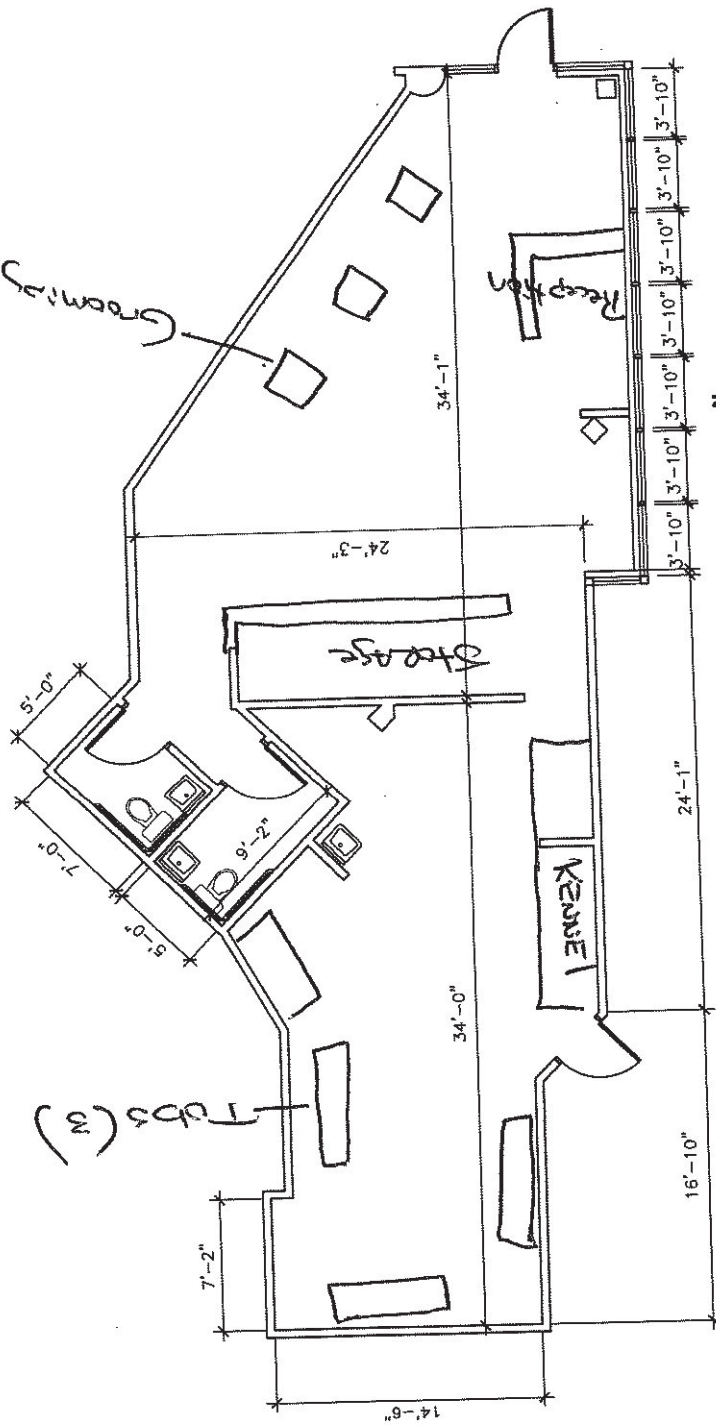
Subject: Request for variance of 678 Montgomery Hwy

This is a formal request to allow a variance on 678 Montgomery Hwy to allow a dog grooming facility. All business will be conducted between 8-5 pm Monday – Friday. All dogs will come in in the morning and all dogs will leave before closing. No dogs will be kept overnight. All dogs will be walked in the green space behind the facility and not on city property.

This space has been vacant for several years. This new business would bring over 7k clients a year to the upper Vestavia business area.

P1021-41//28-00-19-3-011-004.000
678 Montgomery Hwy.
Cond. Use for Dog Baths &
Grooming
Mike Mahaffey

Grooming Table (3)

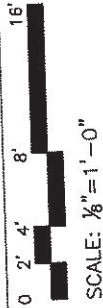


Tubs (3)

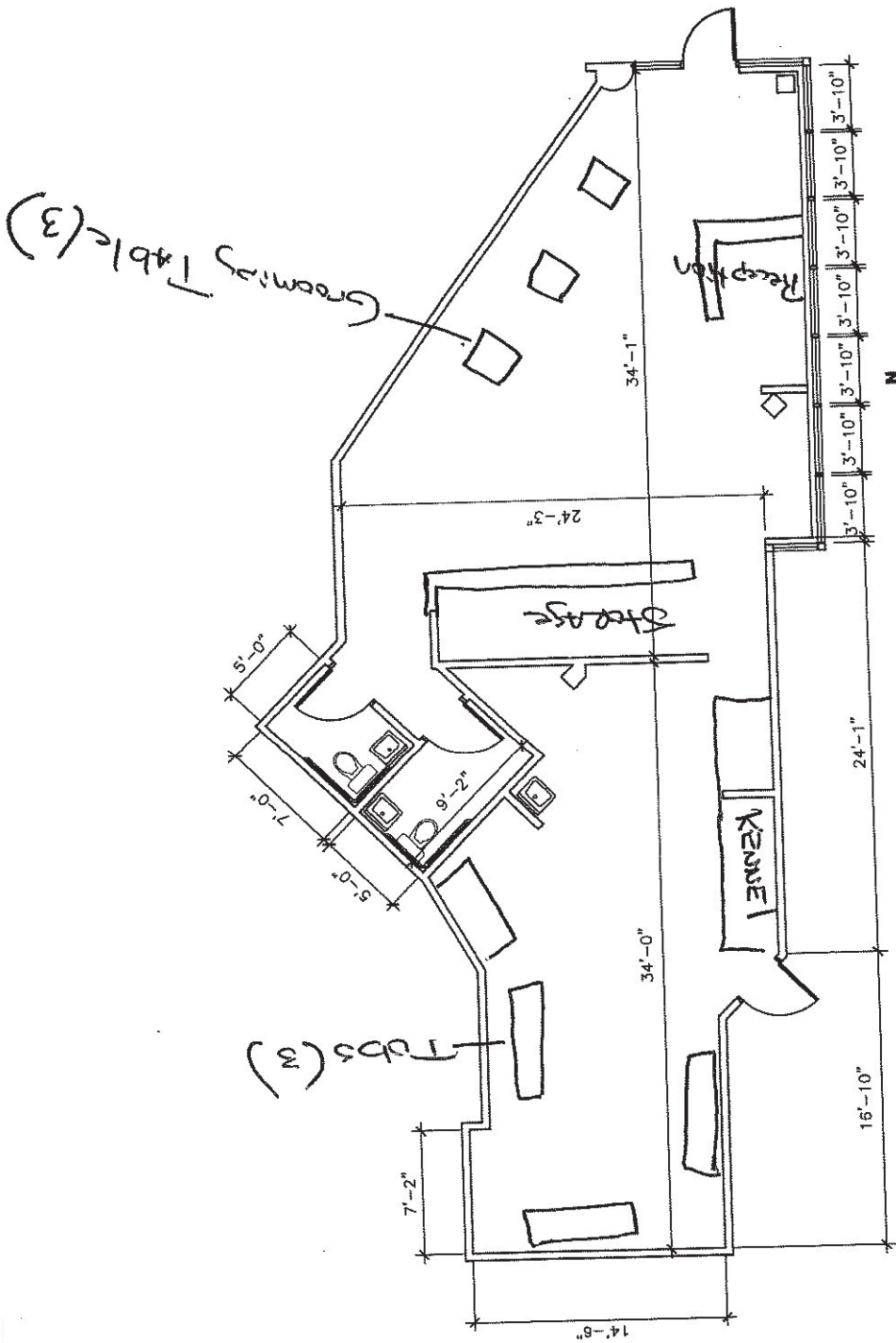


FLOOR PLAN SUITE 678 - 1,435 RSF

1



P1021-41//28-00-19-3-011-004.000
 678 Montgomery Hwy.
 Cond. Use for Dog Baths &
 Grooming
 Mike Mahaffey

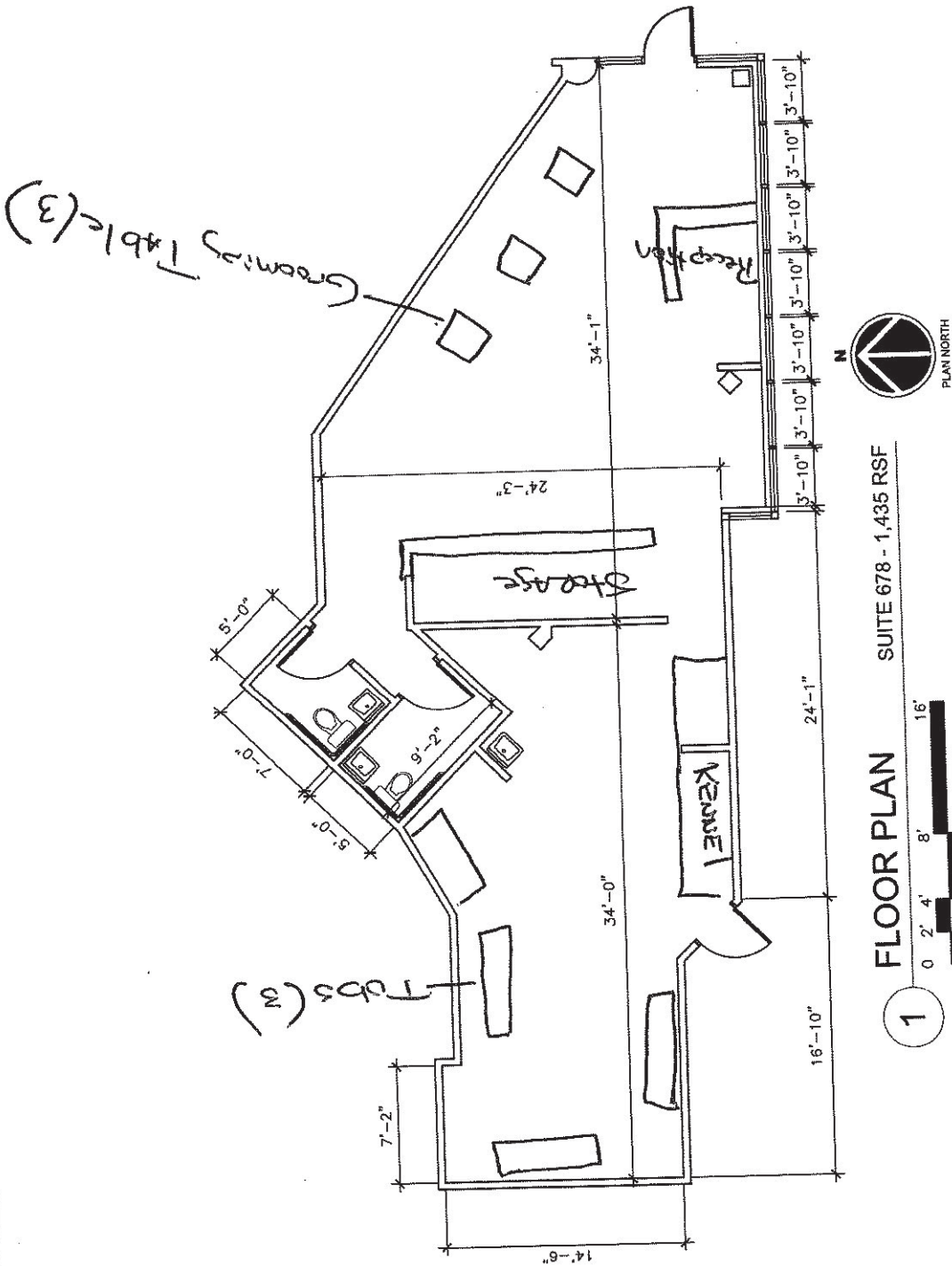


FLOOR PLAN SUITE 678 - 1,435 RSF



P1021-41//28-00-19-3-011-004.000
678 Montgomery Hwy.
Cond. Use for Dog Baths & Grooming
Mike Mahaffey

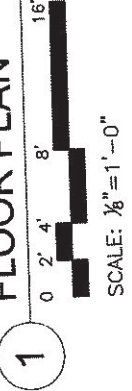
Grooming Table (3)



Tubs (3)

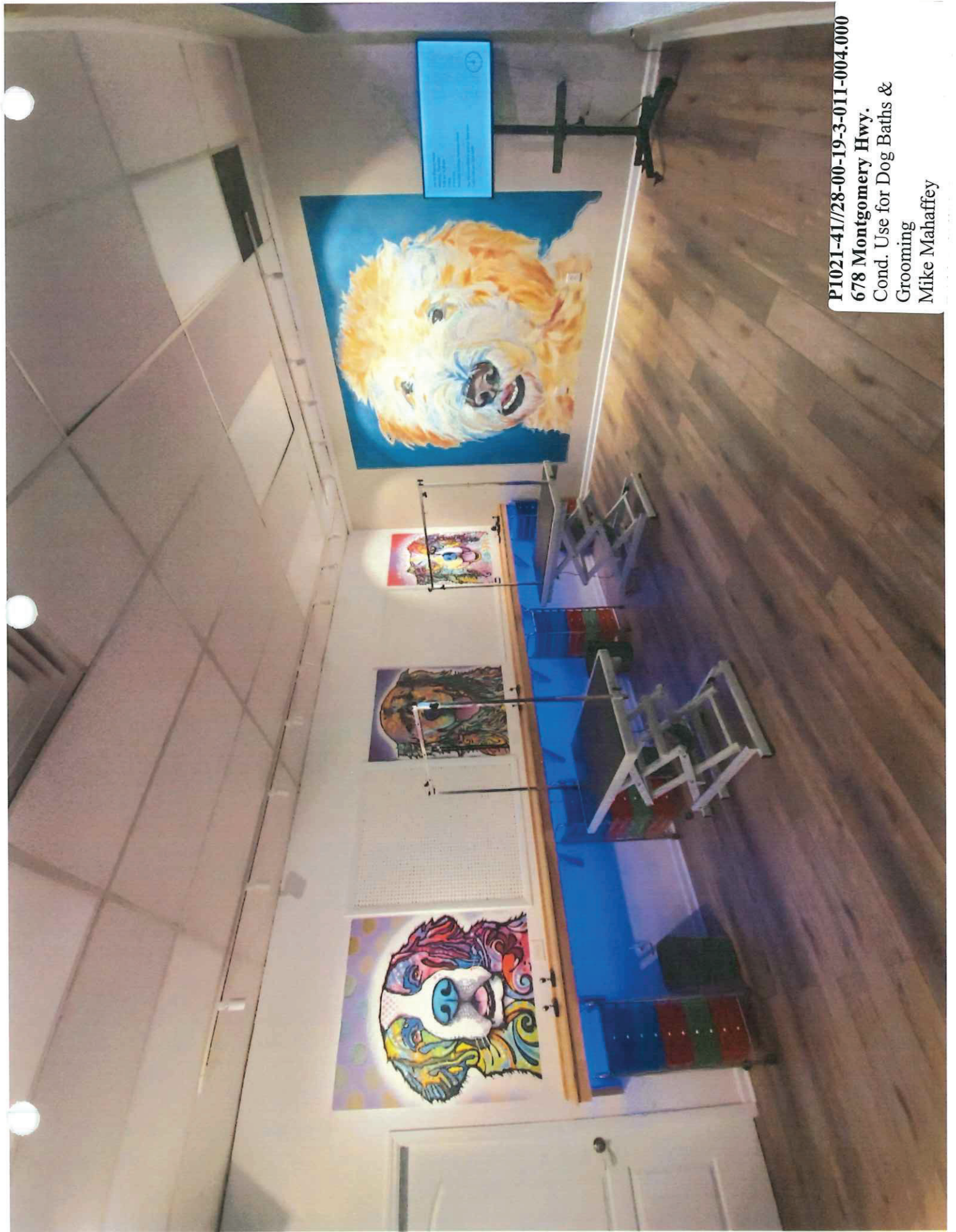


FLOOR PLAN SUITE 678 - 1,435 RSF



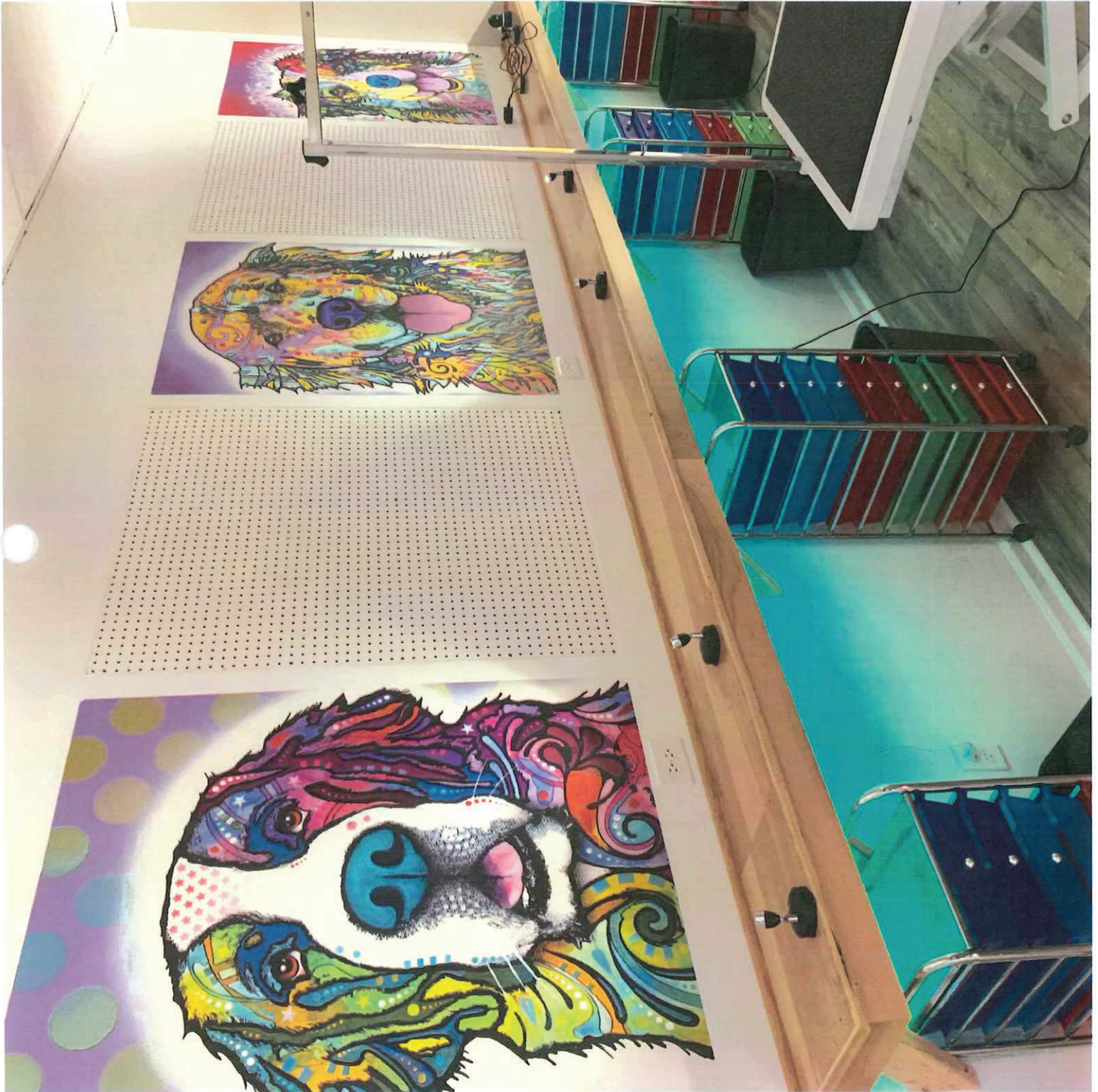


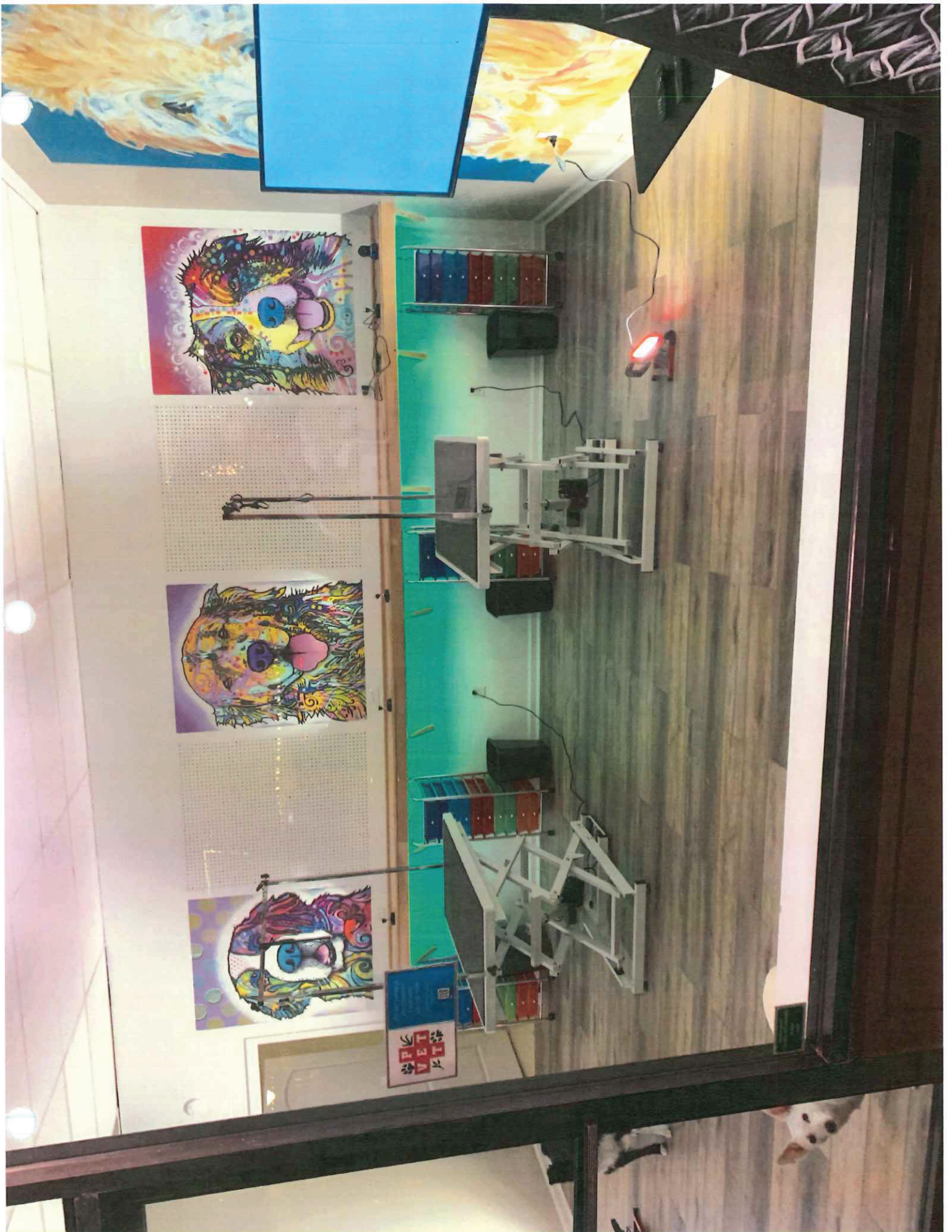
PT021-41//28-00-19-3-011-004.000
678 Montgomery Hwy.
Cond. Use for Dog Baths &
Grooming
Mike Mahaffey

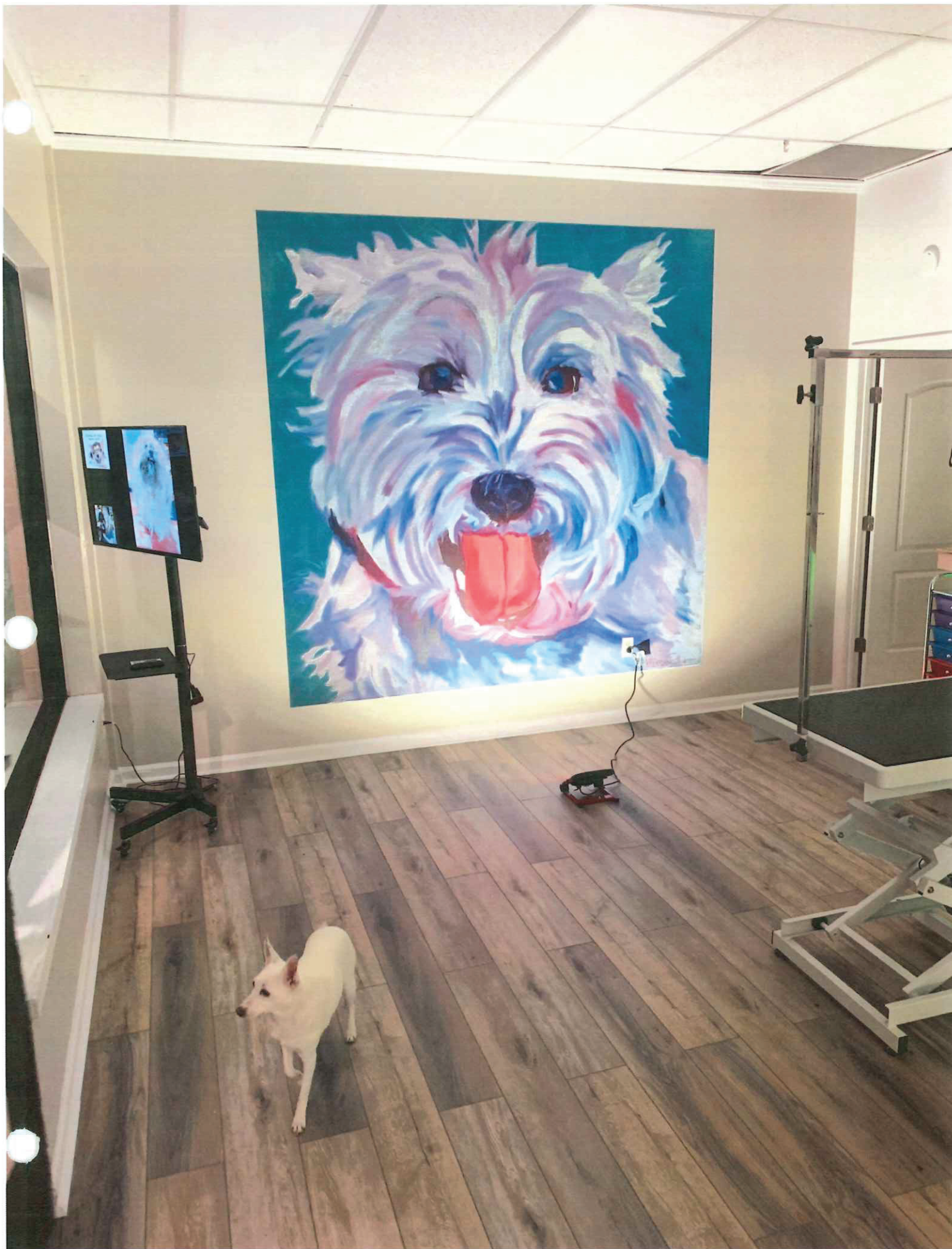


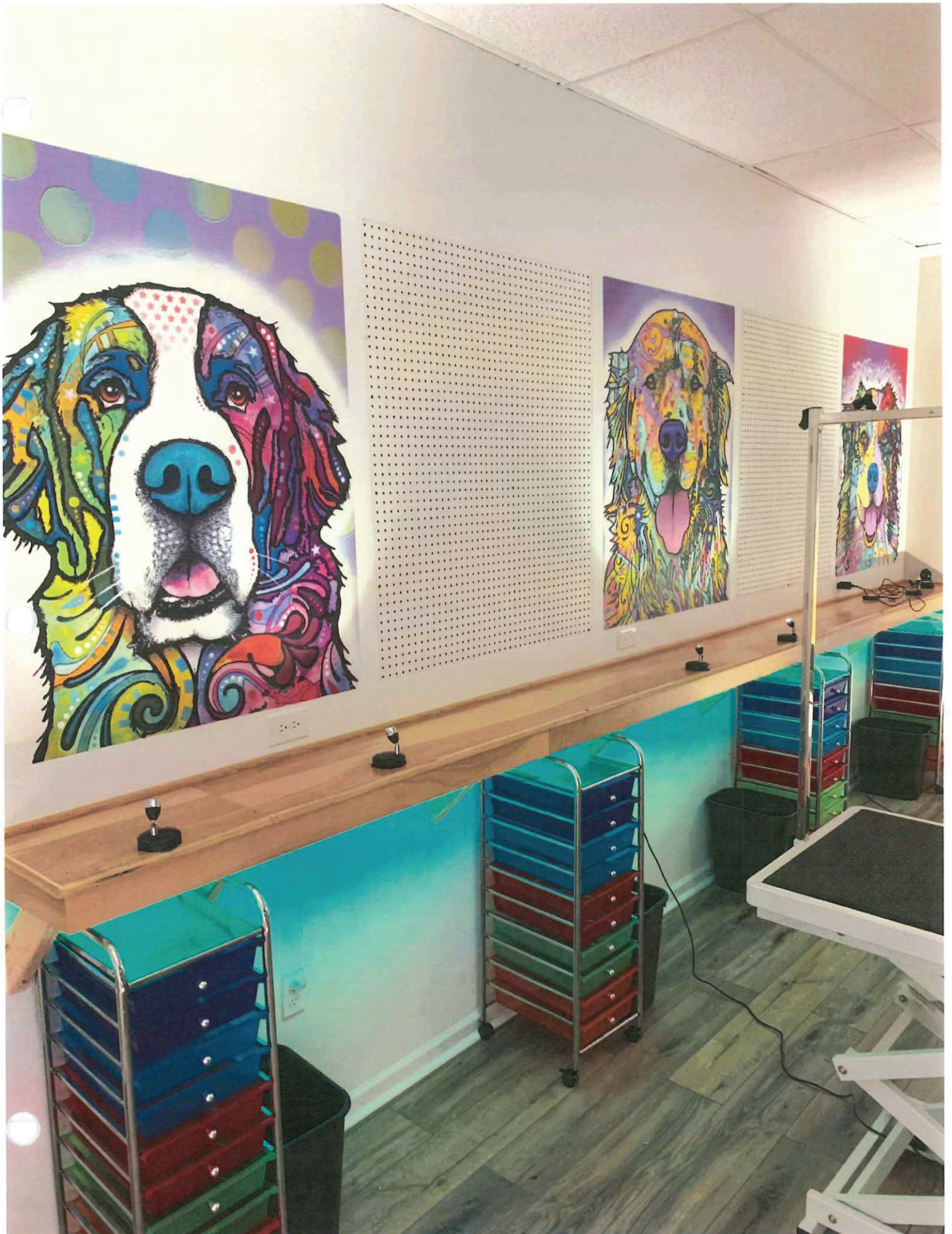
P1021-41//28-00-19-3-011-004.000
678 Montgomery Hwy.
Cond. Use for Dog Baths &
Grooming
Mike Mahaffey

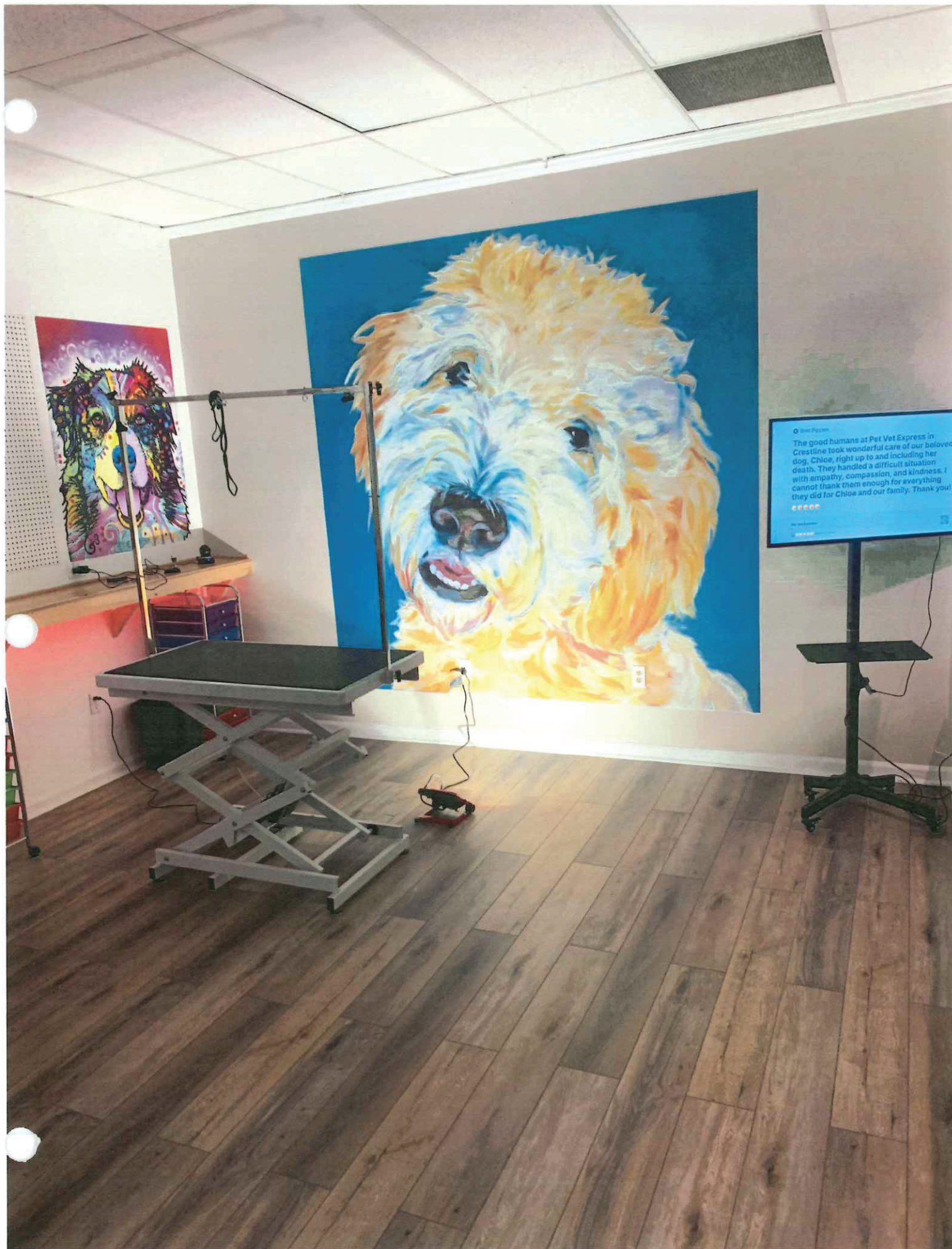
P1021-41//28-00-19-3-011-004.000
678 Montgomery Hwy.
Cond. Use for Dog Baths &
Grooming
Mike Mahaffey



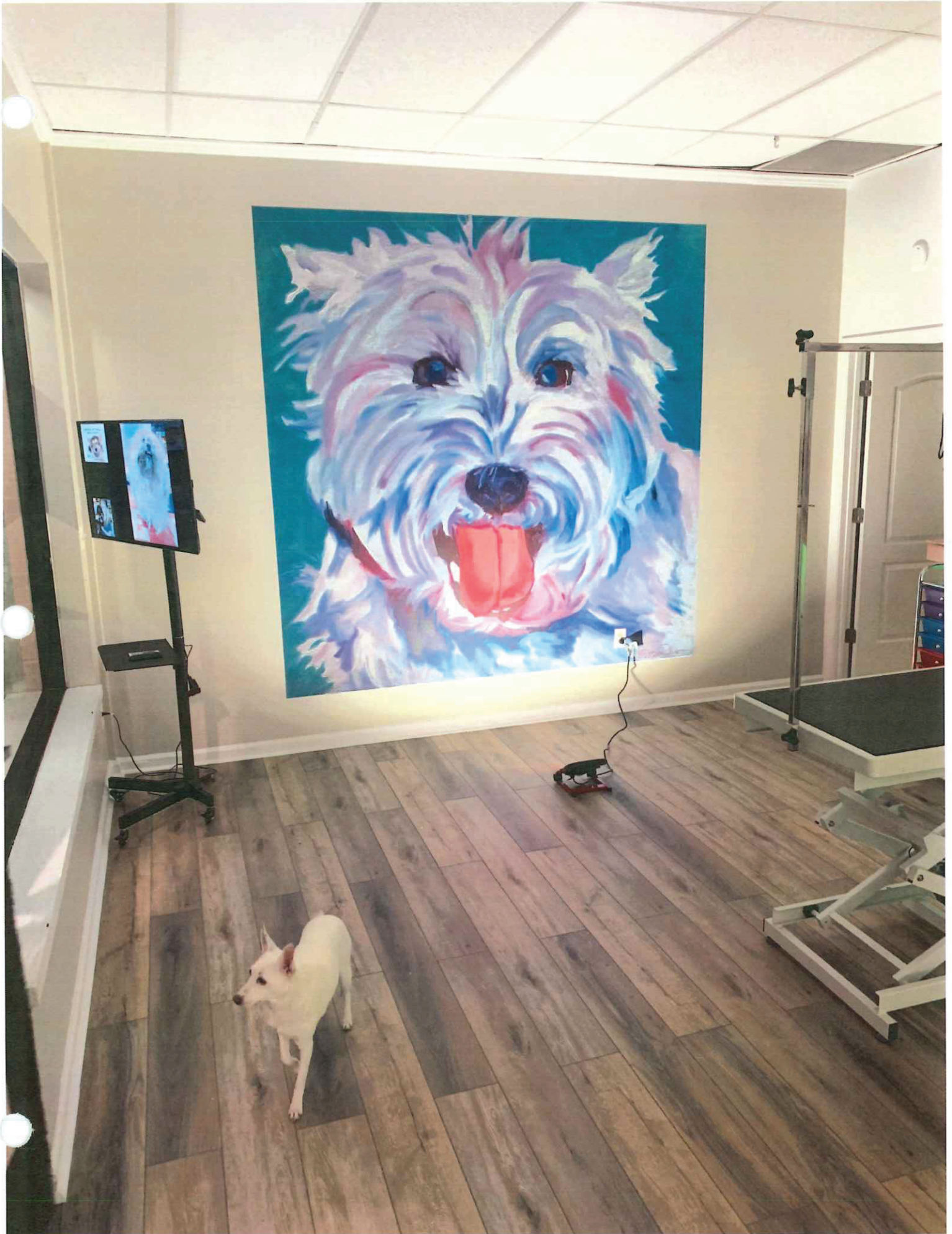


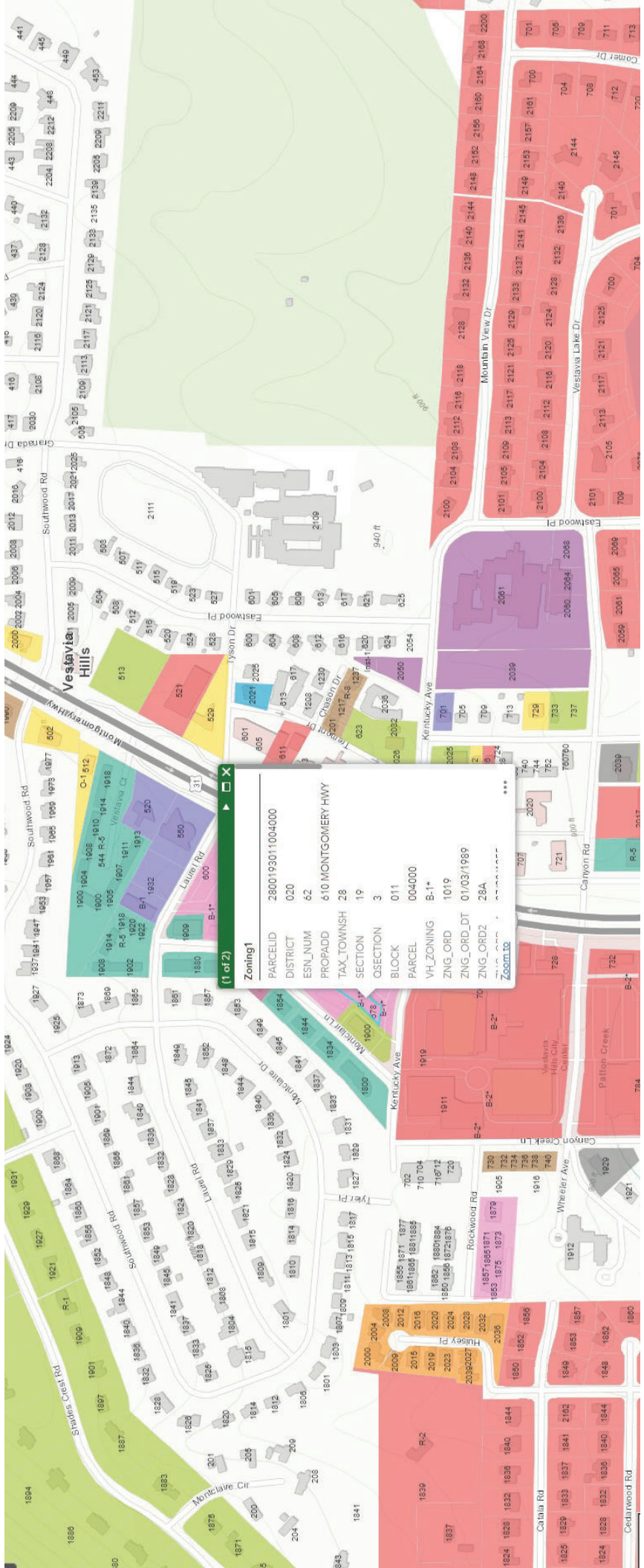






Liz Pappas
The good humans at Pet Vet Express in Crestline took wonderful care of our beloved dog, Chloe, right up to and including her death. They handled a difficult situation with empathy, compassion, and kindness. I cannot thank them enough for everything they did for Chloe and our family. Thank you!
★★★★★





Zoning1

PARCELD	2800193011004000
DISTRICT	020
ESN_NUM	62
PROPADD	610 MONTGOMERY HWY
TAX_TOWNSH	28
SECTION	19
BLOCK	3
PARCEL	004000
VH_ZONING	B-1*
ZNG_ORD	01/03/1989
ZNG_ORD_DT	01/03/1989
ZNG_ORD2	28A

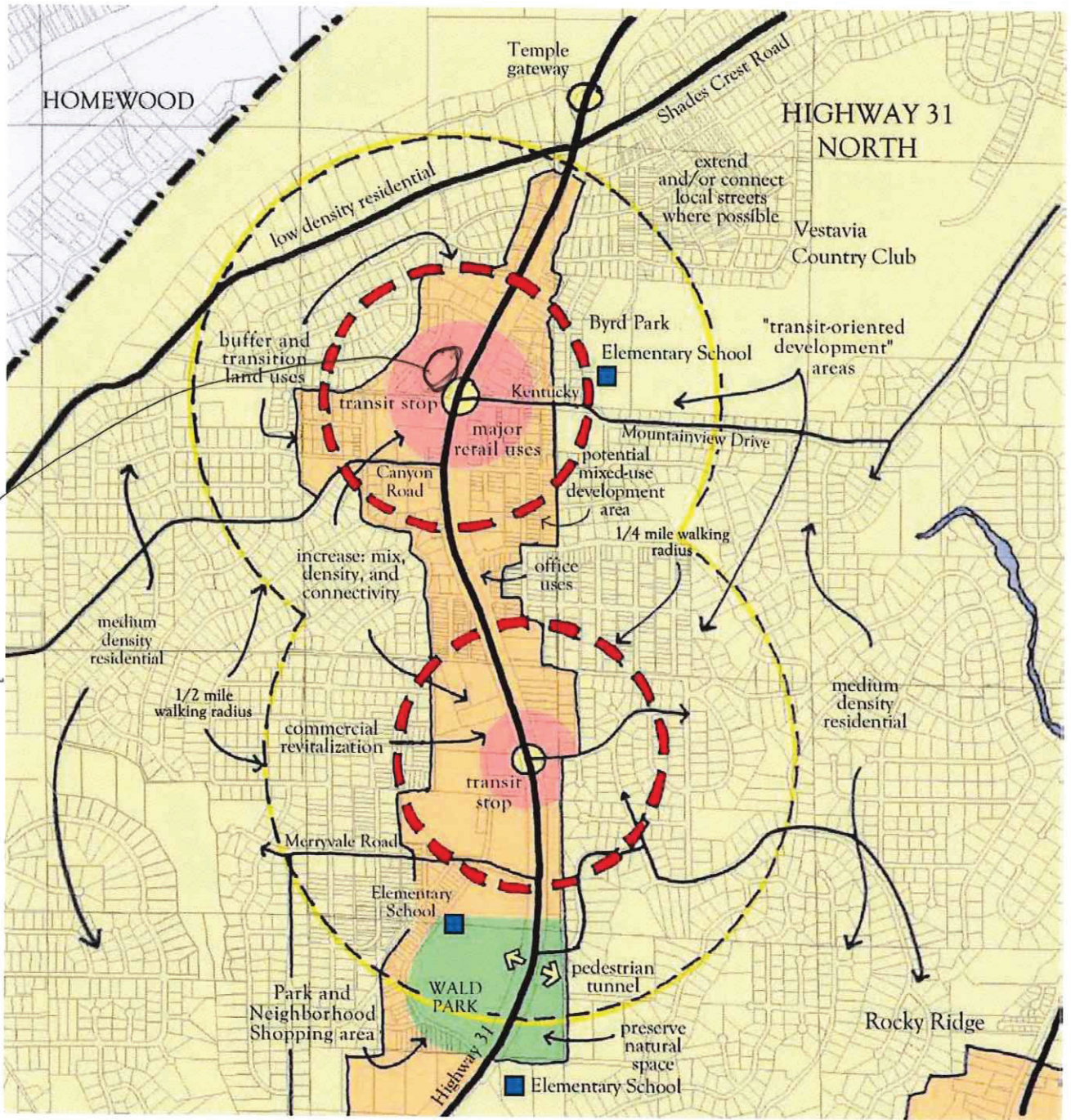


Figure 17: Highway 31 North
Land Use Analysis

- | | |
|---|--|
| <ul style="list-style-type: none"> 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. | <ul style="list-style-type: none"> 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. |
|---|--|

