

ORDINANCE NUMBER 2598

AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM JEFFERSON COUNTY CC-1, A-1 AND SHELBY COUNTY E-1 TO VESTAVIA HILLS R-9, R-2, INST, A AND B-2.

BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Jefferson County CC-1, Jefferson County A-1 and Shelby County E-2 to Vestavia Hills R-9 (planned residential district); Vestavia Hills R-2 (medium density residential district) Vestavia Hills Inst (institutional district); Vestavia Hills A (agriculture district); Vestavia Hills B-2 (general business district):

Altadena Valley Country Club
Nall Partnership, LLP Owner

More particularly described as follows:

Parcel I - A (Agriculture District) - CONSERVATION EASEMENT

A parcel of land situated in Sections 3 and 4 of Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1/2" open pipe at the NW corner of the SW 1/4 of the NE 1/4 of Section 4, Township 19 South, Range 2 West, Shelby County, Alabama; thence S 0°23'57" E along the west line of said 1/4-1/4 section a distance of 377.38 feet to the POINT OF BEGINNING; thence N 56°07'30" E a distance of 151.81 feet to a point; thence N 73°31'41" E a distance of 194.41 feet to a point; thence N 77°17'07" E a distance of 323.95 feet to a point; thence N 82°11'29" E a distance of 202.17 feet to a point; thence S 86°33'36" E a distance of 51.05 feet to a point; thence N 72°51'38" E a distance of 174.53 feet to a point; thence N 81°42'31" E a distance of 78.24 feet to a point; thence N 67°19'49" E a distance of 112.08 feet to a point; thence N 73°33'31" E a distance of 183.23 feet to a point; thence N 60°40'18" E a distance of 157.47 feet to a point; thence N 64°29'46" E a distance of 51.74 feet to a point; thence N 26°24'31" E a distance of 46.82 feet to a point; thence N 52°45'54" E a distance of 176.47 feet to a point; thence N 48°26'05" E a distance of 92.65 feet to a point; thence N 55°29'29" E a distance of 14.23 feet to a point; thence N 70°55'33" E a distance of 21.97 feet to a point; thence N 82°10'03" E a distance of 26.93 feet to a point; thence S 89°19'29" E a distance of 63.84

feet to a point; thence N 87°53'52" E a distance of 67.54 feet to a point; thence S 84°00'16" E a distance of 147.68 feet to a point; thence N 45°42'52" E a distance of 20.47 feet to a point; thence N 84°17'26" E a distance of 53.26 feet to a point; thence N 74°48'28" E a distance of 73.65 feet to a point; thence N 63°44'06" E a distance of 163.49 feet to a point; thence N 75°15'16" E a distance of 39.24 feet to a point; thence N 55°05'07" E a distance of 84.44 feet to a point; thence N 40°44'02" E a distance of 66.35 feet to a point; thence N 59°03'56" E a distance of 33.25 feet to a point; thence N 72°22'24" E a distance of 148.61 feet to a 5/8" rebar; thence N 83°39'36" E a distance of 203.96 feet to a point in the Cahaba River, said point also lying on the northwestern line of Lot 36 of Butte Woods Ranch Add to Altadena Valley as recorded in Map Book 5 Page 1 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 16°33'06" W along the northwestern line of Lot 36 a distance of 134.22 feet to a rebar capped EDG; thence S 66°51'55" W along the northwestern line of Lots 36 and 35 a distance of 587.28 feet to a rebar capped EDG; thence S 69°46'22" W along the northwestern line of Lots 35, 33, and 32 a distance of 774.12 feet to a rebar capped EDG; thence S 67°58'17" W along the northwestern line of Lots 32, 31, and 30 a distance of 572.24 feet to a 1/2" open pipe; thence S 79°25'55" W along the northern line of Lot 30 a distance of 328.54 feet to a 5/8" rebar capped HH Vincent; thence S 78°52'04" W along the northern line of Lot 29 a distance of 279.07 feet to a 5/8" rebar capped Weygand; thence S 81°32'06" W along the northern line of Lot 28 a distance of 75.30 feet to a 5/8" rebar capped Weygand; thence S 66°58'40" W along the northwestern line of Lot 28 a distance of 495.85 feet to a rebar capped EDG at the NW corner of Lot 28, said point also being on the west line of the SW 1/4 of the NE 1/4 of Section 4, Township 19 South, Range 2 West; thence N 00°23'57" W along the west line of said 1/4-1/4 section a distance of 148.33 feet to the POINT OF BEGINNING. Said parcel of land contains 10.43 acres, more or less.

Parcel 2 – R-2 (Residential) - RESIDENTIAL LOT A

A parcel of land situated in the North 1/2 of Section 4, Township 19 South, Range 2 West, Jefferson and Shelby Counties, Alabama being more particularly described as follows:

Commence at a 1/2" open pipe at the SW corner of the NW 1/4 of the NE 1/4 of Section 4, Township 19 South, Range 2 West, Shelby County, Alabama; thence N 00°20'17" W along the west line of said 1/4-1/4 section a distance of 352.31 feet to a 5/8" rebar capped Hager, said point also being the POINT OF BEGINNING; thence N 00°04'13" E along the west line of said 1/4-1/4 section a distance of 156.84 feet to a 5/8" rebar; thence N 29°46'38" W leaving said 1/4-1/4 line a distance of 182.12 feet to a 5/8" rebar capped Hager on the southeastern right-of-way of Acton Road, said point also being on a curve to the left having a central angle of 00°21'39" and a radius of 7689.44 feet, said curve subtended by a chord bearing N 32°52'55" E and a chord distance of 48.43 feet; thence along the arc of said curve and along said right-of-way a distance of 48.43 feet to a rebar capped EDG; thence N 32°42'05" E along said right-of-way a distance of 52.86 feet to a rebar capped EDG; thence S 56°10'05" E leaving said right-of-way a distance of 101.05 feet to a 1" Crimp on the western line of Lot 9 of Altadena Valley Country Club Sector as recorded in Map Book 4 Page 71 in the Office of the Judge of Probate in Shelby County, Alabama and Map Book 66 Page 39 in the Office of the Judge of Probate in

Jefferson County, Alabama; thence S 00°20'30" E along the west line of Lots 9 and 8 a distance of 257.90 feet to a 1" crimp at the SW corner of Lot 8; thence N 89°59'07" E along the south line of Lot 8 a distance of 203.53 feet to a 5/8" rebar capped Robert Blain at the SE corner of Lot 8; thence S 59°36'04" E along the southwestern line of Lot 7 a distance of 78.08 feet to a 5/8" rebar at the SW corner of Lot 7; thence S 52°35'38" E a distance of 142.92 feet to a point; thence S 42°44'49" W a distance of 289.61 feet the centerline of a un-named tributary to the Cahaba River as described in instrument number 20020710000318550 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 24°08'01" W along the centerline of said tributary a distance of 140.28 feet to a point; thence N 55°17'52" W along said centerline a distance of 219.60 feet to the POINT OF BEGINNING. Said parcel of land contains 2.37 acres, more or less.

Parcel 3 – B-2 (Business District) – Commercial Use Lot A

A parcel of land situated in Section 33, Township 18 South, Range 2 West, and Section 4, Township 19 South, Range 2 West, Jefferson and Shelby Counties, Alabama being more particularly described as follows:

BEGIN at a 1" crimp at the NE corner of Lot 17 of Altadena Valley Country Club Sector as recorded in Map Book 4 Page 71 in the Office of the Judge of Probate in Shelby County, Alabama and Map Book 66 Page 39 in the Office of the Judge of Probate in Jefferson County, Alabama; thence S 42°47'55" W along the northwestern line of Lot 17 a distance of 263.37 feet to a 1" open pipe at the SW corner of Lot 17; thence S 43°16'06" W along the northwestern line of Lot 16 a distance of 76.33 feet to a 1" open pipe at the SW corner Lot 16; thence S 43°02'14" W along the northwestern line of Lot 15 a distance of 66.63 feet to a 5/8" rebar capped LDW at the SW corner of Lot 15; thence S 43°32'41" W along the northwestern line of Lot 14 a distance of 115.14 feet to a rebar capped EDG at the SW corner of Lot 14; thence S 31°14'26" W along the northwestern line of Lots 13 and 12 a distance of 261.37 feet to a 1" crimp at the SW corner of Lot 12; thence S 31°27'59" W along the northwestern line of Lot 11 a distance of 118.27 feet to a 1" open pipe at the SW corner of Lot 11; thence S 37°37'56" W along the northwestern line of Lot 10 a distance of 117.80 feet to a 1" Crimp at the SW corner of Lot 10; thence S 37°19'38" W along the northwestern line of Lot 9 a distance of 89.09 feet to a 1" Crimp; thence N 56°10'05" E a distance of 101.05 feet to a rebar capped EDG on the southeastern right-of-way of Acton Road; thence N 57°32'37" W along said right-of-way a distance of 9.98 feet to a rebar capped EDG; thence N 32°09'30" E along said right-of-way a distance of 77.23 feet to a 1/2" rebar; thence N 01°54'10" W along said right-of-way a distance of 18.78 feet to a 1" crimp; thence N 33°18'55" E along said right-of-way a distance of 318.67 feet to a rebar capped EDG at the point of curve to the left having a central angle of 09°54'07" and a radius of 1353.32 feet, said curve subtended by a chord bearing N 28°21'52" E and a chord distance of 233.59 feet; thence along the arc of said curve and along said right-of-way a distance of 233.88 feet to a 1" crimp; thence N 23°24'49" E along said right-of-way a distance of 141.98 feet to a 3/4" crimp at the point of curve to the right having a central angle of 40°23'15" and a radius of 405.01 feet, said curve subtended by a chord bearing N 43°30'25" E and a chord distance of 279.62 feet; thence along the arc of said curve and along said right-of-way a distance of 285.49 feet to a rebar capped EDG; thence N 63°42'02" E along said right-of-way a distance of 34.08 feet to a rebar capped EDG at the point of curve to the left

having a central angle of 19°08'51" and a radius of 324.93 feet, said curve subtended by a chord bearing N 54°07'37" E and a chord distance of 108.08 feet, thence along the arc of said curve and along said right-of-way a distance of 108.59 feet to a rebar capped EDG at the intersection of said right-of-way and the southwestern right-of-way of Altavista Circle; thence S 32°49'35" E leaving Acton Road right-of-way and along the southwestern right-of-way of Altavista Circle a distance of 74.24 feet to a rebar capped EDG at the point of curve to the right having a central angle of 23°07'34" and a radius of 260.44 feet, said curve subtended by a chord bearing S 21°15'48" E and a chord distance of 104.41 feet; thence along the arc of said curve and along said right-of-way a distance of 105.12 feet to the POINT OF BEGINNING. Said parcel of land contains 4.32 acres, more or less.

Parcel 4 – B-2 (Business District) – Commercial Use Lot B

A parcel of land situated in the SE 1/4 of Section 33, Township 18 South, Range 2 West, Jefferson County, Alabama being more particularly described as follows:

BEGIN at a 1" crimp at the NW corner of Lot 22 of Altadena Valley Country Club Sector as recorded in Map Book 4 Page 71 in the Office of the Judge of Probate in Shelby County, Alabama and Map Book 66 Page 39 in the Office of the Judge of Probate in Jefferson County, Alabama; thence S 31°14'06" W along the northwestern line of Lot 22 a distance of 126.89 feet to a 1" crimp; thence S 31°28'22" W along the northwestern line of Lots 21, 20, and 19 a distance of 356.60 feet to a rebar capped EDG on the northeastern right-of-way of Altavista Circle, said point also being on a curve to the left having a central angle of 15°29'24" and a radius of 310.44 feet, said curve subtended by a chord bearing N 25°04'53" W and a chord distance of 83.67 feet; thence along the arc of said curve and along said right-of-way a distance of 83.93 feet to a rebar capped EDG; thence N 32°49'35" W along said right-of-way a distance of 89.75 feet to a rebar capped EDG at the intersection of said right-of-way and the southeastern right-of-way of Acton Road, said point also being on a curve to the left having a central angle of 17°32'58" and a radius of 324.93, said curve subtended by a chord bearing N 26°32'13" E and a chord distance of 99.14 feet; thence along the arc of said curve leaving Altavista Circle right-of-way and along the southeastern right-of-way of Acton Road a distance of 99.52 feet to a rebar capped EDG; thence N 17°45'46" E along said right-of-way a distance of 45.49 feet to a 1" open pipe at the point of curve to the right having a central angle of 09°58'56" and a radius of 774.14 feet, said curve subtended by a chord bearing N 22°42'37" E and a chord distance of 134.70 feet; thence along the arc of said curve and along said right-of-way a distance of 134.87 feet to a 1/2" open pipe; thence N 27°48'27" E along said right-of-way a distance of 229.76 feet to a rebar capped EDG at the point of curve to the right having a central angle of 03°20'09" and a radius of 994.63 feet, said curve subtended by a chord bearing N 29°28'31" E and a chord distance of 57.90 feet; thence along the arc of said curve and along said right-of-way a distance of 57.91 feet to a 3/4" crimp; thence N 31°06'17" E along said right-of-way a distance of 174.77 feet to a 1" crimp at the point of curve to the right having a central angle of 57°26'47" and a radius of 297.62 feet, said curve subtended by a chord bearing N 59°49'40" E and a chord distance of 286.06 feet; thence along the arc of said curve and along said right-of-way a distance of 298.40 feet to a 1" crimp; thence N 88°54'45" E along said right-of-way a distance of 210.37 feet to a rebar capped EDG at the point of

non-tangent curve to the right having a central angle of $06^{\circ}26'15''$ and a radius of 427.46 feet, said curve subtended by a chord bearing $S 72^{\circ}16'15'' E$ and a chord distance of 48.00 feet; thence along the arc of said curve and along said right-of-way a distance of 48.03 feet to a rebar capped EDG; thence $S 20^{\circ}56'53'' W$ along said right-of-way a distance of 25.00 feet to a rebar capped EDG; thence $S 26^{\circ}37'35'' W$ leaving said right-of-way a distance of 90.63 feet to a point; thence $S 36^{\circ}23'28'' W$ a distance of 220.00 feet to a point; thence $S 46^{\circ}27'16'' W$ a distance of 55.86 feet to a point; thence $S 53^{\circ}14'05'' W$ a distance of 353.04 feet to the POINT OF BEGINNING. Said parcel of land contains 6.10 acres, more or less.

Parcel 5 – R-9 (Planned Residential) - PLANNED RESIDENTIAL

A parcel of land situated in the SE 1/4 of Section 33, Township 18 South, Range 2 West, and the NE 1/4 of Section 4, Township 19 South, Range 2 West, Jefferson and Shelby Counties, Alabama being more particularly described as follows:

BEGIN at a rebar capped EDG at the NE corner of Lot 1 of Altadena Valley Country Club Sector as recorded in Map Book 4 Page 71 in the Office of the Judge of Probate in Shelby County, Alabama and Map Book 66 Page 39 in the Office of the Judge of Probate in Jefferson County, Alabama; thence $N 46^{\circ}52'48'' W$ along the northeastern line of Lot 1 a distance of 159.10 feet to a rebar capped EDG at the NW corner of Lot 1, said point also being on the southeastern right-of-way of Altavista Drive; thence $N 47^{\circ}32'34'' E$ along said right-of-way a distance of 163.65 feet to a rebar capped EDG; thence $N 47^{\circ}00'21'' W$ along said right-of-way a distance of 61.10 feet to a rebar capped EDG; thence $N 24^{\circ}33'55'' E$ along said right-of-way a distance of 69.25 feet to a rebar capped EDG at a point of curve to the right having a central angle of $18^{\circ}10'50''$ and a radius of 600.00 feet, said curve subtended by a chord bearing $N 33^{\circ}39'20'' E$ and a chord distance of 189.59 feet; thence along the arc of said curve and along said right-of-way a distance of 190.39 feet to a rebar capped EDG; thence $N 42^{\circ}44'44'' E$ along said right-of-way a distance of 96.90 feet to a rebar capped EDG; thence $N 47^{\circ}08'16'' W$ along said right-of-way and along the northeastern line of Lot 22 a distance of 270.43 feet to a 1" crimp at the NW corner of Lot 22; thence $N 53^{\circ}14'05'' E$ a distance of 353.04 feet to a point; thence $N 46^{\circ}27'16'' E$ a distance of 55.86 feet to a point; thence $N 36^{\circ}23'28'' E$ a distance of 220.00 feet to a point; thence $N 26^{\circ}37'35'' E$ a distance of 90.63 feet to a rebar capped EDG on the southwestern right-of-way of Acton Road; thence $S 69^{\circ}03'07'' E$ along said right-of-way a distance of 185.44 feet to a rebar capped EDG at the point of a non-tangent curve to the left having a central angle of $05^{\circ}15'24''$ and a radius of 1837.71 feet, said curve subtended by a chord bearing $S 37^{\circ}28'03'' E$ and a chord distance of 168.54 feet; thence along the arc of said curve and along said right-of-way a distance of 168.60 feet to a rebar capped EDG at the point of compound curve having a central angle of $77^{\circ}26'10''$ and a radius of 119.75 feet, said curve subtended by a chord bearing $S 78^{\circ}48'50'' E$ and a chord distance of 149.80 feet; thence along the arc of said curve and along said right-of-way a distance of 161.84 feet to a 3/4" crimp at the intersection of said right-of-way and the western right-of-way of Lakeland Trail, said point also being a point of reverse curve having a central angle of $95^{\circ}34'00''$ and a radius of 29.07 feet, said curve subtended by a chord bearing $S 69^{\circ}44'55'' E$ and a chord distance of 43.06 feet; thence leaving Acton Road right-of-way, along the arc of said curve, and along the western right-of-way of Lakeland Trail a distance of 48.49 feet to

rebar capped EDG at the point of a compound curve having a central angle of 10°25'52" and a radius of 757.89 feet, said curve subtended by a chord bearing S 16°44'59" E and a chord distance of 137.79 feet; thence along the arc of said curve and along said right-of-way a distance of 137.98 feet to a rebar capped EDG; thence S 11°32'03" E along said right-of-way a distance of 86.00 feet to a rebar capped EDG at the point of curve to the left having a central angle of 26°10'25" and a radius of 466.26 feet, said curve subtended by a chord bearing S 24°37'15" E and a chord distance of 211.15 feet; thence along the arc of said curve and along said right-of-way a distance of 212.99 feet; thence S 42°47'35" W leaving said right-of-way a distance of 1234.55 feet to a point; thence N 47°16'54" W a distance of 378.49 feet to a point on the southeastern line of Lot 1; thence N 43°07'12" E along the southeastern line of Lot 1 a distance of 77.62 feet to the POINT OF BEGINNING. Said parcel of land contains 22.59 acres, more or less.

Parcel 6 – INST (Institutional) – PUBLIC USE/RECREATIONAL PARCEL

A parcel of land situated in the NW 1/4 of Section 3, the North 1/2 of Section 4, Township 19 South, Range 2 West, and the SE 1/4 of Section 33, the SW 1/4 of Section 34, Township 18 South, Range 2 West, Jefferson and Shelby Counties, Alabama being more particularly described as follows:

Commence at a 1/2" open pipe at the NW corner of the SW 1/4 of the NE 1/4 of Section 4, Township 19 South, Range 2 West, Shelby County, Alabama; thence S 0°23'57" E along the west line of said 1/4-1/4 section a distance of 278.38 feet to a rebar capped EDG, said point being the POINT OF BEGINNING; thence continue along last described course a distance of 99.00 feet to a point; thence N 56°07'30" E a distance of 151.81 feet to a point; thence N 73°31'41" E a distance of 194.41 feet to a point; thence N 77°17'07" E a distance of 323.95 feet to a point; thence N 82°11'29" E a distance of 202.17 feet to a point; thence S 86°33'36" E a distance of 51.05 feet to a point; thence N 72°51'38" E a distance of 174.53 feet to a point; thence N 81°42'31" E a distance of 78.24 feet to a point; thence N 67°19'49" E a distance of 112.08 feet to a point; thence N 73°33'31" E a distance of 183.23 feet to a point; thence N 60°40'18" E a distance of 157.47 feet to a point; thence N 64°29'46" E a distance of 51.74 feet to a point; thence N 26°24'31" E a distance of 46.82 feet to a point; thence N 52°45'54" E a distance of 176.47 feet to a point; thence N 48°26'05" E a distance of 92.65 feet to a point; thence N 55°29'29" E a distance of 14.23 feet to a point; thence N 70°55'33" E a distance of 21.97 feet to a point; thence N 82°10'03" E a distance of 26.93 feet to a point; thence S 89°19'29" E a distance of 63.84 feet to a point; thence N 87°53'52" E a distance of 67.54 feet; thence S 84°00'16" E a distance of 147.68 feet to a point; thence N 45°42'52" E a distance of 20.47 feet to a point; thence N 84°17'26" E a distance of 53.26 feet to a point; thence N 74°48'28" E a distance of 73.65 feet to a point; thence N 63°44'06" E a distance of 163.49 feet to a point; thence N 75°15'16" E a distance of 39.24 feet to a point; thence N 55°05'07" E a distance of 84.44 feet to a point; thence N 40°44'02" E a distance of 66.35 feet to a point; thence N 59°03'56" E a distance of 33.25 feet to a point; thence N 72°22'24" E a distance of 148.61 feet to a 5/8" rebar; thence N 49°33'06" W a distance of 345.01 feet to a 1/2" crimp on the western line of Lot 39 of River Estates as recorded in Map Book 4 Page 27 in the Office of the Judge of Probate in Shelby County, Alabama, and Map Book 53 Page 55 in the Office of the Judge of Probate in Jefferson County, Alabama; thence N 16°36'06" E a distance of 359.92 feet to a 1"

crimp on the southwestern right-of-way of Lakeland Trail; thence N 56°50'02" W along said right-of-way a distance of 283.91 feet to a 1" crimp; thence N 32°38'25" E along said right-of-way a distance of 10.00 feet to a rebar capped EDG; thence N 57°21'35" W along said right-of-way a distance of 767.59 feet to a rebar capped EDG; thence S 45°21'10" W along said right-of-way a distance of 9.62 feet to a rebar capped EDG; thence N 44°40'00" W along said right-of-way a distance of 123.22 feet to a rebar capped EDG at the point of curve to the right having a central angle of 6°57'33" and a radius of 466.26 feet, said curve subtended by a chord bearing N 41°11'14" W and a chord distance of 56.60 feet; thence along the arc of said curve and along said right-of-way a distance of 56.63 feet to a point; thence S 42°47'35" W leaving said right-of-way a distance of 1234.55 feet to a point; thence N 47°16'54" W a distance of 378.49 feet to a point on the southeastern line of Lot 1 of Altadena Valley Country Club Sector as recorded in Map Book 4 Page 71 in the Office of the Judge of Probate in Shelby County, Alabama and Map Book 66 Page 39 in the Office of the Judge of Probate in Jefferson County, Alabama; thence S 43°07'12" W along the southeastern line of Lots 1 and 2 a distance of 159.04 feet to a 3/4" crimp at the NE corner of Lot 3; thence S 39°57'49" W along the southeastern line of lot 3 a distance of 148.01 feet to a 1" open pipe at the NE corner of Lot 4; thence S 39°41'21" W along the southeastern line of Lots 4 and 5 a distance of 246.71 feet to a 3/4" crimp at the NE corner of Lot 6; thence S 39°29'21" W along the southeastern line of Lot 6 a distance of 114.06 feet to a 5/8" rebar at the NE corner of Lot 7; thence S 37°24'22" W along the southeastern line of Lot 7 a distance of 411.93 feet to a 5/8" rebar at the SE corner of Lot 7; thence S 52°35'38" E a distance of 142.92 feet to a point; thence S 42°44'49" W a distance of 289.61 feet the centerline of a un-named tributary to the Cahaba River as described in instrument number 20020710000318550 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 24°08'01" E along said centerline a distance of 49.82 feet to a point on said centerline; thence S 37°25'51" W along said centerline to the POINT OF BEGINNING. Said parcel of land contains 70.00 acres, more or less.

BE IT FURTHER RESOLVED that said rezoning is conditioned upon the following conditions: (1) Gas stations, fast food establishments, warehouse/storage facilities, automotive repair/service facilities, home improvement facilities be prohibited unless specifically approved through Conditional Use Approval; and (2) Restrictive covenants will be submitted with the final plat.

APPROVED and ADOPTED this the 28th day of September, 2015.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2598 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 28th day of September, 2015 as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2015.

Rebecca Leavings
City Clerk





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

Date: **AUGUST 13, 2015**

- **CASE:** P-0815-42
 - **REQUESTED ACTION:** Rezoning at Acton Rd. and Lakeland Tr. from Jefferson County CC-1 and A-1 and Shelby County E-1 to Vestavia Hills Inst, A-Agricultural, R-2 Medium Density Residential, R-9 Planned Residential Community, and B-2 General Business For The Purpose Of A Mixture of Uses
 - **ADDRESS/LOCATION:** Altadena Country Club
 - **APPLICANT/OWNER:** Nall Partnership, Ltd. & Wesley L. Burnham, JR.
 - **REPRESENTING AGENT:** Charlie Beavers
 - **GENERAL DISCUSSION:** Site is defunct Altadena Country Club. City Council passed Resolution Number 4716 on 6/8/15 (attached) beginning the 90 day annexation process. The project is broken into 5 sections.
 1. The section adjacent to Acton Rd. will be for commercial development and is requested to be rezoned B-2 with over 40,000 sq. ft. of building area and 294 parking spaces.
 2. The 2nd section is proposed to be R-9. They have proposed to build on 66 lots many of which are less than a quarter of an acre. However, lots around the perimeter are much larger. The proposed setbacks will be 10', 5' on the sides, and 20' in the rear. The developers intend to gate this section of the development and make the streets private but have not yet submitted CC&R's for maintenance.
 3. There is an additional larger single family lot on the opposite end of the R-9 development. That lot will be zoned R-2. Please note that a thin strip adjacent to Acton Rd. is in the City of Hoover. They will sign on the final plat as well.
 4. The parcel to the south will be owned by the City and will be used for recreational purposes. A master plan concept is attached but may change based on an additional engineering.
 5. The remaining acreage along the Cahaba River is requested to be rezoned to A-Agricultural for preservation/non-disturbance.
- Application will continue to City Council for potential annexation and rezoning. If approved, applicant will return in September/October for final plat.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** Altadena Valley Country Club is not located on any land use plan within the City.

• **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: Delay approval of private streets until CC&R's are submitted for review.

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.

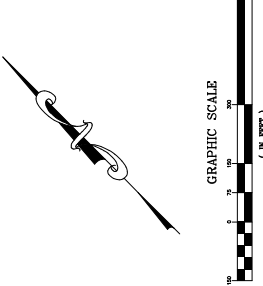
MOTION Mr. Wolfe made a motion to recommend approval of Rezoning at Acton Rd. and Lakeland Tr. from Jefferson County CC-1 and A-1 and Shelby County E-1 to Vestavia Hills Inst, A-Agricultural, R-2 Medium Density Residential, R-9 Planned Residential Community, and B-2 General Business For The Purpose Of A Mixture of Uses with the following condition:

1. Gas stations, fast food, warehouse, auto repair, home improvement, and service station uses be prohibited unless approved through a Conditional Use Permit;
2. Restrictive covenants be submitted with final plat.

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

Mr. Goodwin – yes
Mr. Gilchrist – yes
Mr. Wolfe – yes
Mr. Visintainer – yes
Mr. Larson – yes

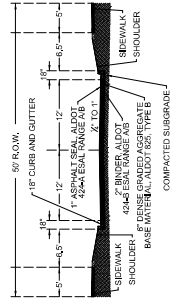
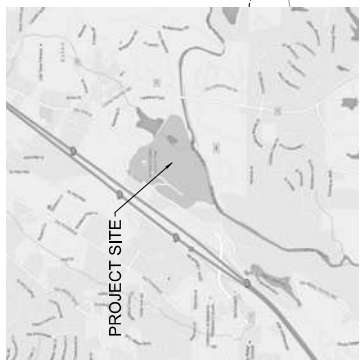
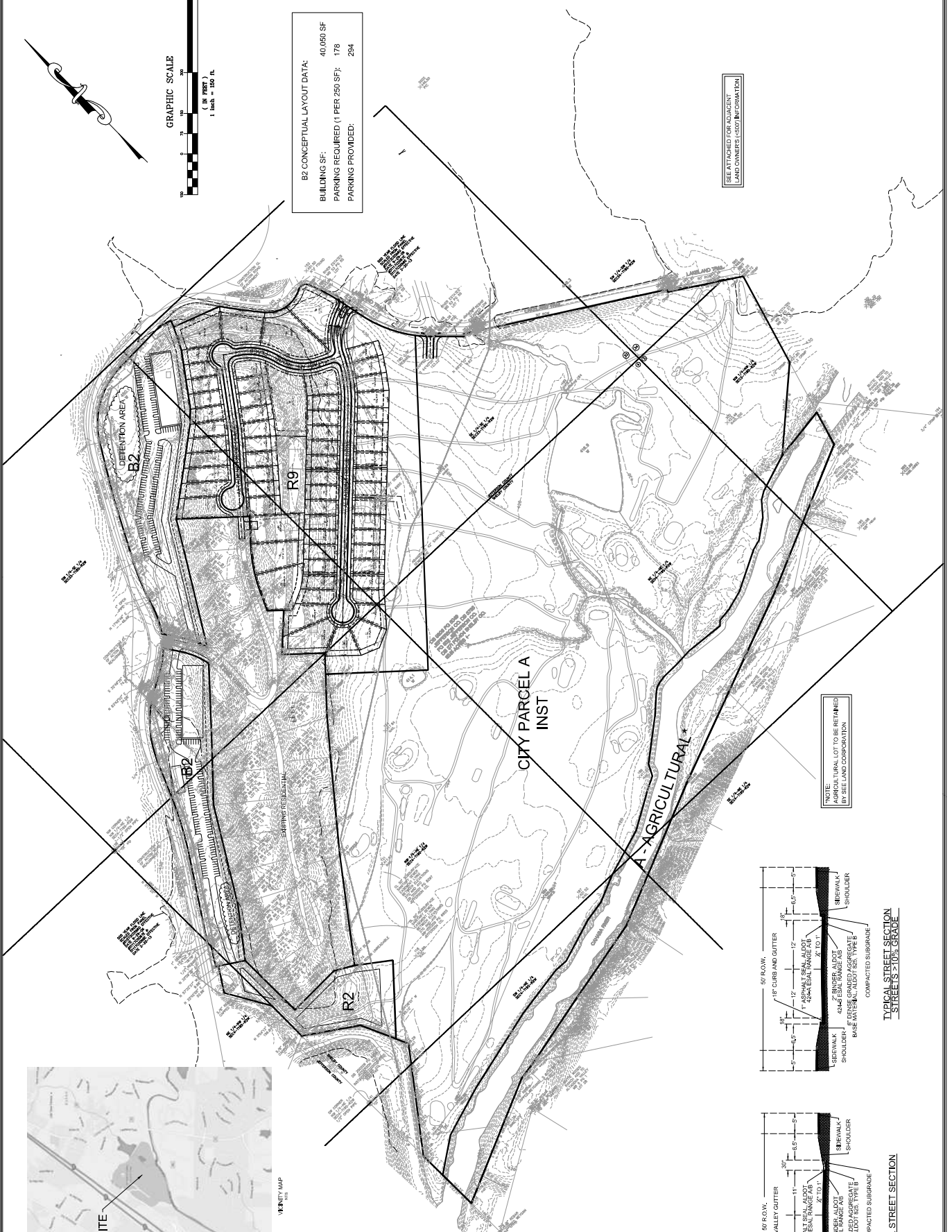
Mr. Burrell – yes
Mr. Sharp – yes
Mr. House – yes
Mr. Brooks – yes
Motion carried.



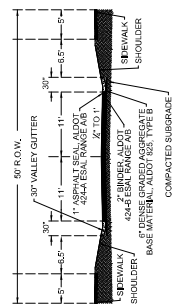
B2 CONCEPTUAL LAYOUT DATA:
BUILDING SF: 40,050 SF
PARKING REQUIRED (1 PER 250 SF): 178
PARKING PROVIDED: 294

SEE ATTACHED FOR ADJACENT
LAND OWNERS (USD) INFORMATION

NOTE:
AGRICULTURAL LOT TO BE RETAINED
BY BEE LAND CORPORATION



TYPICAL STREET SECTION
STREETS > 100' GRADE

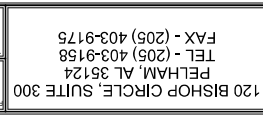


TYPICAL STREET SECTION
STREETS < 100' GRADE

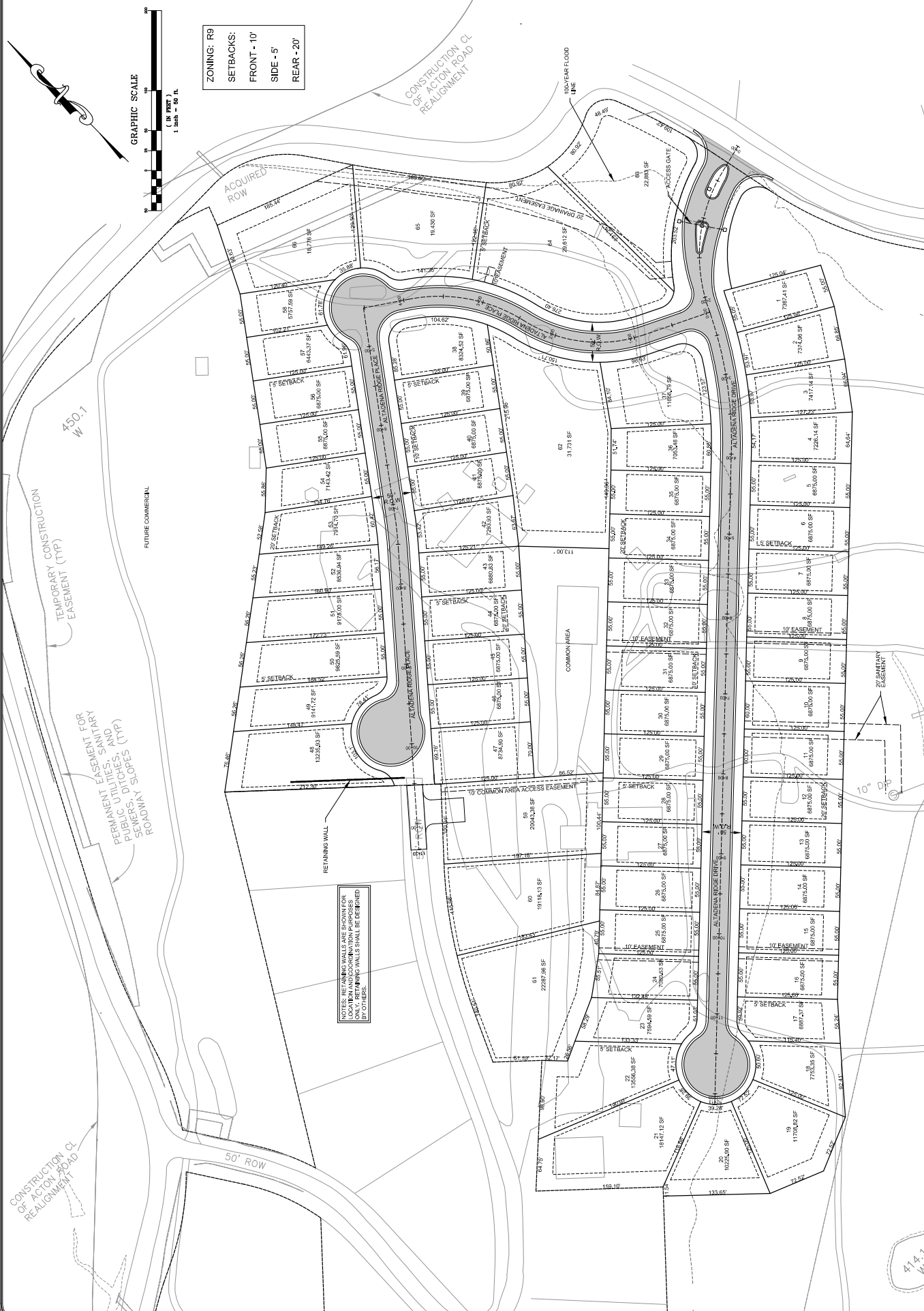


PROJECT:	THE RIDGE AT ALADENA
TITLE:	SITE LAYOUT PLAN
DATE:	08/2018
DESIGNED BY:	W.L.
CHECKED BY:	D.S.
SCALE:	1" = 50'
PROJECT NO.:	18-0000
DATE:	08/2018

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



C1.1
 SHEET





JULY 21, 2015

MASTER PLAN CONCEPT
ALTADENA VALLEY

VESTAVIA HILLS, ALABAMA





August 12, 2015

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Ms. Rebecca Leavings
City Clerk and Zoning Official
City of Vestavia Hills
513 Montgomery Hwy
Vestavia Hills, AL 35216

**Re: Comments, Planning Commission Public Hearing,
Rezoning of Altadena Golf Course property**

Dear Ms. Leavings,

The Cahaba River Society is a 501c3 organization with a mission to restore and protect the Cahaba River watershed and its rich diversity of life. The diverse lives depending on the Cahaba include the people who rely on the river for drinking water as well as its globally-significant diversity of freshwater wildlife.

We appreciate that Mayor Zaragoza reached out to us about this project and arranged for us to meet with Keith Development's engineers, David and Wade Stovall with Engineering Design Group (EDG), and the City's consulting engineer, Chris Eckroate with Goodwin, Mills & Cawood (GMC).

We have had productive conversations about ways to protect the River: avoiding reduction of floodplain storage volume, minimizing increases in post-construction stormwater runoff volume from the residential and park development, using enhanced practices to prevent polluted construction runoff, maintaining/restoring an adequate riparian buffer, and streambank restoration for the Cahaba River mainstem and especially the tributaries on the site.

We ask the Planning Commission to recommend that the following development standards be adopted as conditions of this rezoning decision:

- 1. There will be no net loss of floodplain storage capacity/volume.**
- 2. Post-construction stormwater runoff from the combined residential and park projects will mimic, to the extent feasible, pre-construction runoff for stormwater volume / pollutants, for up to the 95th percentile rain event.**

We also request that the locations of practice fields be shifted away from the river as much as is possible to maximize the river setback while meeting other project goals.

CRS has discussed these requests with GMC and EDG, and understand that in general these match the intent of the project design. We would appreciate the adoption of a commitment to these priority river conservation measures with this zone change. There is more information about these requests below. CRS also offers to be a resource for design and volunteers to restore the riverside forest and improve river access.

Floodplain: The Cahaba River, like nearly all urbanizing stream basins, suffers when floodplain storage is lost to development. FEMA regulations do not attempt to manage cumulative loss of floodplain storage volume and are not protective of the physical and biological integrity of streams. Those regulations only limit the maximum flood elevations of peak events caused by each project. FEMA regulations allow greater flood level increases over time from cumulative development, as well as accelerated bank erosion, streambed scouring, and other devastating habitat alterations to urban streams.

As a biological resource recognized on an international scale, the Cahaba River's aquatic wildlife needs far better habitat protection than is afforded by FEMA flood regulations. Vestavia Hills and downstream communities also deserve better flood protection than afforded by FEMA regulations. As we understand the current proposal, there would be no loss of floodplain storage on the park site. We urge the Planning Commission to make "no loss of floodplain storage" a condition of the rezoning.

Post-construction stormwater impacts: Another source of degradation for the Cahaba River and nearly all other urban streams is the increased erosion of the stream bed and banks due to the increased volume of stormwater runoff associated with the increased imperviousness caused by development. Pavement and rooftops prevent rain from infiltrating into the ground as it would in a forested watershed. While it is possible for residential development to reduce this problem through Low Impact Development alternatives, those alternatives are more difficult to adopt in "slab-on-grade" residential development projects, as is proposed here. The City and the Keith Development Company have agreed to investigate approaches that can manage the increased volume of stormwater runoff from the residential development through infiltration features located on the City's portion of the project (within the proposed park). We recommend that this understanding be adopted as a condition of the rezoning. We also will continue to serve as a resource to support EDG's exploration of low impact development solutions within the residential project.

We are recommending that the City meet the same stormwater management standard that ALDOT has adopted for management of its stormwater: to the maximum extent practicable, implement systems of appropriate structural and/or non-structural BMPs designed to:

- a) Provide that post-development runoff mimics the predevelopment hydrology of the site. The basis for design to meet this requirement shall be the 95th percentile rainfall event;
- b) Minimize the amount of impervious surfaces;
- c) Provide vegetated buffers along waterways, and reduce discharges to surface waters from impervious surfaces such as parking lots;
- d) Implement policies to protect trees, native soils and other vegetation; and
- e) Minimize topsoil stripping and compacted soils where feasible.

For future development, CRS would appreciate the opportunity to work with the City to encourage amendment of any zoning, subdivision and stormwater codes needed to give developers full flexibility for low impact development approaches that can help achieve these important water quality protections while also saving the developers money on construction.

River setback and forest: The existing riparian buffer along the Cahaba River is minimal. The existing buffer should be protected, and should, in fact, be augmented to the degree possible, given the constraints of locating playing fields there, through subsequent restoration efforts. We urge the City to maintain a riparian buffer that is as large as possible, both along the Cahaba River mainstem and along the existing tributaries that cross the proposed park. The tributaries have been heavily impacted by past golf course development and runoff from upstream. A streambank restoration effort will be needed to stabilize both the tributary banks and perhaps the Cahaba River streambank. CRS would appreciate the opportunity to serve as a resource and help the City undertake those efforts. GMC staff are well known for their expertise in that area.

River recreational access: CRS has gained experience regarding development of canoe/kayak access points, acquired through our efforts to develop the Cahaba Blueway. If such access is to be included as an amenity for the park, we would be pleased to offer the City the benefit of our experience in that area in order to facilitate the development of a useful and easily maintained recreational amenity.

Thank you for your thoughtful consideration of these comments. We look forward to continuing our relationship with the Keith Development Company, Engineering Design Group, Goodwyn, Mills & Cawood, and the City of Vestavia Hills.

Sincerely,



Beth K. Stewart
Executive Director
Cahaba River Society

Cc: Alberto C. Zaragoza, Jr., Mayor of the City of Vestavia Hills
Jeffrey Downes, City Manager, City of Vestavia Hills
Conrad Garrison, City Planner, City of Vestavia Hills
Chris Eckroate, Goodwyn, Mills & Cawood
David Stovall, EDG
Wade Stovall, EDG

Altadena Valley Country Club: Traffic Impact Study Bullet Points

Existing Conditions

- During the weekday PM peak hour, Acton Road is carrying approximately 1,600 trips in the study-area.
- During this weekday peak hour, Camp Horner Road & both I-459 Ramps are currently experiencing operational failure (LOS F), while Lakeland Trail is experiencing an acceptable outbound LOS D, but only carries 3 vehicles.
- During the Saturday peak period, all study area intersections are operating with acceptable LOS.

Projections

- It is projected that the heaviest traffic volumes for the AVCC Park will occur on Saturdays (just before noon) during which time multiple youth sports games will be taking place.
- On Saturday game days, it is estimated that for each sports field being played on, approximately 50 vehicle-trips (25 in & 25 out) per hour would be generated between mid-morning and mid-afternoon.
- On a typical weekday afternoon (with youth team practices being held), it is estimated that for each sports field being used, approximately 30 vehicle-trips (15 in & 15 out) per hour would be generated between 4:30 PM and 8:30 PM.
- The AVCC Park trips that would be generated by non-sporting events were estimated from field studies at an existing park with similar amenities. These numbers are much lower in comparison to the sports-related volumes. In fact, at “full build-out” of the entire park, it is estimated that only 40 trips per hour would be anticipated for non-sporting activities.

Results/Recommendations

- Acceptable operational conditions were achieved for the future post-development conditions at each of the study intersections. That is, the future post-development conditions closely-matched the future pre-development conditions. This was achieved by signal timing adjustments and the installation of a traffic signal at Lakeland Trail at the build-out of Phase 1 traffic conditions.
- The Peak-Hour Traffic Signal Warrant was met for Phase 3 post-development conditions. However, the signal is needed for Phase 1 post-development conditions in order to achieve acceptable LOS, and to provide park visitors safer navigation onto and off of Acton Road at the unusually-sharp curve in which sight distance is extremely limited.
- A left turn lane is warranted on Acton Road at the Lakeland Trail intersection at Phase 1 post-development conditions.
- A right turn lane is warranted on Acton Road at the Lakeland Trail intersection at Phase 2 post-development conditions.

ORDINANCE NUMBER 2599

**ANNEXING CERTAIN TERRITORY TO THE
CORPORATE LIMITS OF THE CITY OF
VESTAVIA HILLS, ALABAMA.**

WHEREAS, on the 8th day of June, 2015, a petition was presented to the City Council of the City of Vestavia Hills, Alabama, proposing the annexation of certain property to the City of Vestavia Hills, Alabama, under the provisions of Act 32 of the Special Session on the Alabama Legislature of 1964; and

WHEREAS, the City Council of the City of Vestavia Hills, at the time and place of its regular meeting on said date, made a determination that the matters contained in the Petition were true and that it was in the public interest that said property be annexed to the City of Vestavia Hills, Alabama.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows:

1. That the following property which was described in said petition be annexed to the City of Vestavia Hills, Alabama:

Altadena Country Club
Nall Partnership, LTD and Wesley L. Burnham, Jr., Owner(s)

More Particularly Described as Follows:

CONSERVATION EASEMENT A

A parcel of land situated in Sections 3 and 4 of Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1/2" open pipe at the NW corner of the SW 1/4 of the NE 1/4 of Section 4, Township 19 South, Range 2 West, Shelby County, Alabama; thence S 0°23'57" E along the west line of said 1/4-1/4 section a distance of 377.38 feet to the POINT OF BEGINNING; thence N 56°07'30" E a distance of 151.81 feet to a point; thence N 73°31'41" E a distance of 194.41 feet to a

point; thence N 77°17'07" E a distance of 323.95 feet to a point; thence N 82°11'29" E a distance of 202.17 feet to a point; thence S 86°33'36" E a distance of 51.05 feet to a point; thence N 72°51'38" E a distance of 174.53 feet to a point; thence N 81°42'31" E a distance of 78.24 feet to a point; thence N 67°19'49" E a distance of 112.08 feet to a point; thence N 73°33'31" E a distance of 183.23 feet to a point; thence N 60°40'18" E a distance of 157.47 feet to a point; thence N 64°29'46" E a distance of 51.74 feet to a point; thence N 26°24'31" E a distance of 46.82 feet to a point; thence N 52°45'54" E a distance of 176.47 feet to a point; thence N 48°26'05" E a distance of 92.65 feet to a point; thence N 55°29'29" E a distance of 14.23 feet to a point; thence N 70°55'33" E a distance of 21.97 feet to a point; thence N 82°10'03" E a distance of 26.93 feet to a point; thence S 89°19'29" E a distance of 63.84 feet to a point; thence N 87°53'52" E a distance of 67.54 feet to a point; thence S 84°00'16" E a distance of 147.68 feet to a point; thence N 45°42'52" E a distance of 20.47 feet to a point; thence N 84°17'26" E a distance of 53.26 feet to a point; thence N 74°48'28" E a distance of 73.65 feet to a point; thence N 63°44'06" E a distance of 163.49 feet to a point; thence N 75°15'16" E a distance of 39.24 feet to a point; thence N 55°05'07" E a distance of 84.44 feet to a point; thence N 40°44'02" E a distance of 66.35 feet to a point; thence N 59°03'56" E a distance of 33.25 feet to a point; thence N 72°22'24" E a distance of 148.61 feet to a 5/8" rebar; thence N 83°39'36" E a distance of 203.96 feet to a point in the Cahaba River, said point also lying on the northwestern line of Lot 36 of Butte Woods Ranch Add to Altadena Valley as recorded in Map Book 5 Page 1 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 16°33'06" W along the northwestern line of Lot 36 a distance of 134.22 feet to a rebar capped EDG; thence S 66°51'55" W along the northwestern line of Lots 36 and 35 a distance of 587.28 feet to a rebar capped EDG; thence S 69°46'22" W along the northwestern line of Lots 35, 33, and 32 a distance of 774.12 feet to a rebar capped EDG; thence S 67°58'17" W along the northwestern line of Lots 32, 31, and 30 a distance of 572.24 feet to a 1/2" open pipe; thence S 79°25'55" W along the northern line of Lot 30 a distance of 328.54 feet to a 5/8" rebar capped HH Vincent; thence S 78°52'04" W along the northern line of Lot 29 a distance of 279.07 feet to a 5/8" rebar capped Weygand; thence S 81°32'06" W along the northern line of Lot 28 a distance of 75.30 feet to a 5/8" rebar capped Weygand; thence S 66°58'40" W along the northwestern line of Lot 28 a distance of 495.85 feet to a rebar capped EDG at the NW corner of Lot 28, said point also being on the west line of the SW 1/4 of the NE 1/4 of Section 4, Township 19 South, Range 2 West; thence N 00°23'57" W along the west line of said 1/4-1/4 section a distance of 148.33 feet to the POINT OF BEGINNING. Said parcel of land contains 10.43 acres, more or less.

ESTATE LOT A

A parcel of land situated in the North 1/2 of Section 4, Township 19 South, Range 2 West, Jefferson and Shelby Counties, Alabama being more particularly described as follows:

Commence at a 1/2" open pipe at the SW corner of the NW 1/4 of the NE 1/4 of Section 4, Township 19 South, Range 2 West, Shelby County, Alabama; thence N 00°20'17" W along the west line of said 1/4-1/4 section a distance of 352.31 feet to a 5/8" rebar capped Hager, said point also being the POINT OF BEGINNING; thence N 00°04'13" E along the west line of said 1/4-1/4 section a distance of 156.84 feet to a 5/8" rebar; thence N 29°46'38" W leaving said 1/4-1/4 line a distance of 182.12 feet to a 5/8" rebar capped Hager on the southeastern right-of-way of Acton Road, said point also being on a curve to the left having a central angle of 00°21'39" and a radius of 7689.44 feet, said curve subtended by a chord bearing N 32°52'55" E and a chord distance of 48.43 feet; thence along the arc of said curve and along said right-of-way a distance of 48.43 feet to a rebar capped EDG; thence N 32°42'05" E along said right-of-way a distance of 52.86 feet to a rebar capped EDG; thence S 56°10'05" E leaving said right-of-way a distance of 101.05 feet to a 1" Crimp on the western line of Lot 9 of Altadena Valley Country Club Sector as recorded in Map Book 4 Page 71 in the Office of the Judge of Probate in Shelby County, Alabama and Map Book 66 Page 39 in the Office of the Judge of Probate in Jefferson County, Alabama; thence S 00°20'30" E along the west line of Lots 9 and 8 a distance of 257.90 feet to a 1" crimp at the SW corner of Lot 8; thence N 89°59'07" E along the south line of Lot 8 a distance of 203.53 feet to a 5/8" rebar capped Robert Blain at the SE corner of Lot 8; thence S 59°36'04" E along the southwestern line of Lot 7 a distance of 78.08 feet to a 5/8" rebar at the SW corner of Lot 7; thence S 52°35'38" E a distance of 142.92 feet to a point; thence S 42°44'49" W a distance of 289.61 feet the centerline of a un-named tributary to the Cahaba River as described in instrument number 20020710000318550 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 24°08'01" W along the centerline of said tributary a distance of 140.28 feet to a point; thence N 55°17'52" W along said centerline a distance of 219.60 feet to the POINT OF BEGINNING. Less and Except that part of the above described parcel lying within the NE 1/4 of the NW 1/4 of Section 4, Township 19 South, Range 2 West and outside of the City of Vestavia Hills. Said parcel of land contains 2.10 acres, more or less.

O AND I PARCEL A

A parcel of land situated in Section 33, Township 18 South, Range 2 West, and Section 4, Township 19 South, Range 2 West, Jefferson and Shelby Counties, Alabama being more particularly described as follows:

BEGIN at a 1" crimp at the NE corner of Lot 17 of Altadena Valley Country Club Sector as recorded in Map Book 4 Page 71 in the Office of the Judge of Probate in Shelby County, Alabama and Map Book 66 Page 39 in the Office of the Judge of Probate in Jefferson County, Alabama; thence S 42°47'55" W along the northwestern line of Lot 17 a distance of 263.37 feet to a 1" open pipe at the SW corner of Lot 17; thence S 43°16'06" W along the northwestern line of Lot 16 a distance of 76.33 feet to a 1" open pipe at the SW corner Lot 16; thence S 43°02'14" W along the northwestern line of Lot 15 a distance of 66.63 feet to a 5/8" rebar capped LDW at the SW corner of Lot 15; thence S 43°32'41" W along the northwestern line of Lot 14 a distance of 115.14 feet to a rebar capped EDG at the SW corner of Lot 14; thence S 31°14'26" W along the northwestern line of Lots 13 and 12 a distance of 261.37 feet to a 1" crimp at the SW corner of Lot 12; thence S 31°27'59" W along the northwestern line of Lot 11 a distance of 118.27 feet to a 1" open pipe at the SW corner of Lot 11; thence S 37°37'56" W along the northwestern line of Lot 10 a distance of 117.80 feet to a 1" Crimp at the SW corner of Lot 10; thence S 37°19'38" W along the northwestern line of Lot 9 a distance of 89.09 feet to a 1" Crimp; thence N 56°10'05" E a distance of 101.05 feet to a rebar capped EDG on the southeastern right-of-way of Acton Road; thence N 57°32'37" W along said right-of-way a distance of 9.98 feet to a rebar capped EDG; thence N 32°09'30" E along said right-of-way a distance of 77.23 feet to a 1/2" rebar; thence N 01°54'10" W along said right-of-way a distance of 18.78 feet to a 1" crimp; thence N 33°18'55" E along said right-of-way a distance of 318.67 feet to a rebar capped EDG at the point of curve to the left having a central angle of 09°54'07" and a radius of 1353.32 feet, said curve subtended by a chord bearing N 28°21'52" E and a chord distance of 233.59 feet; thence along the arc of said curve and along said right-of-way a distance of 233.88 feet to a 1" crimp; thence N 23°24'49" E along said right-of-way a distance of 141.98 feet to a 3/4" crimp at the point of curve to the right having a central angle of 40°23'15" and a radius of 405.01 feet, said curve subtended by a chord bearing N 43°30'25" E and a chord distance of 279.62 feet; thence along the arc of said curve and along said right-of-way a distance of 285.49 feet to a rebar capped EDG; thence N 63°42'02" E along said right-of-way a distance of 34.08 feet to a rebar capped EDG at the point of curve to the left having a central angle of 19°08'51" and a radius of 324.93 feet, said curve subtended by a chord bearing N 54°07'37" E and a chord distance of 108.08 feet, thence along the arc of said curve and along said right-of-way a distance of 108.59 feet to a rebar capped EDG at the intersection of said right-of-way and the southwestern right-of-way of Altavista Circle; thence S 32°49'35" E leaving Acton Road right-of-way and along the southwestern right-of-way of Altavista Circle a distance of 74.24 feet to a rebar capped EDG at the point of curve to the right having a central angle of 23°07'34" and a radius of 260.44 feet, said curve subtended by a chord bearing S 21°15'48" E and a chord distance of 104.41 feet; thence along the arc of said curve and along said right-of-way a distance of 105.12 feet to the POINT OF BEGINNING. Less and Except that part of the above

described parcel lying within the NE 1/4 of the NW 1/4 of Section 4, Township 19 South, Range 2 West and outside of the City of Vestavia Hills Said parcel of land contains 4.28 acres, more or less.

O AND I PARCEL B

A parcel of land situated in the SE 1/4 of Section 33, Township 18 South, Range 2 West, Jefferson County, Alabama being more particularly described as follows:

BEGIN at a 1" crimp at the NW corner of Lot 22 of Altadena Valley Country Club Sector as recorded in Map Book 4 Page 71 in the Office of the Judge of Probate in Shelby County, Alabama and Map Book 66 Page 39 in the Office of the Judge of Probate in Jefferson County, Alabama; thence S 31°14'06" W along the northwestern line of Lot 22 a distance of 126.89 feet to a 1" crimp; thence S 31°28'22" W along the northwestern line of Lots 21, 20, and 19 a distance of 356.60 feet to a rebar capped EDG on the northeastern right-of-way of Altavista Circle, said point also being on a curve to the left having a central angle of 15°29'24" and a radius of 310.44 feet, said curve subtended by a chord bearing N 25°04'53" W and a chord distance of 83.67 feet; thence along the arc of said curve and along said right-of-way a distance of 83.93 feet to a rebar capped EDG; thence N 32°49'35" W along said right-of-way a distance of 89.75 feet to a rebar capped EDG at the intersection of said right-of-way and the southeastern right-of-way of Acton Road, said point also being on a curve to the left having a central angle of 17°32'58" and a radius of 324.93, said curve subtended by a chord bearing N 26°32'13" E and a chord distance of 99.14 feet; thence along the arc of said curve leaving Altavista Circle right-of-way and along the southeastern right-of-way of Acton Road a distance of 99.52 feet to a rebar capped EDG; thence N 17°45'46" E along said right-of-way a distance of 45.49 feet to a 1" open pipe at the point of curve to the right having a central angle of 09°58'56" and a radius of 774.14 feet, said curve subtended by a chord bearing N 22°42'37" E and a chord distance of 134.70 feet; thence along the arc of said curve and along said right-of-way a distance of 134.87 feet to a 1/2" open pipe; thence N 27°48'27" E along said right-of-way a distance of 229.76 feet to a rebar capped EDG at the point of curve to the right having a central angle of 03°20'09" and a radius of 994.63 feet, said curve subtended by a chord bearing N 29°28'31" E and a chord distance of 57.90 feet; thence along the arc of said curve and along said right-of-way a distance of 57.91 feet to a 3/4" crimp; thence N 31°06'17" E along said right-of-way a distance of 174.77 feet to a 1" crimp at the point of curve to the right having a central angle of 57°26'47" and a radius of 297.62 feet, said curve subtended by a chord bearing N 59°49'40" E and a chord distance of 286.06 feet; thence along the arc of said curve and along said right-of-way a distance of 298.40 feet to a 1" crimp; thence N 88°54'45" E along said right-of-way a distance of 210.37 feet to a rebar capped EDG at the point of non-tangent curve to the right having a

central angle of $06^{\circ}26'15''$ and a radius of 427.46 feet, said curve subtended by a chord bearing $S 72^{\circ}16'15'' E$ and a chord distance of 48.00 feet; thence along the arc of said curve and along said right-of-way a distance of 48.03 feet to a rebar capped EDG; thence $S 20^{\circ}56'53'' W$ along said right-of-way a distance of 25.00 feet to a rebar capped EDG; thence $S 26^{\circ}37'35'' W$ leaving said right-of-way a distance of 90.63 feet to a point; thence $S 36^{\circ}23'28'' W$ a distance of 220.00 feet to a point; thence $S 46^{\circ}27'16'' W$ a distance of 55.86 feet to a point; thence $S 53^{\circ}14'05'' W$ a distance of 353.04 feet to the POINT OF BEGINNING. Said parcel of land contains 6.10 acres, more or less.

RESIDENTIAL PARCEL A

A parcel of land situated in the SE 1/4 of Section 33, Township 18 South, Range 2 West, and the NE 1/4 of Section 4, Township 19 South, Range 2 West, Jefferson and Shelby Counties, Alabama being more particularly described as follows:

BEGIN at a rebar capped EDG at the NE corner of Lot 1 of Altadena Valley Country Club Sector as recorded in Map Book 4 Page 71 in the Office of the Judge of Probate in Shelby County, Alabama and Map Book 66 Page 39 in the Office of the Judge of Probate in Jefferson County, Alabama; thence $N 46^{\circ}52'48'' W$ along the northeastern line of Lot 1 a distance of 159.10 feet to a rebar capped EDG at the NW corner of Lot 1, said point also being on the southeastern right-of-way of Altavista Drive; thence $N 47^{\circ}32'34'' E$ along said right-of-way a distance of 163.65 feet to a rebar capped EDG; thence $N 47^{\circ}00'21'' W$ along said right-of-way a distance of 61.10 feet to a rebar capped EDG; thence $N 24^{\circ}33'55'' E$ along said right-of-way a distance of 69.25 feet to a rebar capped EDG at a point of curve to the right having a central angle of $18^{\circ}10'50''$ and a radius of 600.00 feet, said curve subtended by a chord bearing $N 33^{\circ}39'20'' E$ and a chord distance of 189.59 feet; thence along the arc of said curve and along said right-of-way a distance of 190.39 feet to a rebar capped EDG; thence $N 42^{\circ}44'44'' E$ along said right-of-way a distance of a distance of 96.90 feet to a rebar capped EDG; thence $N 47^{\circ}08'16'' W$ along said right-of-way and along the northeastern line of Lot 22 a distance of 270.43 feet to a 1" crimp at the NW corner of Lot 22; thence $N 53^{\circ}14'05'' E$ a distance of 353.04 feet to a point; thence $N 46^{\circ}27'16'' E$ a distance of 55.86 feet to a point; thence $N 36^{\circ}23'28'' E$ a distance of 220.00 feet to a point; thence $N 26^{\circ}37'35'' E$ a distance of 90.63 feet to a rebar capped EDG on the southwestern right-of-way of Acton Road; thence $S 69^{\circ}03'07'' E$ along said right-of-way a distance of 185.44 feet to a rebar capped EDG at the point of a non-tangent curve to the left having a central angle of $05^{\circ}15'24''$ and a radius of 1837.71 feet, said curve subtended by a chord bearing $S 37^{\circ}28'03'' E$ and a chord distance of 168.54 feet; thence along the arc of said curve and along said right-of-way a distance of 168.60 feet to a rebar capped EDG at the point of compound curve having a central angle of $77^{\circ}26'10''$ and a radius of 119.75 feet, said curve subtended by a chord bearing $S 78^{\circ}48'50'' E$ and a chord

distance of 149.80 feet; thence along the arc of said curve and along said right-of-way a distance of 161.84 feet to a 3/4" crimp at the intersection of said right-of-way and the western right-of-way of Lakeland Trail, said point also being a point of reverse curve having a central angle of 95°34'00" and a radius of 29.07 feet, said curve subtended by a chord bearing S 69°44'55" E and a chord distance of 43.06 feet; thence leaving Acton Road right-of-way, along the arc of said curve, and along the western right-of-way of Lakeland Trail a distance of 48.49 feet to rebar capped EDG at the point of a compound curve having a central angle of 10°25'52" and a radius of 757.89 feet, said curve subtended by a chord bearing S 16°44'59" E and a chord distance of 137.79 feet; thence along the arc of said curve and along said right-of-way a distance of 137.98 feet to a rebar capped EDG; thence S 11°32'03" E along said right-of-way a distance of 86.00 feet to a rebar capped EDG at the point of curve to the left having a central angle of 26°10'25" and a radius of 466.26 feet, said curve subtended by a chord bearing S 24°37'15" E and a chord distance of 211.15 feet; thence along the arc of said curve and along said right-of-way a distance of 212.99 feet; thence S 42°47'35" W leaving said right-of-way a distance of 1234.55 feet to a point; thence N 47°16'54" W a distance of 378.49 feet to a point on the southeastern line of Lot 1; thence N 43°07'12" E along the southeastern line of Lot 1 a distance of 77.62 feet to the POINT OF BEGINNING. Said parcel of land contains 22.59 acres, more or less.

CITY PARCEL A

A parcel of land situated in the NW 1/4 of Section 3, the North 1/2 of Section 4, Township 19 South, Range 2 West, and the SE 1/4 of Section 33, the SW 1/4 of Section 34, Township 18 South, Range 2 West, Jefferson and Shelby Counties, Alabama being more particularly described as follows:

Commence at a 1/2" open pipe at the NW corner of the SW 1/4 of the NE 1/4 of Section 4, Township 19 South, Range 2 West, Shelby County, Alabama; thence S 0°23'57" E along the west line of said 1/4-1/4 section a distance of 278.38 feet to a rebar capped EDG, said point being the POINT OF BEGINNING; thence continue along last described course a distance of 99.00 feet to a point; thence N 56°07'30" E a distance of 151.81 feet to a point; thence N 73°31'41" E a distance of 194.41 feet to a point; thence N 77°17'07" E a distance of 323.95 feet to a point; thence N 82°11'29" E a distance of 202.17 feet to a point; thence S 86°33'36" E a distance of 51.05 feet to a point; thence N 72°51'38" E a distance of 174.53 feet to a point; thence N 81°42'31" E a distance of 78.24 feet to a point; thence N 67°19'49" E a distance of 112.08 feet to a point; thence N 73°33'31" E a distance of 183.23 feet to a point; thence N 60°40'18" E a distance of 157.47 feet to a point; thence N 64°29'46" E a distance of 51.74 feet to a point; thence N 26°24'31" E a distance of 46.82 feet to a point; thence N 52°45'54" E a distance of 176.47 feet to a point; thence N 48°26'05" E a distance of 92.65 feet to a

point; thence N 55°29'29" E a distance of 14.23 feet to a point; thence N 70°55'33" E a distance of 21.97 feet to a point; thence N 82°10'03" E a distance of 26.93 feet to a point; thence S 89°19'29" E a distance of 63.84 feet to a point; thence N 87°53'52" E a distance of 67.54 feet; thence S 84°00'16" E a distance of 147.68 feet to a point; thence N 45°42'52" E a distance of 20.47 feet to a point; thence N 84°17'26" E a distance of 53.26 feet to a point; thence N 74°48'28" E a distance of 73.65 feet to a point; thence N 63°44'06" E a distance of 163.49 feet to a point; thence N 75°15'16" E a distance of 39.24 feet to a point; thence N 55°05'07" E a distance of 84.44 feet to a point; thence N 40°44'02" E a distance of 66.35 feet to a point; thence N 59°03'56" E a distance of 33.25 feet to a point; thence N 72°22'24" E a distance of 148.61 feet to a 5/8" rebar; thence N 49°33'06" W a distance of 345.01 feet to a 1/2" crimp on the western line of Lot 39 of River Estates as recorded in Map Book 4 Page 27 in the Office of the Judge of Probate in Shelby County, Alabama, and Map Book 53 Page 55 in the Office of the Judge of Probate in Jefferson County, Alabama; thence N 16°36'06" E a distance of 359.92 feet to a 1" crimp on the southwestern right-of-way of Lakeland Trail; thence N 56°50'02" W along said right-of-way a distance of 283.91 feet to a 1" crimp; thence N 32°38'25" E along said right-of-way a distance of 10.00 feet to a rebar capped EDG; thence N 57°21'35" W along said right-of-way a distance of 767.59 feet to a rebar capped EDG; thence S 45°21'10" W along said right-of-way a distance of 9.62 feet to a rebar capped EDG; thence N 44°40'00" W along said right-of-way a distance of 123.22 feet to a rebar capped EDG at the point of curve to the right having a central angle of 6°57'33" and a radius of 466.26 feet, said curve subtended by a chord bearing N 41°11'14" W and a chord distance of 56.60 feet; thence along the arc of said curve and along said right-of-way a distance of 56.63 feet to a point; thence S 42°47'35" W leaving said right-of-way a distance of 1234.55 feet to a point; thence N 47°16'54" W a distance of 378.49 feet to a point on the southeastern line of Lot 1 of Altadena Valley Country Club Sector as recorded in Map Book 4 Page 71 in the Office of the Judge of Probate in Shelby County, Alabama and Map Book 66 Page 39 in the Office of the Judge of Probate in Jefferson County, Alabama; thence S 43°07'12" W along the southeastern line of Lots 1 and 2 a distance of 159.04 feet to a 3/4" crimp at the NE corner of Lot 3; thence S 39°57'49" W along the southeastern line of lot 3 a distance of 148.01 feet to a 1" open pipe at the NE corner of Lot 4; thence S 39°41'21" W along the southeastern line of Lots 4 and 5 a distance of 246.71 feet to a 3/4" crimp at the NE corner of Lot 6; thence S 39°29'21" W along the southeastern line of Lot 6 a distance of 114.06 feet to a 5/8" rebar at the NE corner of Lot 7; thence S 37°24'22" W along the southeastern line of Lot 7 a distance of 411.93 feet to a 5/8" rebar at the SE corner of Lot 7; thence S 52°35'38" E a distance of 142.92 feet to a point; thence S 42°44'49" W a distance of 289.61 feet the centerline of a un-named tributary to the Cahaba River as described in instrument number 20020710000318550 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 24°08'01" E along said centerline a distance of 49.82 feet to a point on said centerline; thence S 37°25'51" W

along said centerline to the POINT OF BEGINNING. Said parcel of land contains 70.00 acres, more or less.

2. That this Annexation shall become effective upon the adoption and approval of this Ordinance in accordance with the provisions of law, after which the heretofore described property shall become a part of the City of Vestavia Hills, Alabama.

3. That the City Clerk be and is hereby directed to publish this Ordinance in accordance with the requirements of the law and to file a copy hereof, together with a duly certified copy of the petition, with the Probate Judge of Jefferson County, Alabama.

ADOPTING and APPROVED this the 28th day of September, 2015.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

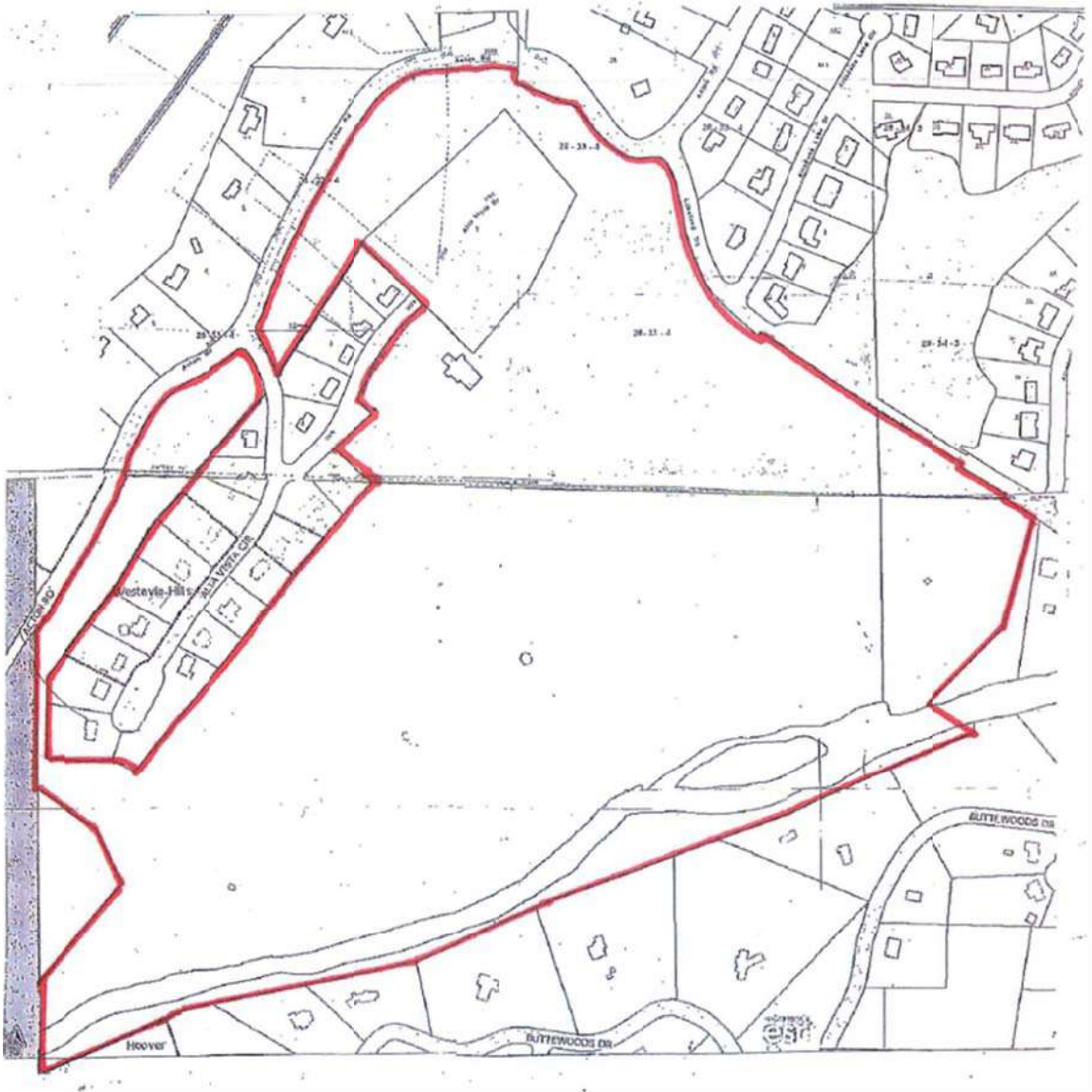
Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2599 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 28th day of September, 2015, as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, Vestavia Hills New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2015.

Rebecca Leavings
City Clerk



Annexation Committee Petition Review

Property: Altadena Country Club

Owners: Nall LLC

Date: 3-12-15

1. The property in question is contiguous to the city limits.
Yes No Comments: _____

2. The land use of the petitioned property is compatible with land use in the area.
Yes No Comments: _____

3. The property being petitioned is noted in the September 2006 Annexation Policy Task Force Report as an area of interest to the city for annexation.
Yes No Comments _____

4. Streets and drainage structures are in substantial compliance with city regulations and building codes, and in good condition at the time of the annexation.
Yes No Comments _____

5. Individual household has a Jefferson or Shelby County Tax Assessor minimum market value of _____. Meets city criteria: Yes No
Comment: _____ N/A
6. This street has fewer than 100% of the individual properties within the limits of the city
Yes No
Number of total homes _____ Number in city N/A
7. Fire dues pursuant to Act #604 of the State of Alabama, and any other assessments on the property shall be the responsibility of the property owner, and their payment proven to the city.
Agreed to by petitioner: Yes No Comment _____

Property: Algodora Country Club


8. A non-refundable administrative fee of \$100 has been paid to the city. Furthermore, voluntary contributions, including an application fee, of \$ _____ will be paid to offset costs associated with the annexation. Yes _____ No _____ Comment _____

9. Property is free and clear of hazardous waste, debris and materials. Yes No _____ Comment _____

10. Are there any concerns from city departments? Yes _____ No Comments: _____

11. Information on children: Number in family N/A Plan to enroll in VH schools Yes _____ No _____ Comments: _____

Other Comments: _____



George Pierce
Chairman

ORDINANCE NUMBER 2596

AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM JEFFERSON COUNTY A-1 TO VESTAVIA HILLS R-9

BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Jefferson County A-1 (agriculture) to Vestavia Hills R-9 (planned residential):

2308, 2312, 2320 Rocky Ridge Road
Carl A. Shaefer, Jr., Owner

More particularly described as follows:

Parcel I. A parcel of land located in Jefferson County, Alabama part of the SE 1/4 of Section 6, Township 19 South, Range 2 West, said Jefferson County and being more particularly described as follows:

Begin at the SE corner of Lot 1-A, Block 8, of Hidden Valley 2nd Sector, as recorded in Map Book 63, Page 67, in the Office of the Judge of Probate of Jefferson County, Alabama; thence North along the East line of said Block 8, 661.40 feet; thence 92 degrees 28 minutes 02 seconds right, in an Easterly direction along the Southerly line of Block 2 in the Second Sector of Derby Downs East Sector, as recorded in Map Book 78, Page 42 in said Probate Office and the extension thereof, a distance of 658.67 feet; thence 87 degrees 34 minutes 09 seconds right in a Southerly direction, a distance of 125.02 feet; thence 81 degrees 51 minutes 09 seconds left, Southeasterly 235.87 feet to a point in the Northwesterly right of way line of Rocky Ridge Road; thence 94 degrees 41 minutes 06 seconds right, Southwesterly along said right of way line a distance of 524.24 feet to the intersection with the Northerly right of way line of Wisteria Drive; thence 79 degrees 50 minutes 18 seconds right, Westerly along said right of way line a distance of 775.56 feet to the Point of Beginning.

Parcel II. A parcel of land located in Jefferson County, Alabama and lying in the Northeast Quarter of the Southeast Quarter of Section 6, Township 19 South,