

**CITY OF VESTAVIA HILLS**  
**PLANNING AND ZONING COMMISSION**  
**AGENDA (AMENDED)**

**JUNE 9, 2022**

**6:00 P.M.**

Roll Call.

Pledge of Allegiance

Approval of Minutes: May 12, 2022

**Preliminary Plats**

- (1) **P-0622-15** Liberty Park Joint Venture, LLP Is Requesting **Preliminary Plat Approval For Brayfield Residential Phase III**. The Purpose for This Request Is To Plan Infrastructure, Private Streets, and Fifty Residential Lots. The Property Is Owned By Liberty Park Joint Venture and Is Zoned Vestavia Hills PR-1.

**Final Plats**

**Consent Agenda**

- (2) **P-0622-13** Culbreth Holding, LLC Is Requesting **Final Plat Approval For Resurvey Of Lots 41-A And 43 Topfield Subdivision**. The Purpose for This Request Is To Combine Lots. The Property Is Owned By Culbreth Holding, LLC and Is Zoned Vestavia Hills B-3 & R-1.
- (3) **P-0622-14** Jason Kessler Is Requesting **Final Plat Approval For Kessler's Addition To Rocky Ridge Estates**. The Purpose for This Request Is To Finalize A Four Lot Subdivision. The Property Is Owned By Jason Kessler and Is Zoned Vestavia Hills R-9.
- (4) **P-0622-16** Overton Investments, LLC Is Requesting **Final Plat Approval For Resurvey Of Part Of Vestavia Terrace, A Condominium**. The Purpose for This Request Is To Finalize A Townhome Development. The Property Is Owned By Overton Investments, LLC and Is Zoned Vestavia Hills R-9.
- (5) **P-0622-17** Courtney G. Lundberg Is Requesting **Final Plat Approval For Lundberg Addition To Cahaba Heights**. The Purpose for This Request Is To

Combine Parcels. The Property Is Owned By Courtney G. Lundberg and Is Zoned Vestavia Hills B-2.

**Rezoning**

- (6) **P-0622-12** Townes Development Group, LLC Is Requesting **Rezoning (Annexation)** For **2245 & 2249 Blue Ridge Blvd.** from **JC R-T & JC R-4** to **Vestavia Hills R-9** For Townhome Development And Annexation.
- (7) Extension for recordation: Final Map to Combine 2 lots into a single family residential lot; 1557 & 1559 Holly Road; Tracy & Leigh Teague



Ms. Sykes – yes  
Mr. Romeo – yes  
Mr. Weaver– yes  
Motion carried.

Mr. Larson – yes  
Mr. Maloof– yes  
Ms. Barnes– yes

### **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.

Mr. Garrison explained the request will allow for an 11 lot subdivision with a private street. He also stated the staff recommendations.

Charlie Beavers, Joel Childers, and Sam Dariani were present to answer any questions the Commission had and explain the plan.

Mr. Weaver asked if there would be any adverse effects on drainage. Mr. Childers stated there would not be due to the underground detention proposed.

Ms. Barnes opened the floor for a public hearing.

Bob Estes, Overton Manor, was concerned about drainage.

Ms. Barnes asked from a show of hands how many others in the audience were concerned about drainage. Many hands were raised.

Vicky Marty stated she was concerned about density and tree removal.

Aaron Vines spoke and stated the zoning should not be changed.

Susan Howell spoke and was concerned about site distance and traffic.

David Gilchrist spoke concerning density and buffers.

Robert De Buys was concerned about density and sidewalks.

Jon Hinds spoke in support of the application.

Ms. Barnes closed the public hearing and directed citizen concerns to the applicants.

Joel Childers re-explained the drainage and traffic plans and stated there should not be any negative effects on adjacent properties.

Mr. Beavers stated the request meets the definition of transitional zoning due to the higher densities adjacent.



Mr. Weaver stated it is not the Commission's job to tell an applicant what they should do but what they can do based on land use plans and zoning and the application seems reasonable.

Ms. Barnes opened the floor for a motion.

**MOTION** Mr. Larson made a motion to recommend Rezoning for 3276 Greendale Rd. from Vestavia Hills R-2 to Vestavia Hills R-9 with the following conditions:

1. Approval based on site plan presented;
2. Rezoning not completed until the final map has been recorded  
CC&R's for the subdivision are recorded.

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

Mr. Honeycutt – yes  
Ms. Sykes – yes  
Mr. Romeo – yes  
Mr. Weaver– yes  
Motion carried.

Mr. Farrell – yes  
Mr. Larson – yes  
Mr. Maloof– yes  
Ms. Barnes– yes

Conrad Garrison, City Planner

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

Date: JUNE 09, 2022

- **CASE:** P-0622-15
- **REQUESTED ACTION:** Preliminary Plat Approval For Brayfield Residential Phase III
- **ADDRESS/LOCATION:** S. Liberty Rd.
- **APPLICANT/OWNER:** Liberty Park Joint Venture
- **GENERAL DISCUSSION:** LPJV is seeking preliminary plat approval for additional development in Liberty Park for new Brayfield phase. Approval will allow for the creation of 50 new lots and the creation of Brayfield Crest Dr. Lots are zoned PR-1 and have Cluster setbacks. The development is in accordance with the Liberty Park PUD ordinance.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.  
  
**City Planner Recommendation:** No recommendation
  2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
  3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
  4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

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

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

NAME: Liberty Park joint Venture, LLP

ADDRESS: 1000 Urban Center Drive - Suite 235, Vestavia Hills, AL 35242

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

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PHONE: 770-367-9552 Email jbonanno@libertypark.com

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

Schoel Engineering, James Parsons, PE - Civil Engineer

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PHONE: 205-313-1134 Email jparsons@schoel.com

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

NAME: Schoel Engineering

ADDRESS: 1001 22nd Street South, Birmingham, AL 35205

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

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PHONE: \_\_\_\_\_ Email \_\_\_\_\_

**P0622-15//27-00-18-2-000-001.000  
4490 Sicard Hollow Rd. & 7041  
Vestlake Village Dr.  
Prelim Map to develop 27.5 Acres  
LPJV, LLP**

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**IV. ACTION REQUESTED**

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

Explain reason for the request: Liberty Park Joint Venture desires to develop 27.5 acres on South Liberty Road  
\*\*if additional information is needed, please attached full description of request\*\*

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

Acreage in the West 1/2 of S18 - T8S - R1W & East 1/2 S13 -T18S - R2W

Jefferson County, AL. 7041 Vestlake Village Drive (PID: 27 00 18 2 000 001.000) and\*

Property size: 50 lots feet X .04ac each <sup>90' wide</sup> feet. Acres: 27.50  
\* 4490 Sicard Hollow Rd. PID 27 00 18 2 000 001.000

**VI. ZONING/REZONING:**

The above described property is presently zoned: PR-1

**VII. OWNER AFFIDAVIT:**

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

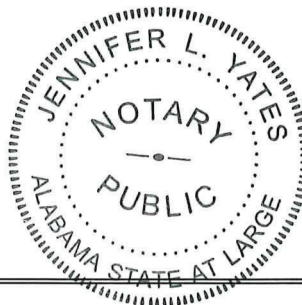
[Signature] 5/18/22  
Owner Signature/Date

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

Given under my hand and seal  
this 18th day of May, 2022.

[Signature]  
Notary Public

My commission expires 7th  
day of May, 2024.



**P0622-15//27-00-18-2-000-001.000**  
**4490 Sicard Hollow Rd. & 7041**  
**Vestlake Village Dr.**  
Prelim Map to develop 27.5 Acres  
LPJV, LLP

# LIBERTY PARK BRAYFIELD RESIDENTIAL PHASE III

VESTAVIA HILLS, ALABAMA

## DRAWING INDEX

PP1	PRELIMINARY PLAT AREA 1
PP2	PRELIMINARY PLAT AREA 2
PP3	PRELIMINARY PLAT AREA 3
PP4	PRELIMINARY PLAT AREA 4
KEY	OVERALL SHEET AREAS
TP1	TOPOGRAPHIC MAP AREA 1
TP2	TOPOGRAPHIC MAP AREA 2
TP3	TOPOGRAPHIC MAP AREA 3
TP4	TOPOGRAPHIC MAP AREA 4
C1	GENERAL NOTES
C2	INITIAL CLEARING & GRUBBING PLAN AREA 1
C3	INITIAL CLEARING & GRUBBING PLAN AREA 2
C4	INITIAL CLEARING & GRUBBING PLAN AREA 3
C5	INITIAL CLEARING & GRUBBING PLAN AREA 4
C6	TYPICAL ROAD SECTIONS
C7	SITE LAYOUT PLAN AREA 1
C8	SITE LAYOUT PLAN AREA 2
C9	SITE LAYOUT PLAN AREA 3
C10	SITE LAYOUT PLAN AREA 4
C11	GRADING & DRAINAGE PLAN AREA 1
C12	GRADING & DRAINAGE PLAN AREA 2
C13	GRADING & DRAINAGE PLAN AREA 3
C14	GRADING & DRAINAGE PLAN AREA 4
C15	EROSION CONTROL PLAN AREA 1
C16	EROSION CONTROL PLAN AREA 2
C17	EROSION CONTROL PLAN AREA 3
C18	EROSION CONTROL PLAN AREA 4
C19-C21	ROAD PROFILES
C22-C25	STORM PROFILES
C26	UTILITY PLAN AREA 1
C27	UTILITY PLAN AREA 2
C28	UTILITY PLAN AREA 3
C29	UTILITY PLAN AREA 4
C30	SANITARY SEWER PLAN 1
C31	SANITARY SEWER PLAN 2
C32	SANITARY SEWER PLAN 3
C33	SANITARY SEWER PLAN 4
C34	SANITARY SEWER PLAN 5
C35-C38	SANITARY PROFILES
C39-C44	DETAILS



VICINITY MAP

N.T.S.

IMAGE TAKEN FROM GOOGLE EARTH

### DEVELOPER

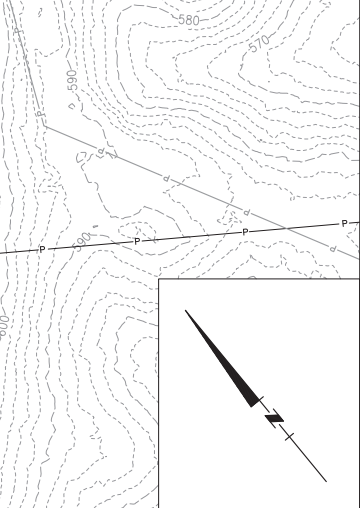
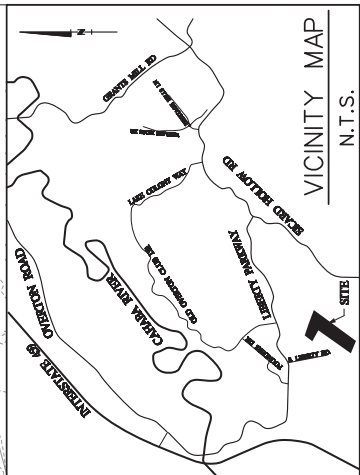
LIBERTY PARK JOINT VENTURE  
1000 URBAN CENTER DRIVE  
SUITE 235  
VESTAVIA HILLS, AL 35242  
CONTACT: JOHN BONANNO  
PHONE: (770) 367-9522

### CIVIL ENGINEER

SCHOEL ENGINEERING COMPANY, INC.  
1001 22ND STREET SOUTH  
BIRMINGHAM, AL 35205  
CONTACT: ANDREW PHILLIPS  
PHONE: (205) 323-6166







**VICINITY MAP**  
 N.T.S.

**LIBERTY PARK  
 BRAYFIELD RESIDENTIAL PHASE III**

LOT 11: 0.372 Acres  
 LOT 12: 0.356 Acres  
 LOT 13: 0.384 Acres  
 LOT 14: 0.356 Acres  
 LOT 15: 0.358 Acres  
 LOT 16: 0.367 Acres  
 LOT 17: 0.399 Acres  
 LOT 18: 0.380 Acres  
 LOT 19: 0.355 Acres  
 LOT 20: 0.344 Acres  
 LOT 21: 0.374 Acres  
 LOT 22: 0.408 Acres  
 LOT 23: 0.416 Acres  
 LOT 24: 0.404 Acres  
 LOT 25: 0.397 Acres  
 LOT 26: 0.408 Acres

**LIBERTY PARK  
 BRAYFIELD RESIDENTIAL PHASE III**

BEING A SUBDIVISION OF ACREAGE SITUATED IN  
 IN TOWNSHIP 18 SOUTH, RANGE 1 WEST  
 AND THE EAST 1/2 OF SECTION 13,  
 TOWNSHIP 13 SOUTH, RANGE 2 WEST  
 JEFFERSON COUNTY, ALABAMA

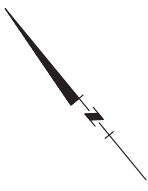
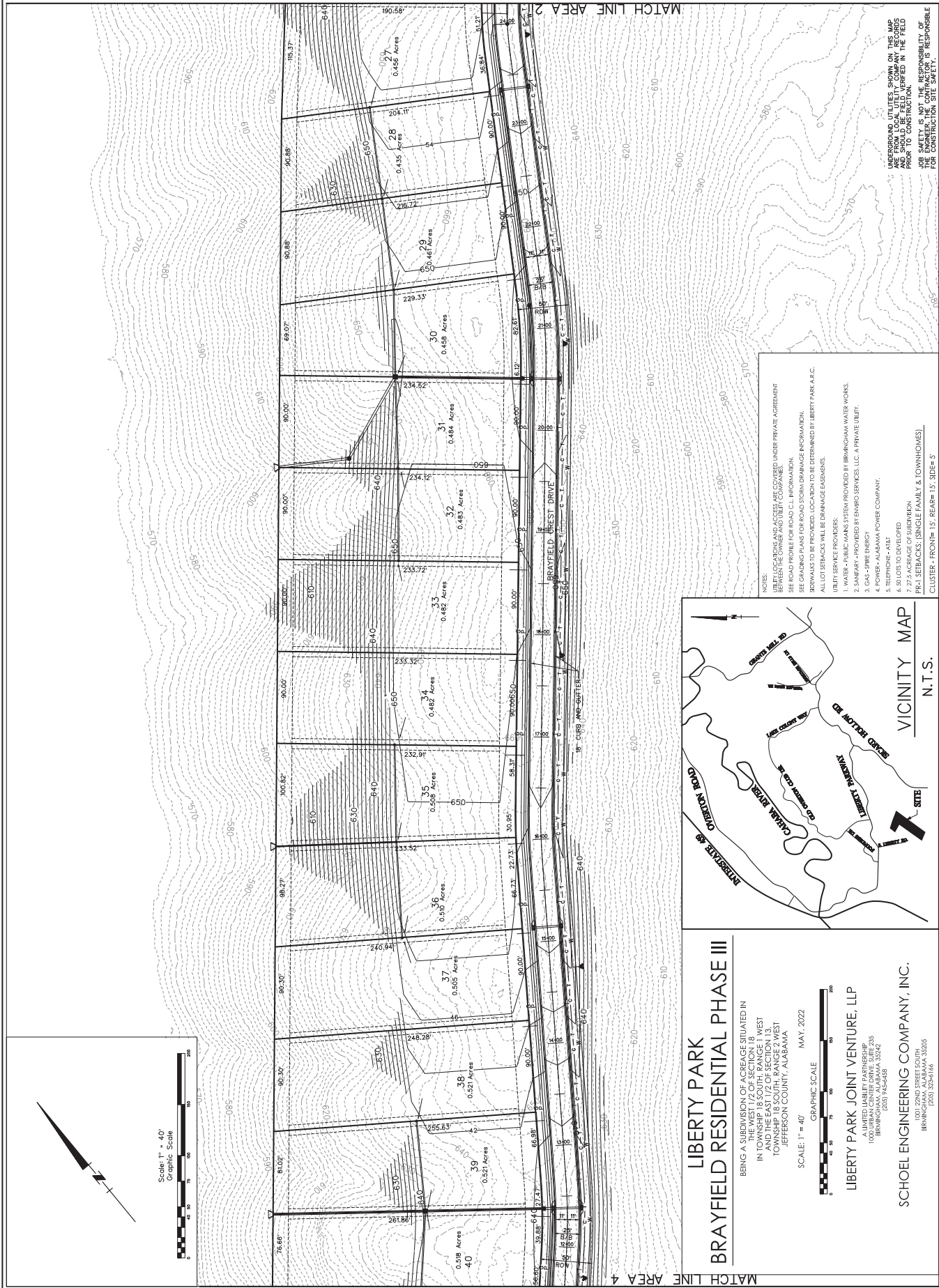
SCALE: 1" = 40'  
 MAY, 2022

**LIBERTY PARK JOINT VENTURE, LLP**  
 100 LIBERTY CENTER DRIVE, SUITE 235  
 BRIMMINGHAM, ALABAMA 35202  
 (205) 745-6465

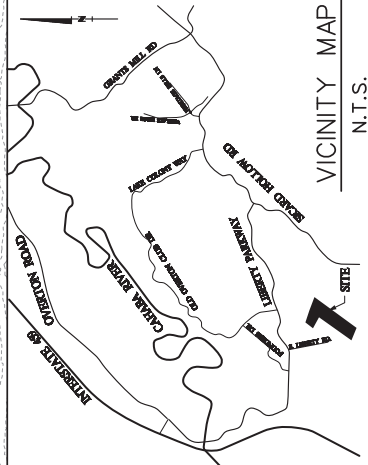
**SCHOEL ENGINEERING COMPANY, INC.**  
 1001 22ND STREET SOUTH  
 BRIMMINGHAM, ALABAMA 35205  
 (205) 326-1666

NOTES:  
 1. LOCATIONS AND ACRES ARE COPIES UNDER PRIVATE AGREEMENT BETWEEN THE OWNER AND UTILITY COMPANIES.  
 2. SEE ROAD PEOPLE FOR ROAD CL. INFORMATION.  
 3. SEE GRADING PLANS FOR ROAD STORM DRAINAGE INFORMATION.  
 4. SIDEWALKS TO BE PROVIDED. LOCATION TO BE DETERMINED BY LIBERTY PARK A.R.C.  
 5. ALL LOT SERVICES WILL BE DRAINAGE EASEMENTS.  
 6. UTILITY SERVICE PROVIDERS:  
 1. WATER - PUBLIC MAINS SYSTEM PROVIDED BY BIRMINGHAM WATER WORKS.  
 2. SANITARY - PROVIDED BY ENVIRO SERVICES, LLC. A PRIVATE UTILITY.  
 3. GAS - SPIRE ENERGY  
 4. POWER - ALABAMA POWER COMPANY.  
 5. TELEPHONE - AT&T  
 6. SLOTS TO DEVELOP  
 7. 7.5' SETBACKS TO BUILDINGS  
 8. 10' SETBACKS (SINGLE FAMILY & TOWNHOMES)  
 9. CLUSTER - FRONT= 15', REAR= 15', SIDE= 5'





NOTE:  
 1. LOT LINES AND INTERSECTIONS ARE COVERED UNDER PRIVATE AGREEMENT BETWEEN THE OWNER AND UTILITY COMPANIES.  
 2. SEE ROAD PROFILE FOR ROAD C.L. INFORMATION.  
 3. SEE GRADING PLANS FOR ROAD STORM DRAINAGE INFORMATION.  
 4. SIDEWALKS TO BE PROVIDED. LOCATION TO BE DETERMINED BY LIBERTY PARK A.P.C.  
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 UTILITY SERVICE PROVIDERS:  
 1. WATER - PUBLIC MAINS SYSTEM PROVIDED BY BIRMINGHAM WATER WORKS.  
 2. SANITARY - PROVIDED BY ENRJO SERVICES, LLC. A PRIVATE UTILITY.  
 3. GAS - SPIRE ENERGY  
 4. POWER - ALABAMA POWER COMPANY.  
 5. TELEPHONE - AT&T  
 6. 50 LOTS TO DEVELOP  
 7. 175 RESIDENCE UNITS  
 PREL SETBACKS: (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MM) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)



**LIBERTY PARK  
 BRAYFIELD RESIDENTIAL PHASE III**

BEING A SUBDIVISION OF AVERAGE SITUATED IN  
 IN TOWNSHIP 18 SOUTH, RANGE 1 WEST  
 AND THE EAST 1/2 OF SECTION 13,  
 TOWNSHIP 18 SOUTH, RANGE 2 WEST  
 JEFFERSON COUNTY, ALABAMA

SCALE: 1" = 40'  
 MAY, 2022

LIBERTY PARK JOINT VENTURE, LLP  
 100 URBAN CENTER DRIVE, SUITE 235  
 BIRMINGHAM, ALABAMA 35242  
 (205) 445-6666

SCHOEL ENGINEERING COMPANY, INC.  
 1001 22ND STREET SOUTH  
 BIRMINGHAM, ALABAMA 35205  
 (205) 988-1234

UNDERGROUND UTILITIES SHOWN ON THIS MAP  
 ARE NOT TO BE CONSIDERED AS A BASIS FOR  
 AND SHOULD BE FIELD VERIFIED IN THE FIELD  
 PRIOR TO CONSTRUCTION.  
 THE ENGINEER AND THE CONTRACTOR IS RESPONSIBLE  
 FOR CONSTRUCTION SITE SAFETY.



# LIBERTY PARK BRAYFIELD RESIDENTIAL PHASE III

BEING A SUBDIVISION OF ACRES SITUATED IN  
THE WEST 1/2 OF SECTION 18  
IN TOWNSHIP 18 SOUTH, RANGE 1, WEST  
AND THE EAST 1/2 OF SECTION 13,  
TOWNSHIP 18 SOUTH, RANGE 1, WEST,  
JEFFERSON COUNTY, ALABAMA.

SCALE: 1" = 40'



GRAPHIC SCALE  
MAY, 2022

LIBERTY PARK JOINT VENTURE, LLP  
A LIMITED LIABILITY PARTNERSHIP  
1000 URBAN CENTER DRIVE, SUITE 235  
BIRMINGHAM, ALABAMA 35242  
(205) 742-4538

SCHOEL ENGINEERING COMPANY, INC.  
1001 22ND STREET SOUTH  
BIRMINGHAM, ALABAMA 35205  
(205) 952-5135



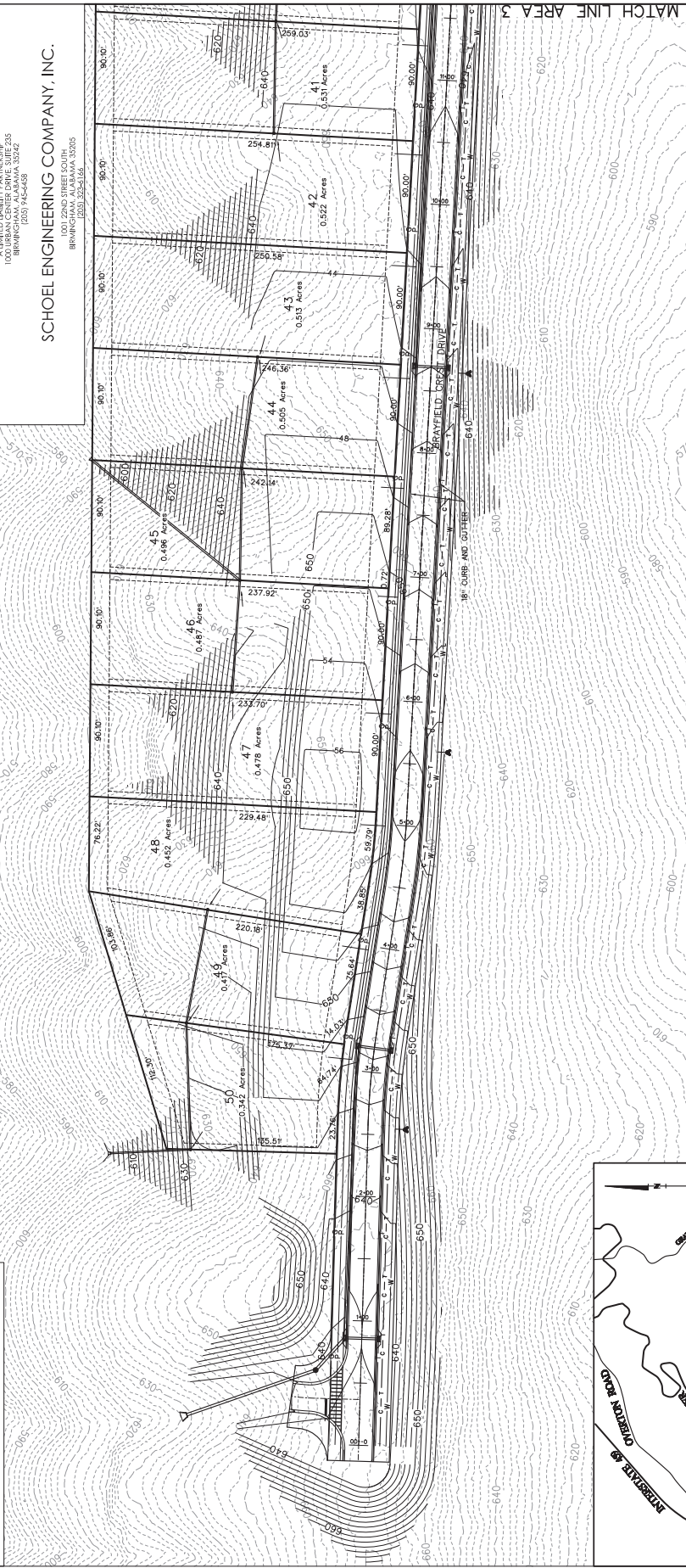
## LIBERTY PARK BRAYFIELD RESIDENTIAL PHASE III VESTAVIA HILLS, AL

DRAWING SET:  
PERMIT SET  
REVISES:

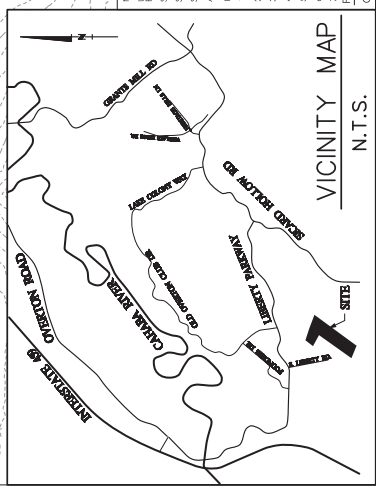
PRELIMINARY  
PLAT AREA 4

DRAWN BY: AHT/DMCC  
CHECKED BY: ASP  
FILE NAME: 2013PLAT4  
DATE: 05/02/2022

PP4



- NOTE:  
1. ALL EASEMENTS AND ACCESS ARE COVERED UNDER PRIVATE AGREEMENT BETWEEN THE OWNER AND UTILITY COMPANIES.  
2. SEE ROAD PROFILE FOR ROAD C.L. INFORMATION.  
3. SEE GRADING PLANS FOR ROAD STORM DRAINAGE INFORMATION.  
4. SIDEWALKS TO BE PROVIDED. LOCATION TO BE DETERMINED BY LIBERTY PARK A.P.C.  
5. ALL LOT SETBACKS WILL BE DRAINAGE EASEMENTS.  
6. UTILITY SERVICE PROVIDERS:  
1. WATER - PUBLIC MAINS SYSTEM PROVIDED BY BIRMINGHAM WATER WORKS.  
2. SANITARY - PROVIDED BY ENVO SERVICES, LLC, A PRIVATE UTILITY.  
3. GAS - SPIRE ENERGY  
4. POWER - ALABAMA POWER COMPANY.  
5. TELEPHONE - AT&T  
6. 50 LOTS TO DEVELOP  
7. 10% GRADE OF SLOPES  
8. PREL. SETBACKS: (SINGLE FAMILY & TOWNHOMES)  
CLUSTER - FRONT= 15', REAR= 15', SIDE= 5'



VICINITY MAP  
N.T.S.

LIBERTY PARK  
BRAYFIELD RESIDENTIAL  
PHASE III  
SITE 4

UNDERGROUND UTILITIES SHOWN ON THIS MAP  
ARE NOT TO BE FIELD VERIFIED IN THE FIELD  
PRIOR TO CONSTRUCTION. THE CONTRACTOR  
IS RESPONSIBLE FOR VERIFYING THE LOCATION  
AND DEPTH OF ALL UTILITIES. THE CONTRACTOR IS RESPONSIBLE  
FOR CONSTRUCTION SITE SAFETY.







Shown below are the Phases for the Brayfields Developments

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

Date: **JUNE 9, 2022**

- **CASE:** P-0622-13
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Of Lots 41-A And 43 Topfield Subdivision
- **ADDRESS/LOCATION:** Pine Dr.
- **APPLICANT/OWNER:** Culbreth Holding, LLC
- **GENERAL DISCUSSION:** Plat will combine lots 41-A and 43 to create lot 41-B. Plat will complete the rezoning of Pawms Pet resort. All other existing easements will remain. New lot meets the minimum requirement for B-3.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.  

**City Planner Recommendation:** No recommendation
  2. **City Engineer Review:** No problems noted.
  3. **City Fire Marshal Review:** No problems noted
  4. **Building Safety Review:** No problems noted

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

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

NAME: Culbreth Holding, LLC \_\_\_\_\_

ADDRESS: 3626 5th Avenue South \_\_\_\_\_

Birmingham, Alabama 35222 \_\_\_\_\_

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

PHONE NUMBER: Home \_\_\_\_\_ Office (205) 745-3933 \_\_\_\_\_

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

Engineering Design Group \_\_\_\_\_

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**III. ACTION REQUESTED**

**Final Plat Approval**

Explain reason for the request: Combining Lots 41-A and 43 into 1 Lot. \_\_\_\_\_

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

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

Lots 41-A and 42 according to the survey of Resurvey Mb. 247, Pg. 45 and \_\_\_\_\_

43 according to the survey of Topfield Subdivision, MB. 42, Pg. 72 \_\_\_\_\_

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: 1.78 \_\_\_\_\_

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**VI. ZONING/REZONING:**

The above described property is presently zoned: B-3 ↙ R-1

**VI. OWNER AFFIDAVIT:**

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

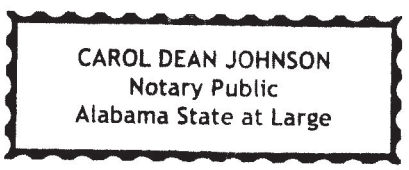
  
Owner Signature/Date

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

Given under my hand and seal  
this 22 day of April, 20 22.

  
Notary Public

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



**P0622-13//28-00-27-4-003-001.000**  
**3118 Pine Tree Dr. & 4538 Pine**  
**Tree Cir.**  
Final Map to combine lots  
Culbreth Holding





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

Date: **JUNE 9, 2022**

- **CASE:** P-0622-14
- **REQUESTED ACTION:** Final Plat Approval For Kessler's Addition To Rocky Ridge Estates
- **ADDRESS/LOCATION:** Ridgedale Dr.
- **APPLICANT/OWNER:** Jason Kessler
- **GENERAL DISCUSSION:** Plat will create 4 lots and Lucille Ln. Plat is done in accordance with Ordinance 2989, which rezoned the site. All new lots are zoned R-9.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

**City Planner Recommendation:** No recommendation
  2. **City Engineer Review:** No problems noted.
  3. **City Fire Marshal Review:** No problems noted
  4. **Building Safety Review:** No problems noted



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

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

NAME: Jason Kessler

ADDRESS: 3412 Ridgedale Dr

Birmingham, AL 35243

BILLING ADDRESS *(if different from above)* 3505 Bent River Rd

Vestavia Hills, AL 35216

PHONE : (205) 985-7171 Email jdkessler84@gmail.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: Rodney Cunningham

PHONE : (205) 403-9158 Email cunningham@edgalabama.com

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

NAME: Engineering Design Group, LLC

ADDRESS: 120 Bishop Circle, Suite 300

Pelham, AL 35124

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

PHONE: (205) 403-9158 Email trowell@edgalabama.com

**P0622-14//28-00-32-3-003-003.000**  
**3412 Ridgedale Drive**  
Final Map to Subdivide into 4 Lots  
Jason Kessler

**IV. ACTION REQUESTED**

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

Explain reason for the request: To subdivide 1 lot into 4 lots and dedicate the  
right-of-way depicted on the plat

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

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

Currently Lot 6 of Rocky Ridge Estates (3412 Ridgedale Drive)



Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: 1.23

**VI. ZONING/REZONING:**

The above described property is presently zoned: R-9

**VII. OWNER AFFIDAVIT:**

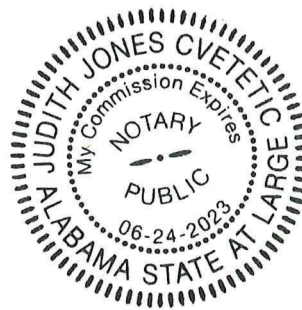
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. *\*Application must be signed by the owner of the property before a Notary and original submitted to the Office of the Clerk; no copies will be accepted.\**

 5/13/22   
Owner Signature/Date Representing Agent (if any)/date

Given under my hand and seal  
this 13 day of May, 2022

  
Notary Public

My commission expires 6/24/2023  
day of June, 2023.



**P0622-14//28-00-32-3-003-003.000**  
**3412 Ridgedale Drive**  
Final Map to Subdivide into 4 Lots  
Jason Kessler



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

Date: **JUNE 9, 2022**

- **CASE: P-0622-16**
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Of Part Of Vestavia Terrace, A Condominium
- **ADDRESS/LOCATION:** 3036 Massey Rd.
- **APPLICANT/OWNER:** Jason Kessler
- **GENERAL DISCUSSION:** Plat will create 8 lots and common area. Plat is done in accordance with Ordinance 2852, which rezoned the site. All new lots are zoned R-9.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

**City Planner Recommendation:** No recommendation
  2. **City Engineer Review:** No problems noted.
  3. **City Fire Marshal Review:** No problems noted
  4. **Building Safety Review:** No problems noted

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

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

NAME: Overton Investments, LLC

ADDRESS: 3505 Bent River Rd.  
Birmingham, AL 35216

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

PHONE: 205-985-7171 Email JDkessler84@gmail.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: Jason Kessler

PHONE: 205-369-5787 Email \_\_\_\_\_

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

NAME: Same as above

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

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

PHONE: \_\_\_\_\_ Email \_\_\_\_\_

**P0622-16//29-00-36-4-004-014.000**  
**Lots 1-10 Vestavia Terrace**  
Final Map to Resurvey Pt of  
Vestavia Terr  
Overton Investments



**IV. ACTION REQUESTED**

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

Explain reason for the request: Final plat is ready, all improvements are in.

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

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

Lots 1-10 Resurvey of part of Vestavia Terrace

Property size: 66,575 feet feet X \_\_\_\_\_ feet. Acres: 1.53 acres

**VI. ZONING/REZONING:**

The above described property is presently zoned: R9

**VII. OWNER AFFIDAVIT:**

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

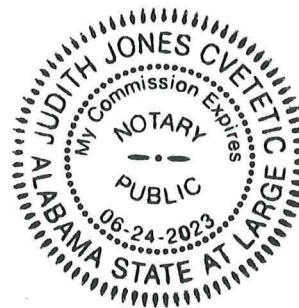
[Signature]  
Owner Signature/Date

5/23/22

Jason Kessler  
Representing Agent (if any)/date

Given under my hand and seal  
this 23 day of May, 2022.

[Signature]  
Notary Public



My commission expires 24th  
day of June, 2023.

**P0622-16//29-00-36-4-004-014.000**

**Lots 1-10 Vestavia Terrace  
Final Map to Resurvey Pt of  
Vestavia Terr  
Overton Investments**



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

Date: **JUNE 9, 2022**

- **CASE:** P-0622-17
- **REQUESTED ACTION:** Final Plat Approval For Lundberg Addition To Cahaba Heights
- **ADDRESS/LOCATION:** 3950 Autumn Ln.
- **APPLICANT/OWNER:** Courtney G. Lundberg
- **GENERAL DISCUSSION:** Plat will combine two acreage parcels into Lot 1. Currently there is a building straddling the parcel line. Lot will meet the minimum requirement for B-2.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

**City Planner Recommendation:** No recommendation
  2. **City Engineer Review:** No problems noted.
  3. **City Fire Marshal Review:** No problems noted
  4. **Building Safety Review:** No problems noted



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

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

NAME: COURTNEY G LUNDBERG

ADDRESS: 104 TRILLIUM DRIVE

BIRMINGHAM, AL 35210

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

PHONE : 205-253-9084 Email COURTNEYLUND@NETZERO.COM

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

PHONE : \_\_\_\_\_ Email \_\_\_\_\_

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

NAME: CHRISTINE THORNTON

ADDRESS: 3431 NORWOOD BOULEVARD

BIRMINGHAM, AL 35234

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

PHONE: 205-222-3763 Email CHRISTINETHORNTON@DBARCHITECT.COM

**IV. ACTION REQUESTED**

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

Explain reason for the request: Combining two lots where existing building is locate

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

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

3950 Autumn Lane

Vestavia Alabama 35243

Property size: ~203.52 feet X ~115.56 feet. Acres: .5416

**VI. ZONING/REZONING:**

The above described property is presently zoned: B2

**VII. OWNER AFFIDAVIT:**

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

Courtney H. Hulbeck

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

Given my commission expires on the \_\_\_\_\_ day of \_\_\_\_\_, 2002.

[Signature]  
\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF ALABAMA

My commission expires Jan. 15<sup>th</sup> day of \_\_\_\_\_, 2002.



# CITY OF VESTAVIA HILLS

## APPLICATION

### PLANNING AND ZONING COMMISSION

#### I. INSTRUCTIONS AND INFORMATION:

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

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

NAME: Townes Development Group LLC

ADDRESS: 2245 & 2249 Blue Ridge Blvd,

Birmingham, AL 35226

MAILING ADDRESS (if different from above) 3239 Corny Rd, Ste 108

Birmingham, AL 35216

PHONE NUMBER: Home 205 368 3007 Office \_\_\_\_\_

EMAIL ADDRESS: Aliciahuey@gmail.com

NAME OF REPRESENTING ATTORNEY/AGENT & CONTACT INFORMATION:

Blake Pittman - 205-822-7936 -Blake@taylorburton.com



**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: SC R-T (Townhomes) R-4 multifamily

To: VH R-9 planned residential

For the intended purpose of: Dev of 25 townhomes

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

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

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

\_\_\_\_\_  
\_\_\_\_\_

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

**V. INFORMATION ATTACHED:**



Attached Checklist complete with all required information.



Application fees submitted.

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

Alicia Huey  
Owner Signature/Date

1/4/12/2022

Blake Pittman  
Representing Agent (if any)/date

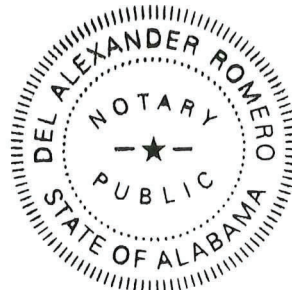
1/4/12/2022

Given under my hand and seal  
this 12<sup>th</sup> day of April, 2022.

Del Romero

Notary Public

My commission expires 14<sup>th</sup>  
day of January, 2023.





### RZ-22-1

Rezoning Application

**Status:** Active

**Date Created:** May 31, 2022

#### Applicant

Blake Pittman  
blake@taylorburton.com  
3239 Lorna Rd  
Ste.  
Birmingham, AL 35216  
2058227936

#### Property Information

**Subject Property Address**

2245 & 2249 Blue Ridge Blvd

**Tax Parcel ID Number**

--

**Legal Description**

--

**Existing Parking Spaces**

--

**Proposed Parking Spaces**

--

**Submission Date**

05/03/2022

**Type of Project**

New Residential Subdivision

#### Action Requested:

**From Existing Zoning Classification**

JC R-T (Townhomes), JC R-4 (Multi-Family)

**To Requested Zoning Classification**

VH R-9

**For the Intended Purpose of:**

25 unit townhome development

**Acreage of Subject Property**

5.50

**Acreage of Property to be Disturbed**

2.5

#### Setbacks

**Front**

15

**Back**

15

**Side**

0

**Open Space**

--

**Lot Coverage Percentage**

--

**Tree Save Plan - I acknowledge that a if this is a new non-residential development or is a residential development in excess of 3 units, that I am required to submit a tree save plan concurrent with this application (excludes PUDs).**



**Owner Information**

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

**Property Owner Name**

Townes Development Group LLC

**Company Name**

--

**Owner Address City State Zip**

2245 & 2249 Blue Ridge Blvd

**Owner's Phone Number**

2053683007

**Email Address of Owner**

alciahuey@gmail.com

**By checking this box, I hereby affirm that I am the owner or the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case.**



**Owner Representative/Responsible Party**

Blake Pittman

**Company Name**

--

**Contact Email of Responsible Party**

--

**Mailing Address of Responsible Party**

--

**Phone No. of Responsible Party**

--

**Email Address of Responsible Party**

--

**Project Engineer Information (if applicable)**

**Name**

Bob Easley

**Company**

Alabama Engineering Company

**Mailing Address**

--

**Phone Number**

--

**Email**

--

**Attachments**

app.pdf

Uploaded by Conrad Garrison on May 31, 2022 at 10:27 am

Blue Ridge Townhomes Annexation and Rezoning Submittal 03102022 (002).pdf

Uploaded by Conrad Garrison on May 31, 2022 at 10:27 am

Tree Save- Landscaping Plan.pdf

Uploaded by Conrad Garrison on May 31, 2022 at 10:53 am



zoning.jpg

Uploaded by Conrad Garrison on May 31, 2022 at 2:54 pm

**History**

**Date**

**Activity**

May 31, 2022 at 9:57 am

Conrad Garrison started a draft of Record RZ-22-1



City of Vestavia Hills, AL

06/03/2022

RZ-22-1

## Planning Review

Rezoning Application

**Status:** Complete**Became Active:****Assignee:** Conrad Garrison**Completed:** 05/31/2022

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### Applicant

Blake Pittman  
blake@taylorburton.com  
3239 Lorna Rd  
Ste.  
Birmingham, AL 35216  
2058227936

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### Comments

**Conrad Garrison, May 31, 2022 at 10:29am**

Rezoning not final until final plat CC&amp;R's recorded

**Conrad Garrison, Jun 3, 2022 at 9:11am**

Applicant is current in the 90 day annexation process for a 25 unit townhome development. The development would be accessed by a center drive with garage and driveway parking in the rear of the units. The undisturbed area will remain so in accordance with the development plans. Applicant will do some minor improvements to Blue Ridge Blvd. to improve curb and gutter and guardrails.

Site plans, renderings, and tree save plans are attached.

Property is zoned for townhomes and multi-family in the county and project could be considered down-zoning in the City. The property is not contemplated on any land use plan. The property is directly across from Hoover city limits and I-65 ROW.

-





City of Vestavia Hills, AL

06/03/2022

RZ-22-1

## Fire Marshal Review

Rezoning Application

**Status:** Complete

**Became Active:** 05/31/2022

**Assignee:** Christopher Vines

**Completed:** 05/31/2022

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### Applicant

Blake Pittman  
blake@taylorburton.com  
3239 Lorna Rd  
Ste.  
Birmingham, AL 35216  
2058227936

---

### Comments

Christopher Vines, May 31, 2022 at 11:27am

No issues



City of Vestavia Hills, AL

06/03/2022

RZ-22-1

## Engineering Review

Rezoning Application

**Status:** Complete**Became Active:** 05/31/2022**Assignee:** Christopher Brady**Completed:** 06/02/2022

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### Applicant

Blake Pittman  
blake@taylorburton.com  
3239 Lorna Rd  
Ste.  
Birmingham, AL 35216  
2058227936

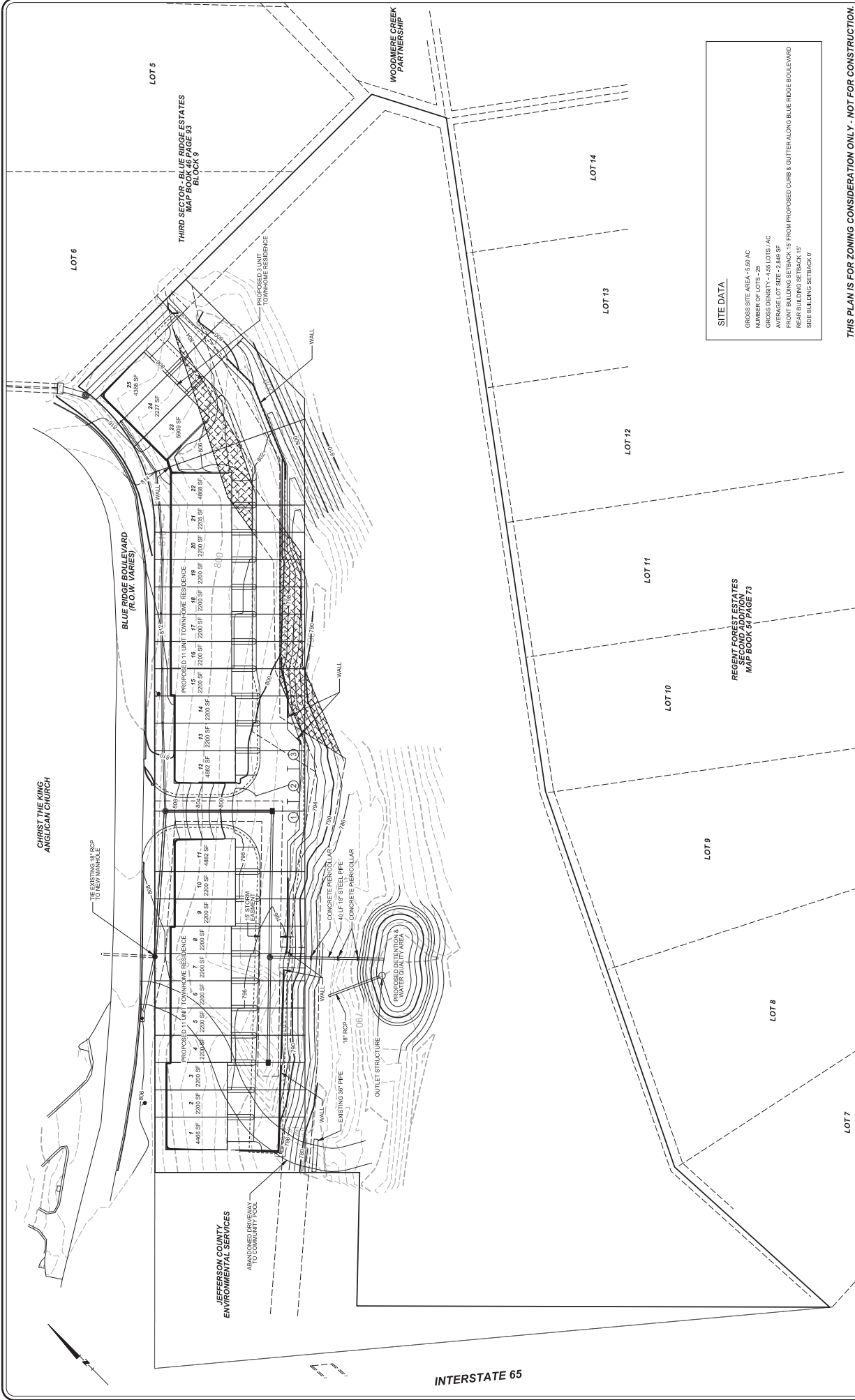
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### Comments

**Christopher Brady, Jun 2, 2022 at 3:05pm**

Engineering has initiated preliminary review of submitted plans and discussed comments with developer and design engineer, including on site visits to review grading and drainage.





**SITE DATA**  
 GROSS SITE AREA - 5.59 AC  
 NUMBER OF LOTS - 23  
 GROSS DENSITY - 4.45 LOTS / AC  
 AVERAGE LOT SIZE - 2,848 SF  
 FRONT BUILDING SETBACK 15' FROM PROPOSED CURB & GUTTER ALONG BLUE RIDGE BOULEVARD  
 REAR BUILDING SETBACK 15'  
 SIDE BUILDING SETBACK 0'

**THIS PLAN IS FOR ZONING CONSIDERATION ONLY - NOT FOR CONSTRUCTION.**

No.	Date	By	Checked	Revision Description

Not valid for construction unless signed in the block  
 Robert W. Emley, IV, PE  
 Date



**Alabama Engineering Company, Inc.**  
 1214 Alford Avenue, Suite 200  
 Hoover, Alabama 35226  
 Phone (205) 803-2161  
 Fax (205) 803-2162

Next valid for construction unless signed in the block  
 Robert W. Emley, IV, PE  
 Date

**Regreasing Grading & Drainage Plan**  
 Blue Ridge Boulevard  
 Taylor Burton Company  
 Jefferson County, Alabama

Scale: 1" = 40'  
 Drawn by: [Name]  
 Checked: [Name]  
 PPE: [Name]  
 File Name: [Name]  
 Sequence No.: 2 of 2

**THIRD SECTOR - BLUE RIDGE ESTATES**  
 MAP BOOK 46 PAGE 43  
 BLOCK 9

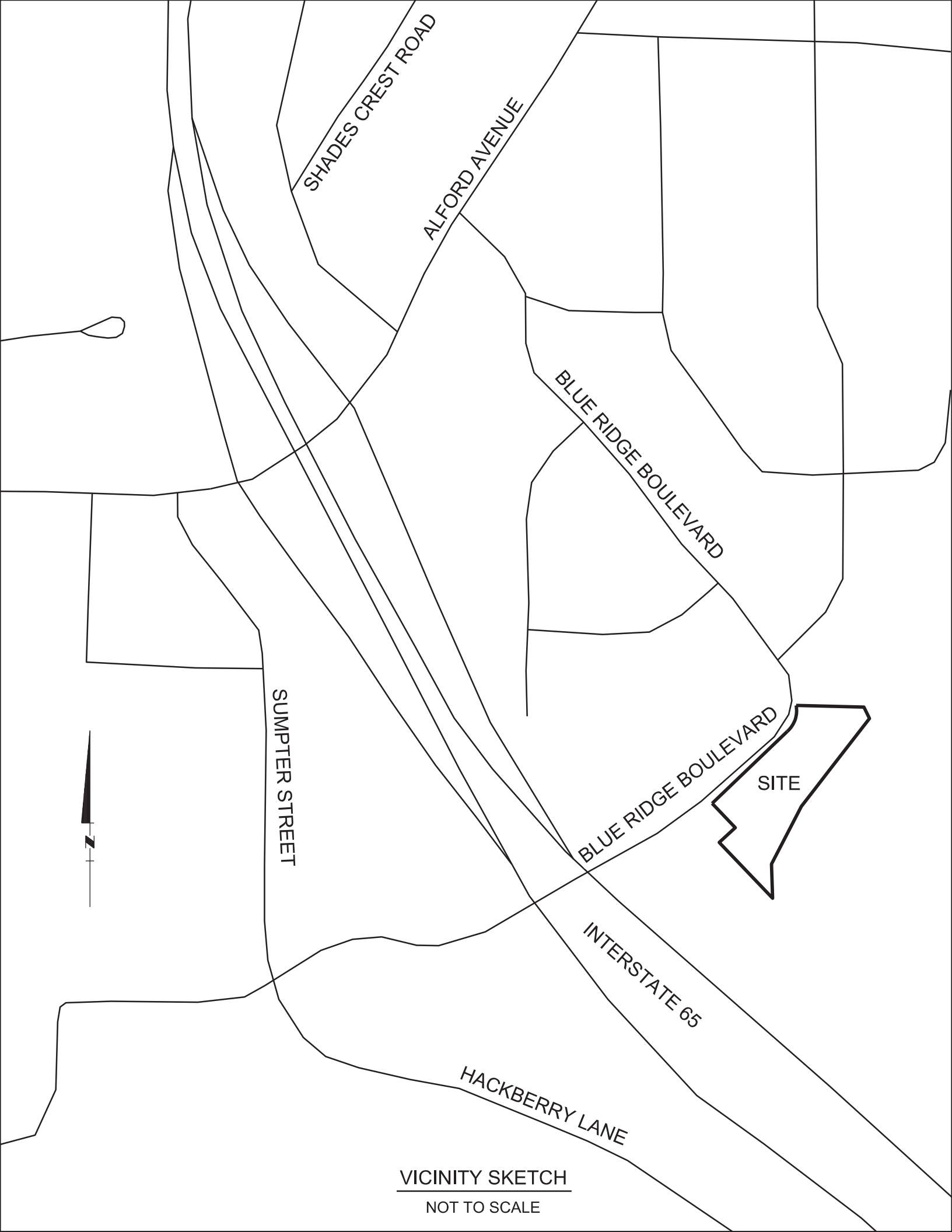
**REGENT FOREST ESTATES**  
 MAP BOOK 50 PAGE 73

**JEFFERSON COUNTY ENVIRONMENTAL SERVICES**  
 ABANDONED DRIVEWAY TO COMMUNITY POOL

**CHRIST THE KING ANGLICAN CHURCH**

**WOODMERE CREEK PARTNERSHIP**

**INTERSTATE 65**



SHADES CREST ROAD

ALFORD AVENUE

BLUE RIDGE BOULEVARD

SUMPTER STREET

BLUE RIDGE BOULEVARD

SITE

INTERSTATE 65

HACKBERRY LANE

VICINITY SKETCH

NOT TO SCALE



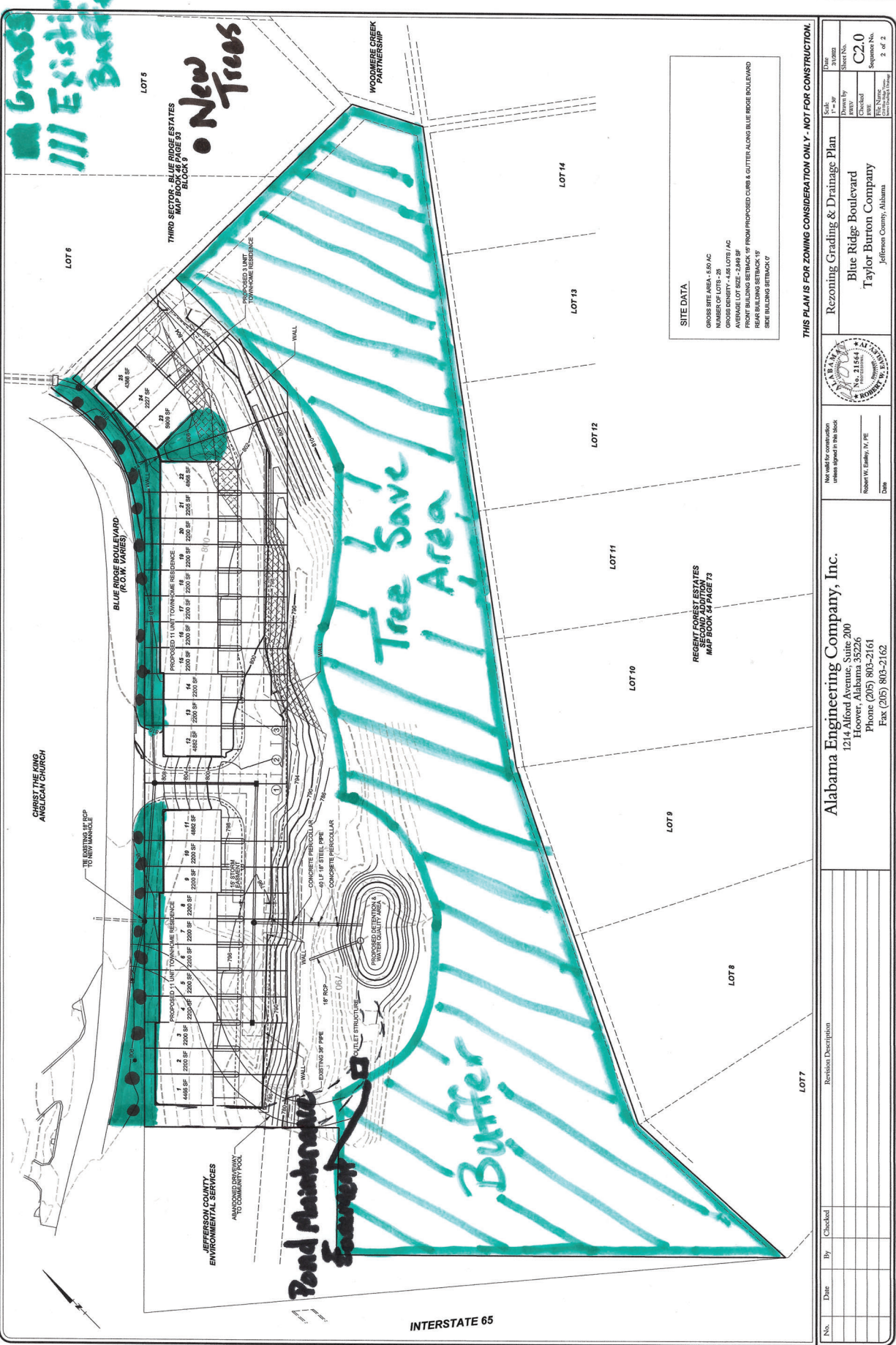
**Grass Existing Buffer**

**New Trees**

**Pond Maintenance**

**Tree Save Area**

**Buffer**



**SITE DATA**  
 GROSS SITE AREA - 4.60 AC  
 NUMBER OF LOTS - 25  
 GROSS DENSITY - 4.85 LOTS / AC  
 AVERAGE LOT SIZE - 2,080 SF  
 DISTANCE FROM PROPOSED CURB & GUTTER ALONG BLUE RIDGE BOULEVARD  
 REAR BUILDING SETBACK 15'  
 SIDE BUILDING SETBACK 0'

**THIS PLAN IS FOR ZONING CONSIDERATION ONLY - NOT FOR CONSTRUCTION.**

CHURCH THE KING AMERICAN CHURCH

TO BE ADJUSTED TO 10' R.O.P.

BLUE RIDGE BOULEVARD (R.O.W. VARIES)

THIRD SECTOR - BLUE RIDGE ESTATES MAP BOOK 24 PAGE 93 BLOCK 4

JEFFERSON COUNTY ENVIRONMENTAL SERVICES AND COMMUNITY POOL

WOODMERE CREEK PARTNERSHIP

RECENT FOREST ESTATES MAP BOOK 24 PAGE 73

INTERSTATE 65

No.	Date	By	Checked	Revision Description

Not valid for construction unless signed in the block  
 Robert W. Emery, IV, PE  
 Date



**Alabama Engineering Company, Inc.**  
 1214 Alford Avenue, Suite 200  
 Hoover, Alabama 35226  
 Phone (205) 803-2161  
 Fax (205) 803-2162

**Retaining Grading & Drainage Plan**  
 Blue Ridge Boulevard  
 Taylor Burton Company  
 Jefferson County, Alabama

Scale: 1" = 30'  
 Drawn by: [blank]  
 Checked by: [blank]  
 Sheet No.: C2.0  
 Sequence No.: 2 of 2





Zoning1	
PARCELID	2900351001001004
DISTRICT	001
ESN_NUM	68
PROPADD	2245 BLUE RIDGE BLVD
TAX_TOWNSH	29
SECTION	35
QSECTION	1
BLOCK	001
PARCEL	001004
VH_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	
Zoom to	



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

Date: NOVEMBER 12, 2020

- **CASE: P-1120-41**
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Of Lot 6A And 6B Young's Addition To Shades Cliff.
- **ADDRESS/LOCATION:** 1557 & 1559 Holly Rd.
- **APPLICANT/OWNER:** Tray I. Teague Et Al.
- **GENERAL DISCUSSION:** Plat will combine Lot 6A and Lots 6B into Lot 6C. The lots were previously rezoned to R-4 and subdivided in 2018. That development opportunity passed and are now being recombined for purchase for one single family home. The new lot will meet the minimum requirements for R-4 zoning.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for medium density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.  
  
**City Planner Recommendation:** No recommendation
  2. **City Engineer Review:** No problems noted.
  3. **City Fire Marshal Review:** No problems noted
  4. **Building Safety Review:** No problems noted

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

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

NAME: Tracy I. Teague and Leigh M. Teague Revocable Living Trust

ADDRESS: 1557 + 1559 Holly Road Vestavia Hills, Alabama  
35226

MAILING ADDRESS (if different from above) 16749 SW Blackberry Lane  
Beaverton, OR 97007

PHONE NUMBER: Home <sup>Tracy cell</sup> (503) 913-3629 Office <sup>Leigh cell</sup> (503) 544-5360

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: \_\_\_\_\_  
Rodney Cunningham - Engineering Design Group

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**III. ACTION REQUESTED**

**Final Plat Approval**

Explain reason for the request: Resurvey Final Plat Young's addition to Shades Cliff  
combining 2 lots into 1

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

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

Situated in Sec. 25, Township 18 South, Range 3 West

29 00 25 3 001 052.000 & 29 00 25 3 001 052.001

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: 1.14

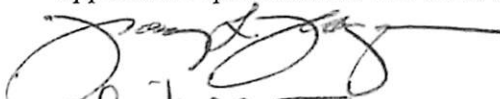

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**VI. ZONING/REZONING:**


The above described property is presently zoned: \_\_\_\_\_

**VI. OWNER AFFIDAVIT:**

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

 10/20/20 TRUSTEES TRACY L TEAGUE & LEIGH M. TEAGUE  
 REVOCABLE LIVING TRUST  
 10/20/20  
 Owner Signature/Date \_\_\_\_\_ Representing Agent (if any)/date

Given under my hand and seal  
this 20 day of October, 2020.

  
\_\_\_\_\_  
Notary Public



My commission expires <sup>ICB</sup> ~~02/18/2024~~ 18  
day of February, 2021.

