

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

**AGENDA**

**MAY 12, 2022**

**6:00 P.M.**

Roll Call.

Pledge of Allegiance

Approval of Minutes: April 14, 2022

**Rezoning**

- (1) **P-0522-11**      Braxton Cove Properties, LLC Is Requesting **Rezoning** For **3276 Greendale Rd.** from **Vestavia Hills R-2** to **Vestavia Hills R-9** For An 11 Lot Subdivision.

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

**APRIL 14, 2022**

**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  
Lyle Larson  
Rick Honeycutt  
Ryan Farrell  
David Maluff  
Erica Barnes  
Jonathan Romeo

**MEMBERS ABSENT:**

Hasting Sykes  
Rusty Weaver

**OTHER OFFICIALS PRESENT:**

Conrad Garrison, City Planner

**APPROVAL OF MINUTES**

Mr. Vercher stated that the minutes of the meeting March 10, 2022 are presented for approval.

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

Mr. Honeycutt – yes  
Ms. Barnes – abstained  
Mr. Romeo – yes  
Mr. Vercher– yes  
Motion carried.

Mr. Farrell – yes  
Mr. Larson – yes  
Mr. Maloof– yes

**Consent Agenda**

(1) **P-0422-10** Ashley Clarke Is Requesting **Final Plat Approval For Resurvey Of Lot 5, Block 3 Blue Lake Estates, First Sector.** The Purpose for This Request Is To Resurvey Lot Lines. The Property Is Owned By Ashley Clarke and Is Zoned Vestavia Hills A.

Mr. Garrison explained the request will resurvey partial lots into one lot, allowing a building permit.

Mr. Vercher opened the floor for a public hearing.

Multiple neighbors spoke, seeking clarity for the request.

Mr. Garrison stated this was a ministerial action.

Mr. Vercher closed the public hearing and opened the floor for a motion.

**MOTION** Motion to approve final plat approval for Resurvey Of Lot 5, Block 3 Blue Lake Estates, First Sector was made by Ms. Barnes and second was by Mr. Romeo. Voice vote as follows:

Mr. Honeycutt – yes  
Ms. Barnes – yes  
Mr. Romeo – yes  
Mr. Vercher– yes  
Motion carried.

Mr. Farrell – yes  
Mr. Larson – yes  
Mr. Maloof– yes

**Rezoning/Conditional Use**

(2) **P-0422-09** Adam J. & Katherine A. McLaurin Are Requesting **Rezoning For 4538 Pine Tree Cir. from Vestavia Hills R-1 to Vestavia Hills B-3 With Conditional Use Approval For Animal Boarding.**

Mr. Garrison explained the request will allow for the Pawms Pet Resort to expand with a new building on the neighboring lot. He also stated the staff recommendations.

Jeff Hardwick and Wade Lowery were present to answer any questions the Commission had.

Mr. Vercher opened the floor for a public hearing.

John Boone spoke and stated he was concerned about the marketability for neighboring lots if this is approved.

Brandon Middleton spoke and stated we was concerned about run-off.

Mr. Lowery explained the engineering of the site and stated the project would further extend the sewer line.

Mr. Vercher closed the public hearing and opened the floor for a motion.

***With the Commission finding that the application met all nine criteria as defined in Section 13.3.4 of the Vestavia Hills Zoning Ordinance***

**MOTION** Ms. Barnes made a motion to recommend Rezoning for 4538 Pine Tree Dr. from R-1 to B-3 with a Conditional Use Approval for a animal boarding with the following conditions:

1. Zoning contingent on lots being resurveyed.
2. Building to be constructed with STC sound rating for exterior walls

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

Mr. Honeycutt – yes  
Ms. Barnes – yes  
Mr. Romeo – yes  
Mr. Vercher– yes  
Motion carried.

Mr. Farrell – yes  
Mr. Larson – yes  
Mr. Maloof– yes

**New Business**

**(3) Amendments To The Vestavia Hills Zoning Code**

Mr. Garrison explained staff has been working on the changes for the past twelve months and the new Ordinance is ready for Commission and Council action.

A discussion was had on Daycares being a permitted use in PR-1. Ultimately, the Commission decided to keep it under Conditional Uses.

Mr. Vercher opened the floor for a public hearing.

Mr. Farrell recommended raising the maximum building height in B-3 zoning to five stories and allowing outdoor entertainment as a Conditional Use in a B-1.2 zoning. The Commission agreed.



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

**MOTION** Ms. Barnes made a motion to recommend the amendments to the Zoning Code. Second was by Mr. Larson. Motion was carried on a roll call; vote as follows:

Mr. Honeycutt – yes

Mr. Farrell – yes

Ms. Barnes – yes

Mr. Larson – yes

Mr. Romeo – yes

Mr. Maloof – yes

Mr. Vercher – yes

Motion carried.

Conrad Garrison, City Planner

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

Date: MAY 12, 2022

- **CASE:** P-0522-11
- **REQUESTED ACTION:** Rezoning From Vestavia Hills R-2 to Vestavia Hills R-9
- **ADDRESS/LOCATION:** 3276 Greendale Rd.
- **APPLICANT/OWNER:** Braxton Cove Properties, LLC
- **GENERAL DISCUSSION:** The request is for rezoning for property on Greendale Rd., adjacent to the Overton Manor townhomes and Trinity Presbyterian Church. The request is for an 11 lot subdivision. The lots will be accessed off a new private street with a sidewalk and a hammerhead terminus. Applicants are proposing to extend the sewer line from Overton Manor to serve the development.

Proposed setbacks include 7' in the front, 5' on the sides, and 20' for the rear. Site plan and proposed landscaping are attached.

- **CAHABA HEIGHTS COMMUNITY PLAN:** The proposal is consistent with the plan for medium density residential. Additionally, the project could be considered transitional due to the large townhome development adjacent to the site.
- **STAFF REVIEW AND RECOMMENDATION:**

1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

**City Planner Recommendation:** Staff recommends the following conditions: A. Approval based on site plan presented. B. Rezoning not completed until the final map has been recorded CC&R's for the subdivision are recorded,

2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.

4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

# CITY OF VESTAVIA HILLS

## APPLICATION

### PLANNING AND ZONING COMMISSION

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#### I. INSTRUCTIONS AND INFORMATION:

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

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

NAME: Braxton Cove Properties, LLC

ADDRESS: 2800 Riverview Road, Suite 1136

Birmingham, Alabama 35242

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

PHONE NUMBER: Home (205) 296-5545

Office (205) 296-5545

EMAIL ADDRESS: \_\_\_\_\_

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

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**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: VH R-2

To: VH R-9

For the intended purpose of: Single-Family Residential Subdivision

*(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.)**

3276 Greendale Road, Birmingham, AL 35243

Southwest 1/4 of Section 14, Township 18S, Range 2W

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: 2.37

**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.

Jan Davis 4/7/2022  
Owner Signature/Date

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

Given under my hand and seal  
this 7 day of April, 2022

Donna Akers  
Notary Public

My commission expires Dec  
day of 10, 2022.



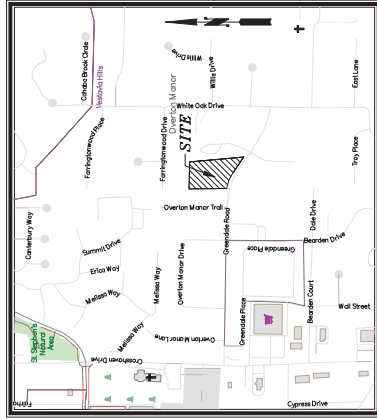
# SITE PLANS FOR BRAXTON SUBDIVISION

A RESIDENTIAL SUBDIVISION  
SITUATED IN THE SOUTHWEST 1/4 OF  
SECTION 14, TOWNSHIP 18 SOUTH, RANGE 2 WEST  
THE CITY OF VESTAVIA HILLS,  
JEFFERSON COUNTY, ALABAMA

11 LOTS  
CURRENT ZONING: R-2  
PROPOSED ZONING: R-9  
PARCEL No: 28 00 14 3 002.002.000  
LOT AREA: 2.37 ACRES

**OWNER:**  
**BRAXTON COVE PROPERTIES, LLC**  
2800 SHELBY ROAD  
SUITE #1156  
Birmingham, Alabama 35242  
PHONE: (205) 296-5545  
CONTACT: SAM DARIANI  
TAX ID No. 85-3444285

SITUATED IN THE SOUTHWEST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 14,  
TOWNSHIP 18 SOUTH, RANGE 2 WEST,  
SECTION 14, TOWNSHIP 18 SOUTH,  
SOUTHEAST 1/4 OF SECTION 15,  
TOWNSHIP 18 SOUTH, RANGE 2 WEST,  
CITY OF VESTAVIA HILLS,  
JEFFERSON COUNTY, ALABAMA




**ESP Associates AL, Inc.**  
291A Cahaba Valley Parkway North  
Birmingham, AL 35244  
205-965-6188 (AL)  
205-965-6188 (GA)  
Fort Mill, SC 29708  
704-833-4949 (NC)  
800-802-2440 (SC)  
www.espassociates.com

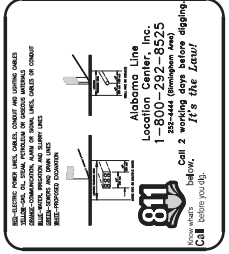
DATE OF PREPARATION  
07 APRIL 2022



PROFESSIONAL CIVIL ENGINEER  
*Joseph S. Childers*  
JOSEPH S. CHILDERS, AL. REG. NO. 27167 DATE: 1/1/22

## SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-01	TITLE SHEET
C-02	BOUNDARY AND TOPOGRAPHIC SURVEY
C-03	PRELIMINARY PLAT
C-04	GRADING PLAN
C-05	DRAINAGE PLAN
C-06	UTILITY PLAN
C-07	CBMPP - PHASE I
C-08	CBMPP - PHASE II
C-09	CBMPP - PHASE III
C-10	CBMPP - DETAILS
C-11	BRAXTON COVE and ROAD #2 PLAN / PROFILE
C-12	STORM SEWER PROFILES
C-13	RETAINING WALL PLAN / PROFILE
C-14	DETAILS (SHEET 1)
C-15	DETAILS (SHEET 2)
C-16	DETAILS (SHEET 3)
C-17	TRAFFIC CONTROL PLAN
C-18	SANITARY SEWER PLAN / PROFILE
C-19	SANITARY SEWER MAIN DETAILS
C-20	SANITARY SEWER MAIN DETAILS
C-21	LOW PRESSURE SYSTEM DETAILS
C-22	LOW PRESSURE SYSTEM DETAILS
C-23	LOW PRESSURE SYSTEM DETAILS



Alabama Line  
Local Surveyors  
1-800-280-8525  
205-965-6188  
205-965-6188 (Birmingham Area)  
Call 2 working days before digging.  
Call before you dig.

























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706-399-4900  
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CIVIL SITE PLANS FOR  
BRATTON SUBDIVISION  
3276 GREENDALE ROAD  
CITY OF VESTALIA HILLS  
JEFFERSON COUNTY, ALABAMA

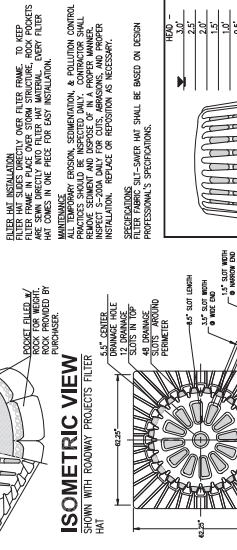
DATE	SCALE	DESIGN	CHECKED	BY
09/14/2022	1" = 20'	RLG	JSC	
NO.	DATE	BY	REVIEW	

ESP PROJECT NO.: 2214-030  
SHEET TITLE: CBMPP - DETAILS  
SHEET: C-10

**ISOMETRIC VIEW**  
SHOWN WITH ROADWAY PROTECTS FILTER HAT

**PLAN VIEW**  
1/4" SCALE WITH 1/4" HORIZONTAL AND 1/2" VERTICAL

**ELEVATION VIEW**  
1/4" SCALE WITH 1/4" HORIZONTAL AND 1/2" VERTICAL



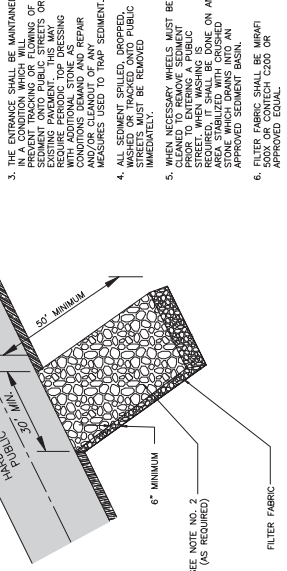
**FRAME & FILTER DISCHARGE ANALYSIS**

HEAD (FT)	DISCHARGE (GPM)	FRAME AREA (SQ FT)	FILTER AREA (SQ FT)	FLOW RATE (GPM/SQ FT)
1.5	0	3.5	19	3
1.5	0	7.0	41	3
1.5	0	10.5	63	3
1.5	0	14.0	85	3
1.5	0	17.5	107	3
1.5	0	21.0	129	3
1.5	0	24.5	151	3
1.5	0	28.0	173	3
1.5	0	31.5	195	3
1.5	0	35.0	217	3

**REPLACEMENT FILTERS, MODEL # S-240**  
SQUARE FRAME & FILTER ASSEMBLY Model # S-200A

FRAME MATERIAL: BLACK 0.32" GAUGE  
FILTER FABRIC MATERIAL: REFERS TO SPEC  
SCALE: NOT TO SCALE  
1 SET (INCLUDES: PART, 210)  
1-888-382-5121 (7438) PHOENIX (774) 386-7018 FAX: (774) 386-7440 TEL: FREE

- NOTES**
- A STABILIZED PAD OF CRUSHED STONE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRAFFIC FROM ENTERING OR BEING TRACKED ONTO THE ADJACENT SIDEWALK OR FROM A PUBLIC STREET TO THE DRIVEWAY.
  - STONE TO BE NO. 57 (PER A.D.O.T. SPECS.)
  - THE EXISTENCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRAFFIC FROM ENTERING OR BEING TRACKED ONTO THE ADJACENT SIDEWALK OR FROM A PUBLIC STREET TO THE DRIVEWAY.
  - EXISTING PAVEMENT TO THIS MAY BE REPAIRED WITH CRUSHED STONE AS WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR MEASURES USED TO TRAP SEDIMENT.
  - ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC SIDEWALKS SHALL BE REMOVED IMMEDIATELY.
  - WHEN NECESSARY WHEELS MUST BE CLEANED TO REMOVE SEDIMENT FROM THE TIRE TREADS ON PUBLIC STREET, WHEN WASHING IS REQUIRED, THIS SHALL BE DONE ON AN APPROVED WASHING STATION AND STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
  - FILTER FABRIC SHALL BE WASHED OR TRACKED ONTO PUBLIC SIDEWALKS SHALL BE REMOVED IMMEDIATELY.



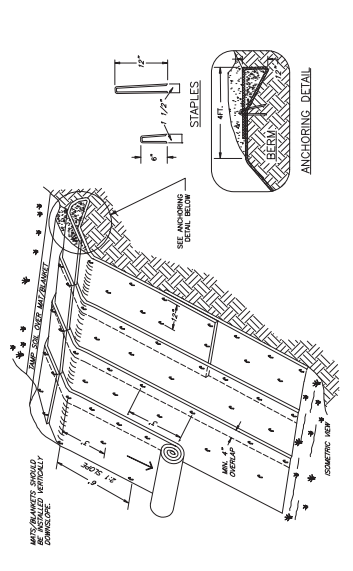
**CRUSHED STONE CONSTRUCTION EXIT**

SEE NOTE NO. 2 (AS REQUIRED)

50' MINIMUM

6' MINIMUM

FILTER FABRIC



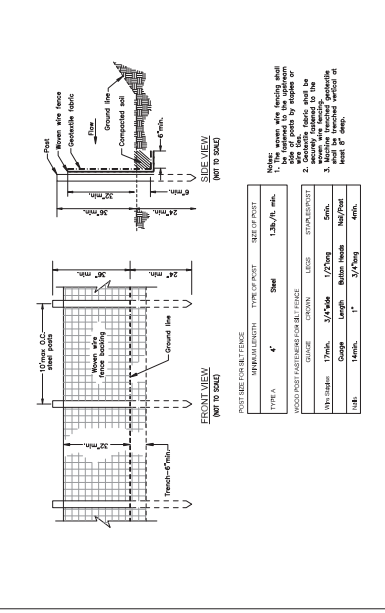
**EROSION BLANKETS ON SLOPE INSTALLATION**

SEE NOTE NO. 2 (AS REQUIRED)

50' MINIMUM

6' MINIMUM

FILTER FABRIC



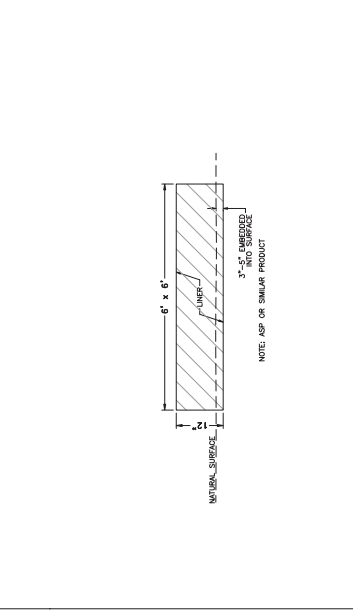
**TYPE "A" SEDIMENT CONTROL FENCE**

SEE NOTE NO. 2 (AS REQUIRED)

10' HIGH O.C. STEEL POST

1/2" THICK FILTER FABRIC

1/2" THICK STONE LAYER



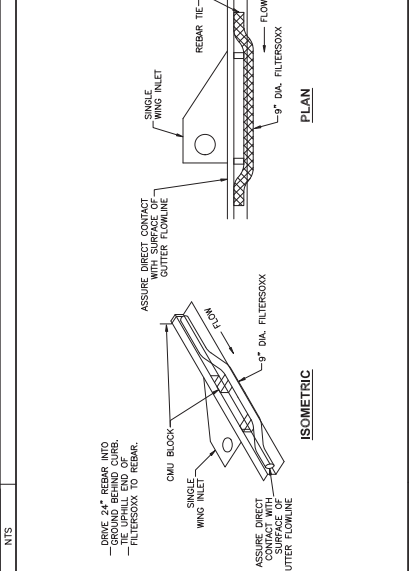
**SEDIMENT CONTROL FENCE**

SEE NOTE NO. 2 (AS REQUIRED)

10' HIGH O.C. STEEL POST

1/2" THICK FILTER FABRIC

1/2" THICK STONE LAYER



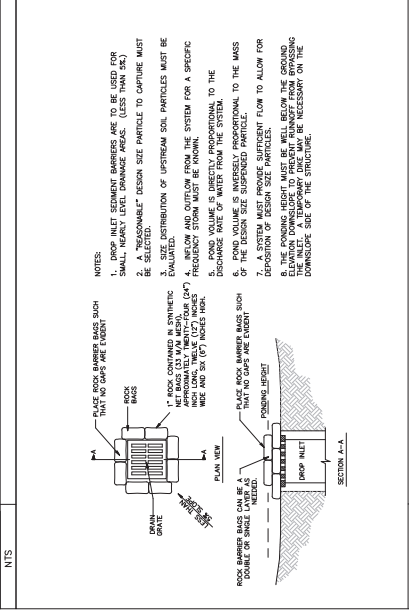
**ROCK BAG DROP INLET SEDIMENT BARRIER**

SEE NOTE NO. 2 (AS REQUIRED)

10' HIGH O.C. STEEL POST

1/2" THICK FILTER FABRIC

1/2" THICK STONE LAYER



**ROCK BAG DROP INLET SEDIMENT BARRIER**

SEE NOTE NO. 2 (AS REQUIRED)

10' HIGH O.C. STEEL POST

1/2" THICK FILTER FABRIC

1/2" THICK STONE LAYER

NTS

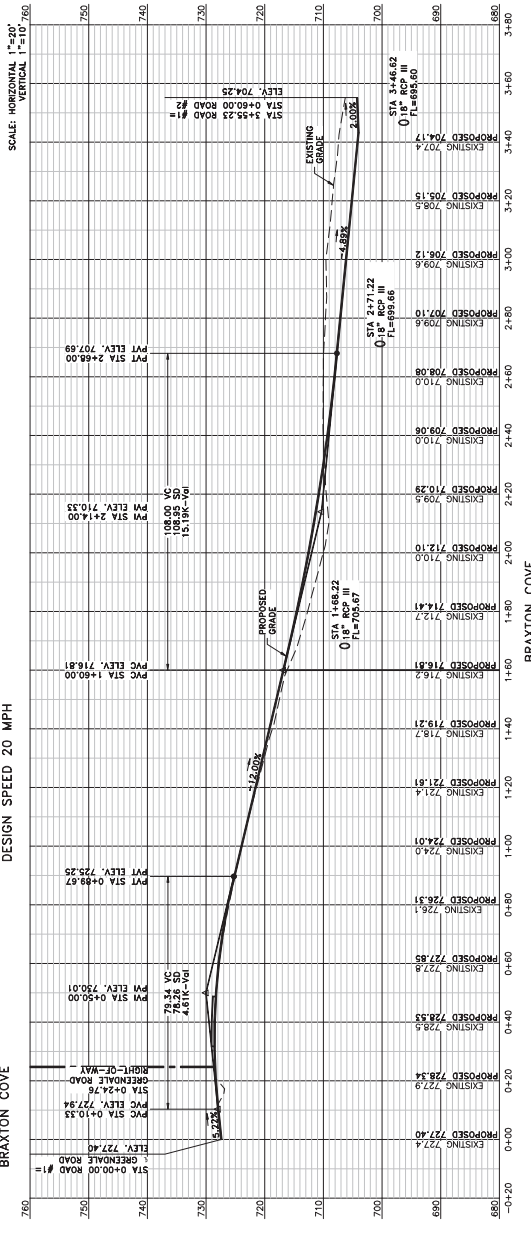
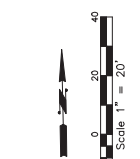
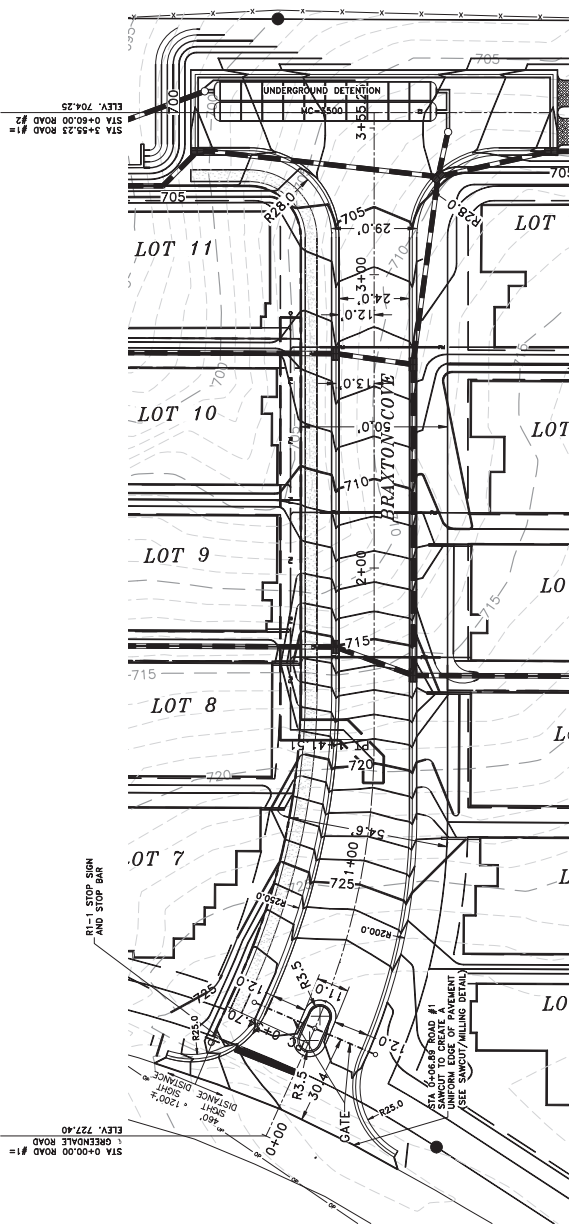
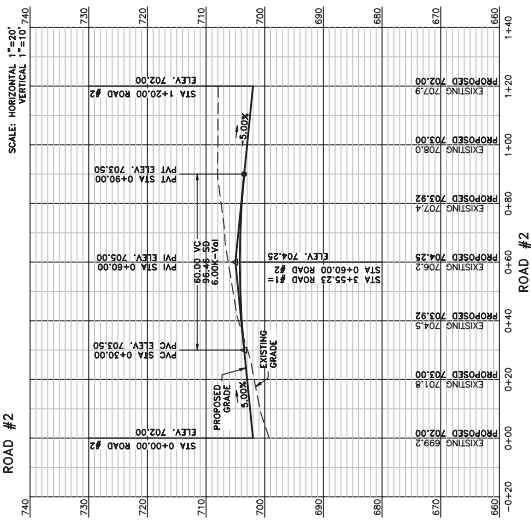
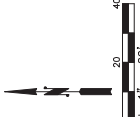
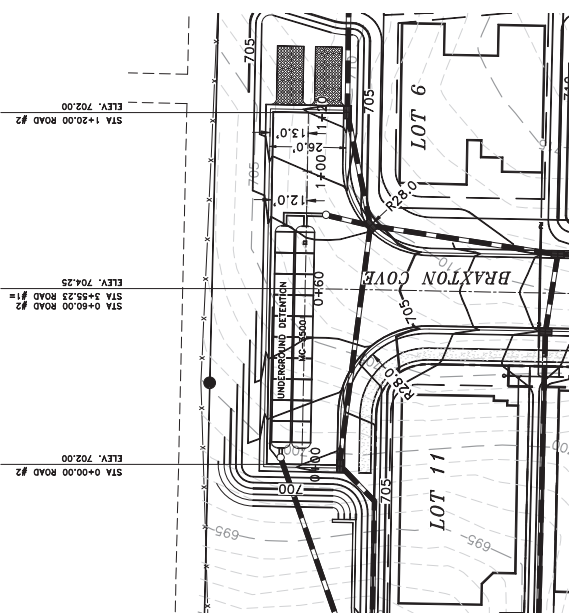


ESP Associates, Inc.  
 2818 Chisholm Valley Parkway North  
 Phenix City, AL 35268  
 (205) 833-1100  
 www.espsiteplans.com



CIVIL SITE PLANS FOR  
**BRAXTON SUBDIVISION**  
 3276 GREENDALE ROAD  
 CITY OF VESTAVIA HILLS  
 JEFFERSON COUNTY, ALABAMA

NO.	DATE	BY	REVIEW
1	02/17/2022	ESP	ESP
2	03/01/2022	ESP	ESP
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5	03/01/2022	ESP	ESP
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99	03/01/2022	ESP	ESP
100	03/01/2022	ESP	ESP



GREENDALE ROAD POSTED SPEED LIMIT  
 25 MPH - BOTH DIRECTIONS

DESIGN SPEED 20 MPH





























ESP Associates Al., Inc.  
2917A Center Villa, Prichard, AL 36874  
Phone: 205-833-1111  
www.ESPAssoc.com

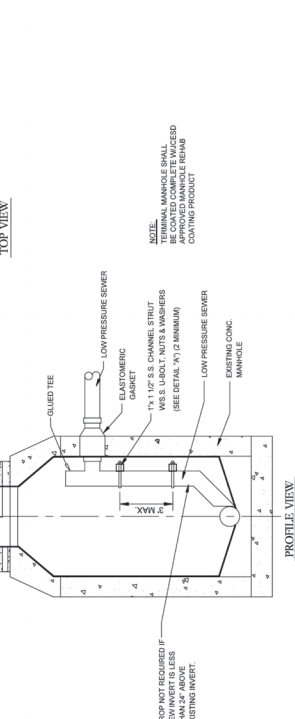
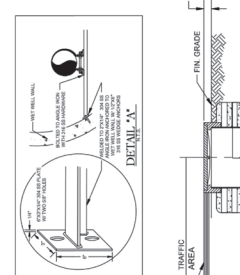
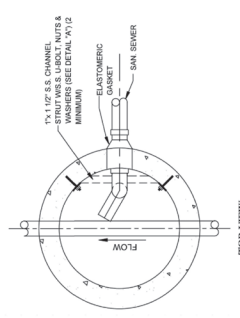


CIVIL SITE PLANS FOR  
BRAXTON SUBDIVISION  
3276 GREENDALE ROAD  
CITY OF VESTAVIA HILLS  
JEFFERSON COUNTY, ALABAMA

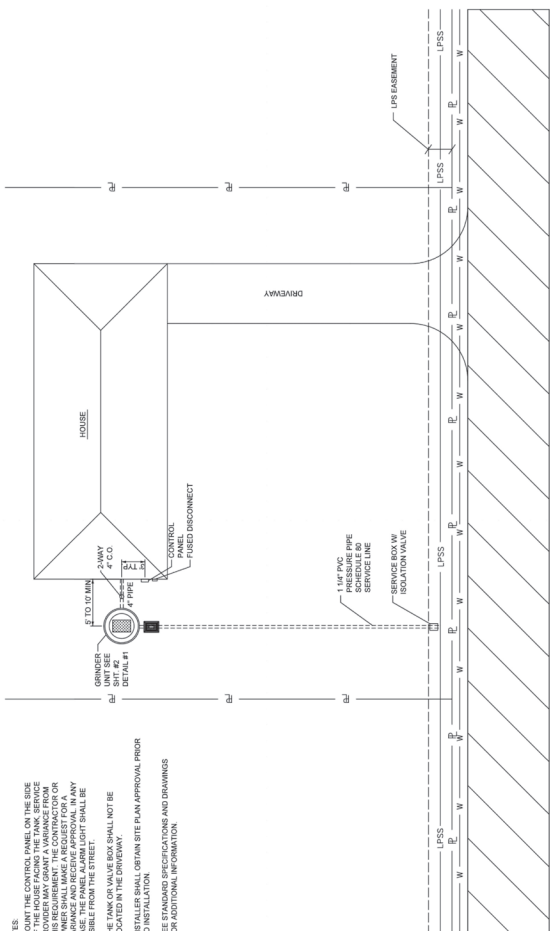
DATE	SCALE		
09/14/2022	1" = 4'-0"		
DESIGN	CHECKED		
RLG	JSC		
NO.	DATE	BY	REVIEW

ESP PROJECT NO.: 2214-03  
SHEET TITLE  
LOW PRESSURE  
SYSTEM DETAILS

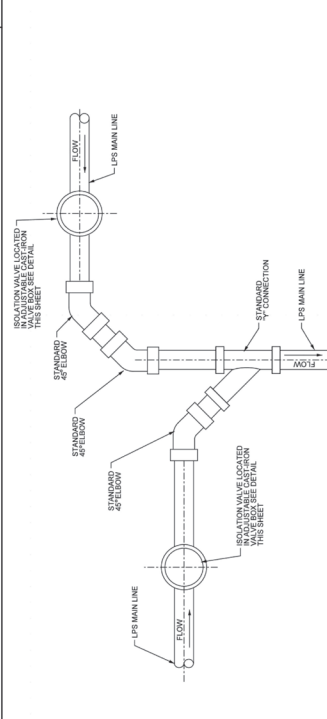
SHEET  
C-22



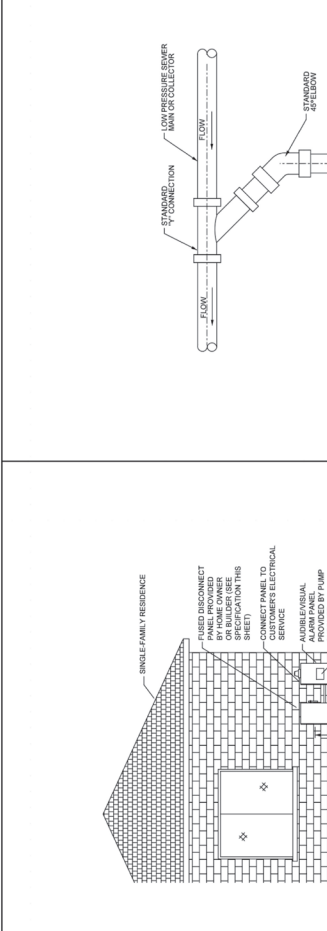
10 LOW PRESSURE SEWER DROP MANHOLE NTS



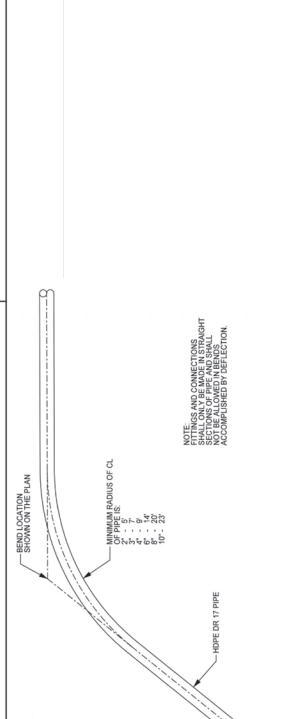
9 TYPICAL PLOT PLAN FOR PUMP TANK NTS



11 LOW PRESSURE FORCE MAIN LINE INTERSECTION ONE BRANCH NTS



12 TYPICAL CONTROL PANEL AND DISCONNECT PANEL ASSEMBLY NTS



13 LOW PRESSURE FORCE MAIN LINE INTERSECTION TWO BRANCH NTS

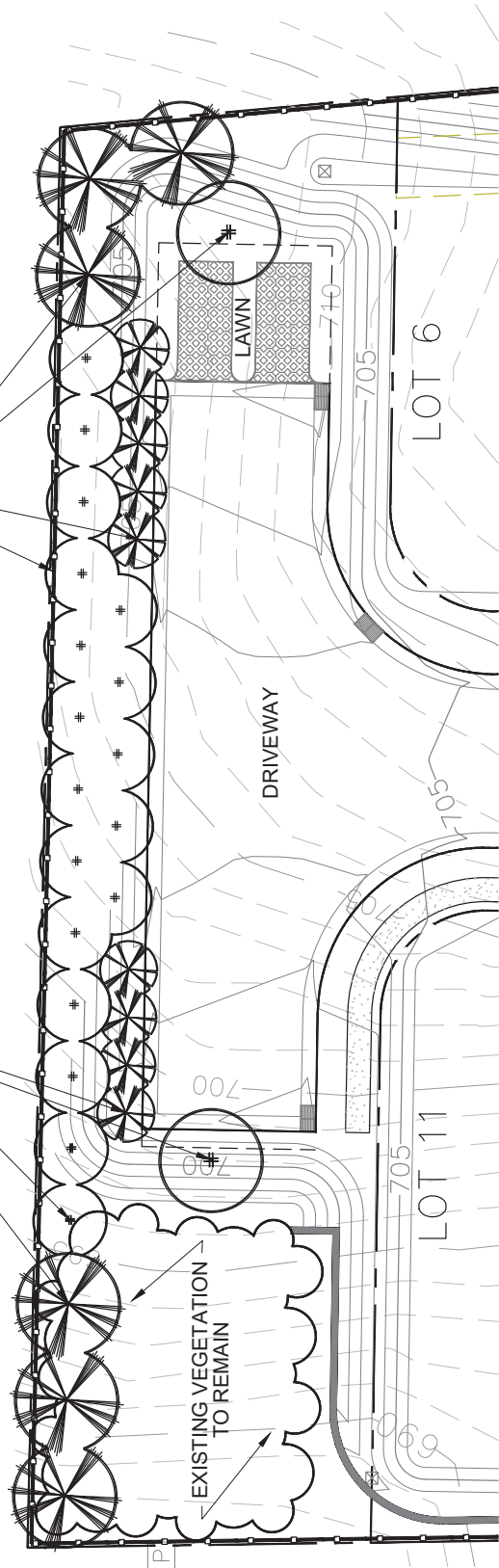


14 HIDE BEND DETAIL NTS





- 3 - D.D. BLANCHARD MAGNOLIA (8'-9" HT.)
- 18 - MARY NELL HOLLY (8'-9" HT.)
- 1 - WILLOW OAK (3" CAL.)
- 4 - LOROPETALUM - TREE FORM (15 GAL.)
- WOOD FENCE - 6' HT.
- 5 - LOROPETALUM - TREE FORM (15 GAL.)
- 1 - WILLOW OAK (3" CAL.)
- 3 - D.D. BLANCHARD MAGNOLIA (8'-9" HT.)



**Braxton**  
**Landscape Buffer Plan**

Scale: 1"=20'  
 April 6, 2021  
 Sheet 1 of 1  
 NORTH  
 John S. Harrison, Landscape Architect  
 205-281-8389  
 jshar@bellsouth.net





**Zoning1**

PARCELID 2800143002002000  
 DISTRICT 020  
 ESN\_NUM 62  
 PROPADD 3276 GREENDALE RD  
 TAX\_TOWNSH 28  
 SECTION 14  
 OSECTION 3  
 BLOCK 002  
 PARCEL 002000  
 VH\_ZONING R-2  
 ZNG\_ORD 1982  
 ZNG\_ORD\_DT 03/21/2003  
 ZNG\_ORD2  
 Zoom to

\*\*\*



### Future Land Use

- |  |   |  |
|--|---|--|
|  Low-Density Residential    |  Retail/Mixed Use  |  Institutional        |
|  Medium-Density Residential |  Limited Mixed Use |  Parks and Open Space |
|  High-Density Residential   |  Planned Mixed Use |  |
|  Birmingham                 |  Jefferson County  |  Mountain Brook       |

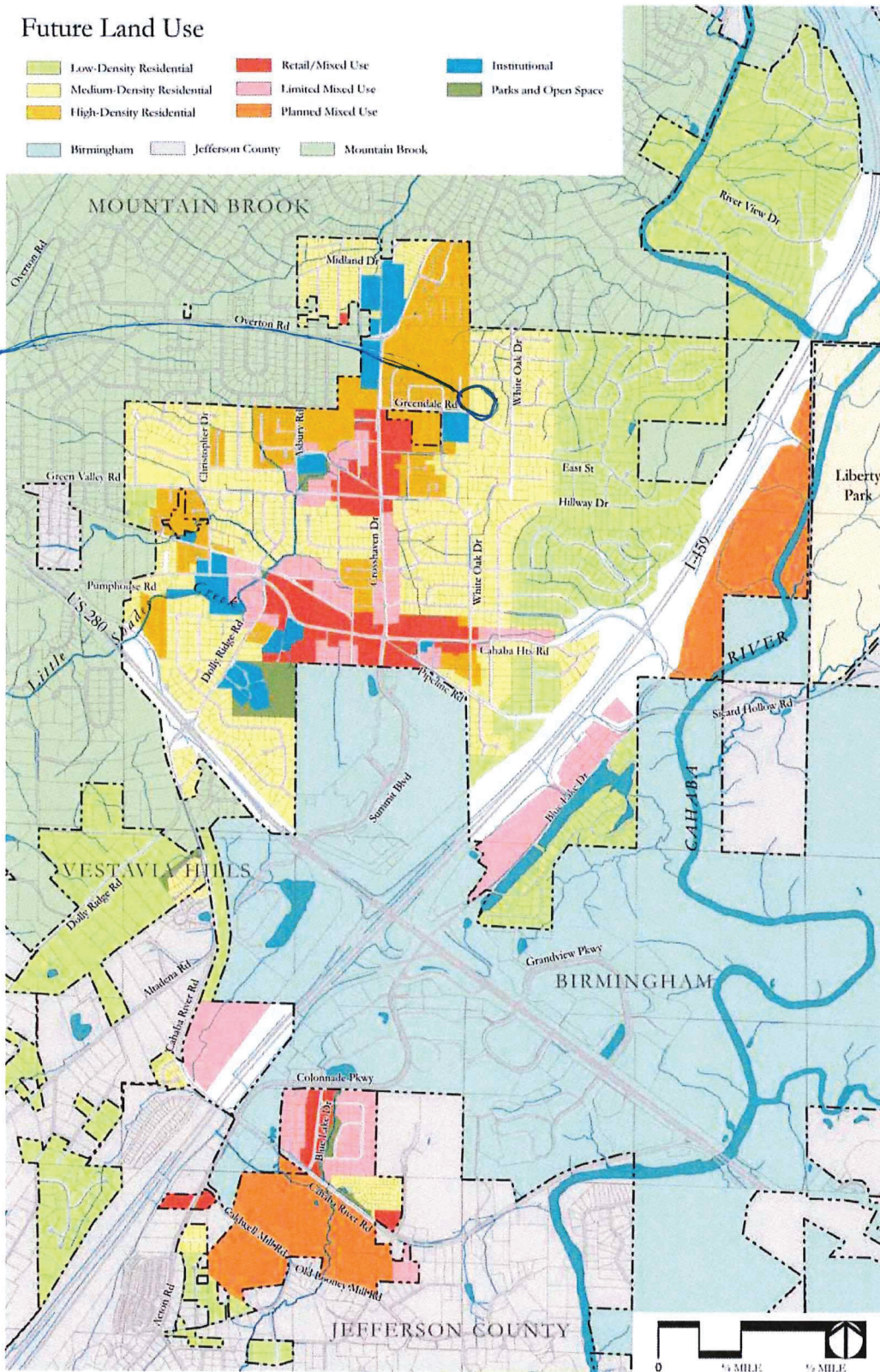


Figure 4: Future Land Use Map