

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

DECEMBER 8, 2022

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: November 10, 2022

Rezoning

- (1) **RZ-22-8** Mark Hancock Is Requesting **Rezoning** for **4553 Pine Tree Cir.** from **Vestavia Hills B-1.2 To Vestavia Hills O-1** For The Purpose Of Office Development.

- (2) **RZ-22-9** Lauren Savage Is Requesting **Rezoning** for **3105 Blue Lake Dr.** from **Vestavia Hills R-1 To Vestavia Hills O-1** For The Purpose Of Office Development.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES

NOVEMBER 10, 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 Vercher called the meeting to order and the City Planner called the roll with the following:

MEMBERS PRESENT:

Mike Vercher, Chairman
Rick Honeycutt
Lyle Larson
David Maluff
Jonathan Romeo
Erica Barnes
Hasting Sykes

MEMBERS ABSENT:

Ryan Farrell
Rusty Weaver

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer*

**Appeared via Zoom*

APPROVAL OF MINUTES

Mr. Vercher stated that the minutes of the meeting October 13, 2022 are presented for approval.

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

Mr. Honeycutt – yes	Mr. Sykes – yes
Ms. Barnes – yes	Mr. Larson – yes
Mr. Romeo – yes	Mr. Maloof – yes
Mr. Vercher – yes	Motion carried.

Final Plats

Consent Agenda

- (1) **FP-22-4** David R. & Rozanne S. Emory Are Requesting **Final Plat Approval For Petro Facial’s Addition To South Birmingham Heights**. The Purpose for This Request Is to Combine Lots. The Property Is Owned By David R. & Rozanne S. Emory and Is Zoned Vestavia Hills O-1.
- (2) **FP-22-8** Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval For The Bray At Liberty Park First Addition**. The Purpose for This Request Is To Resurvey Acreage Into A Lot. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PB.
- (3) **FP-22-9** Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval For Old Overton-First Sector Second Addition**. The Purpose for This Request Is To Resurvey Acreage Into Four Lots. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.
- (4) **FP-22-10** David O’Brien Is Requesting **Final Plat Approval For O’Brien’s Addition To Vestavia**. The Purpose for This Request Is To Resurvey Acreage Into A Lot. The Property Is Owned By David O’Brien and Is Zoned Vestavia Hills R-1.
- (5) **FP-22-11** Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval For Brayfield Residential Phase 1-A**. The Purpose for This Request Is To Resurvey Acreage Into Five Lots. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PB.

Mr. Garrison explained the request and stated the items is ministerial.

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 Motion to approve items 1-5 was made by Ms. Barnes and second was by Mr. Sykes. Voice vote as follows:

Mr. Honeycutt – yes	Mr. Sykes – yes
Ms. Barnes – yes	Mr. Larson – yes
Mr. Romeo – yes	Mr. Maloof– yes
Mr. Vercher– yes	Motion carried.

Rezoning

(6) **RZ-22-7** Gladys Bailey Is Requesting **Rezoning** for **3419 Ronlea Cir.** from **Vestavia Hills A and Vestavia Hills R-2** For The Purpose Of Residential Development.

Mr. Garrison explained that the request was for vacant property that will eventually be incorporated into the adjacent residential properties.

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.

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 Mr. Larson made a motion to recommend Rezoning for 3419 Ronlea Cir. from Vestavia Hills A to R-2 as presented. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Honeycutt – yes	Mr. Sykes – yes
Ms. Barnes – yes	Mr. Larson – yes
Mr. Romeo – yes	Mr. Maloof– yes
Mr. Vercher– yes	Motion carried.




Conrad Garrison, City Planner

Rezoning Application

RZ-22-8

Submitted On: Nov 3, 2022

Applicant

 Mark Hancock
 2054973284
 amanda@hancockbuilt.com

Primary Location

4553 PINE TREE CIR
VESTAVIA HILLS, AL 35243

Property Information

Subject Property Address

4553 Pine Tree Cir. Vestavia, AL 35243

Tax Parcel ID Number

2800274001022

Legal Description

Lot 15, according to the Survey of Topfield Subdivision, as record in map book 42, Page 72, in the Probate Office of Jefferson County, Alabama.

Existing Parking Spaces

0

Proposed Parking Spaces

50

Submission Date

10/04/2022

Type of Project

New Commercial Development

Action Requested:

From Existing Zoning Classification

R-1

To Requested Zoning Classification

O-1

For the Intended Purpose of:

Construction of an office building.

Acreage of Subject Property

1

Acreage of Property to be Disturbed

.9

Setbacks

Front

50

Back

15

Side

15

Open Space

--

Lot Coverage Percentage

0.75

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).

true

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by

Property Owner Name

Mark Hancock

way of a notarized letter and/or power of attorney.

Company Name

West Bham Rentals LLC

Owner Address City State Zip

2828 Old 280 Court Suite 200 Vestavia, AL 35243

Owner's Phone Number

205-222-5260

Email Address of Owner

mark@hancockbuilt.com

By checking this box, I hereby affirm that I am 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. If no authorization is provided, this application cannot be processed.

Owner Representative/Responsible Party

Mark Hancock

true

Company Name

West Bham Rentals, LLC

Contact Email of Responsible Party

mark@hancockbuilt.com

Mailing Address of Responsible Party

2828 Old 280 Court Suite 200 Vestavia, AL 35243

Phone No. of Responsible Party

1

Email Address of Responsible Party

mark@hancockbuilt.com

Project Engineer Information (if applicable)

Name

J.T. Murphy

Company

CCI Planning and Engineering

Mailing Address

3528 Vann Road Suite 105 Birmingham, AL 35235

Phone Number

205-655-1991

Email

jmurphy@ccipe.com



City of Vestavia Hills, AL

12/02/2022

RZ-22-8

Planning Review

Rezoning Application

Status: Complete**Became Active:** 11/03/2022**Assignee:** Conrad Garrison**Completed:** 11/03/2022

Applicant

Mark Hancock
amanda@hancockbuilt.com
2828 Old 280 Court
Suite 200
Vestavia Hills, AL 35243
2054973284

Primary Location

4553 PINE TREE CIR
VESTAVIA HILLS, AL 35243

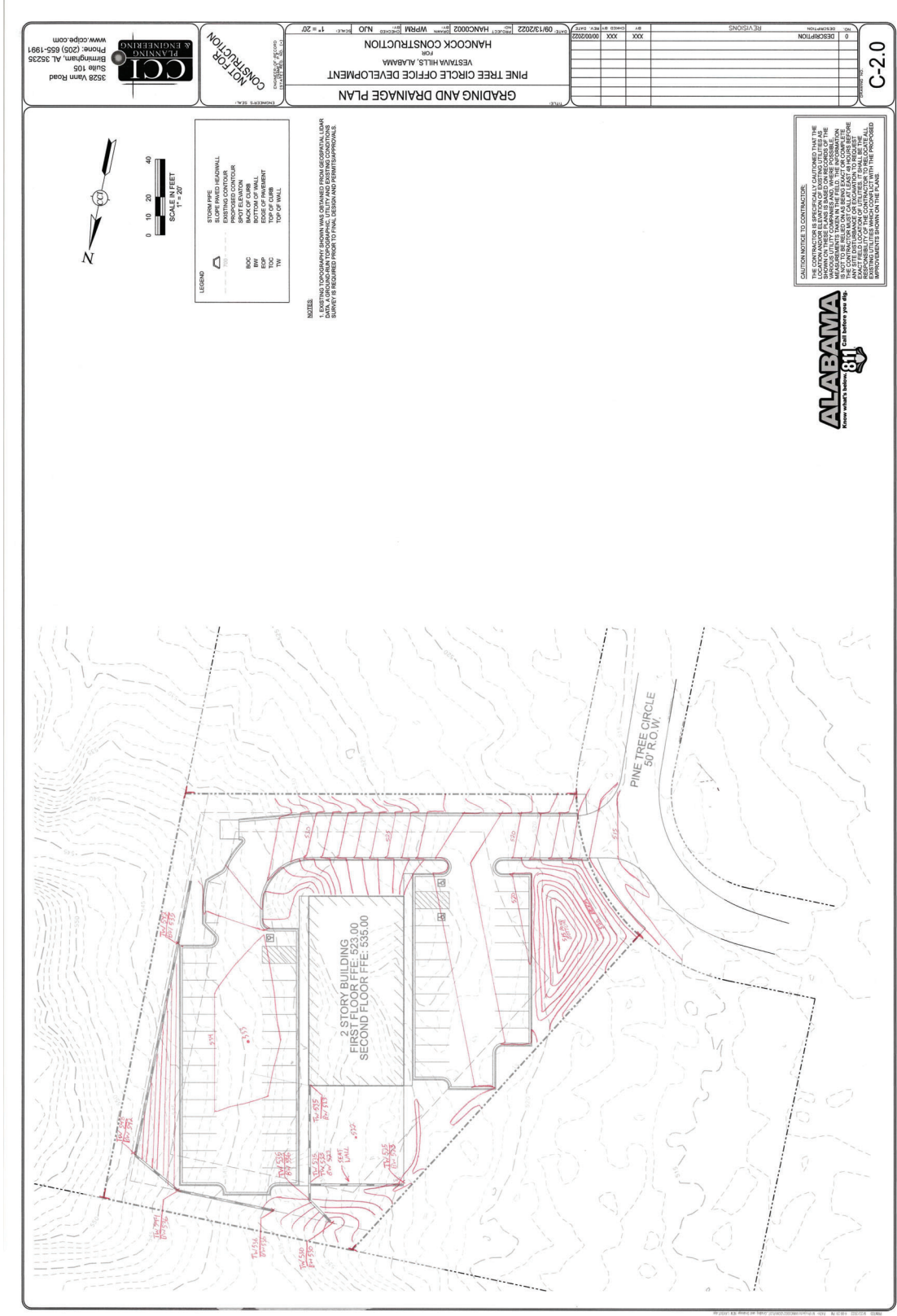
Owner:

West Bham Rentals
2828 Old 280 Court Vestavia, AL 35243

Comments

Conrad Garrison, Nov 30, 2022 at 11:18am

Applicant is seeking to rezone from the current, defunct B-1.2 zoning to O-1 for a new office building. The proposed office building would be 2 stories, have sidewalks along the frontage, and overall conform to the O-1 zoning. A site plan and rendering is attached.



CCE ENGINEERING & PLANNING

 5529 Veann Road

 Birmingham, AL 35226

 Phone: (205) 655-1911

 www.ccepe.com

NOT FOR CONSTRUCTION

 PROJECT NO. 22-001

 DATE: 09/13/2022

 DRAWN BY: JCA

 CHECKED BY: JCA

 APPROVED BY: JCA

 PROJECT: PINE TREE CIRCLE OFFICE DEVELOPMENT

 LOCATION: VESTALVA HILLS, ALABAMA

 CLIENT: HANCOCK CONSTRUCTION

 SCALE: 1" = 20'

NO.	DESCRIPTION	DATE	BY	CHKD	APPD
0	DESCRIPTION	09/13/2022	JCA	JCA	JCA
1	REVISIONS				
2					
3					
4					
5					
6					
7					
8					
9					
10					

LEGEND

 STORM PIPE

 RETAINING WALL

 PROPOSED CONTOUR

 EXISTING CONTOUR

 BACK OF CURB

 BOTTOM OF WALL

 TOP OF WALL

 TOP OF CURB

 TOP OF WALL

NOTICE:

 1. EXISTING TOPOGRAPHY SHOWN WAS OBTAINED FROM GEOSPATIAL LIDAR SURVEY.

 2. EXISTING TOPOGRAPHY SHOWN WAS OBTAINED FROM GEOSPATIAL LIDAR SURVEY.

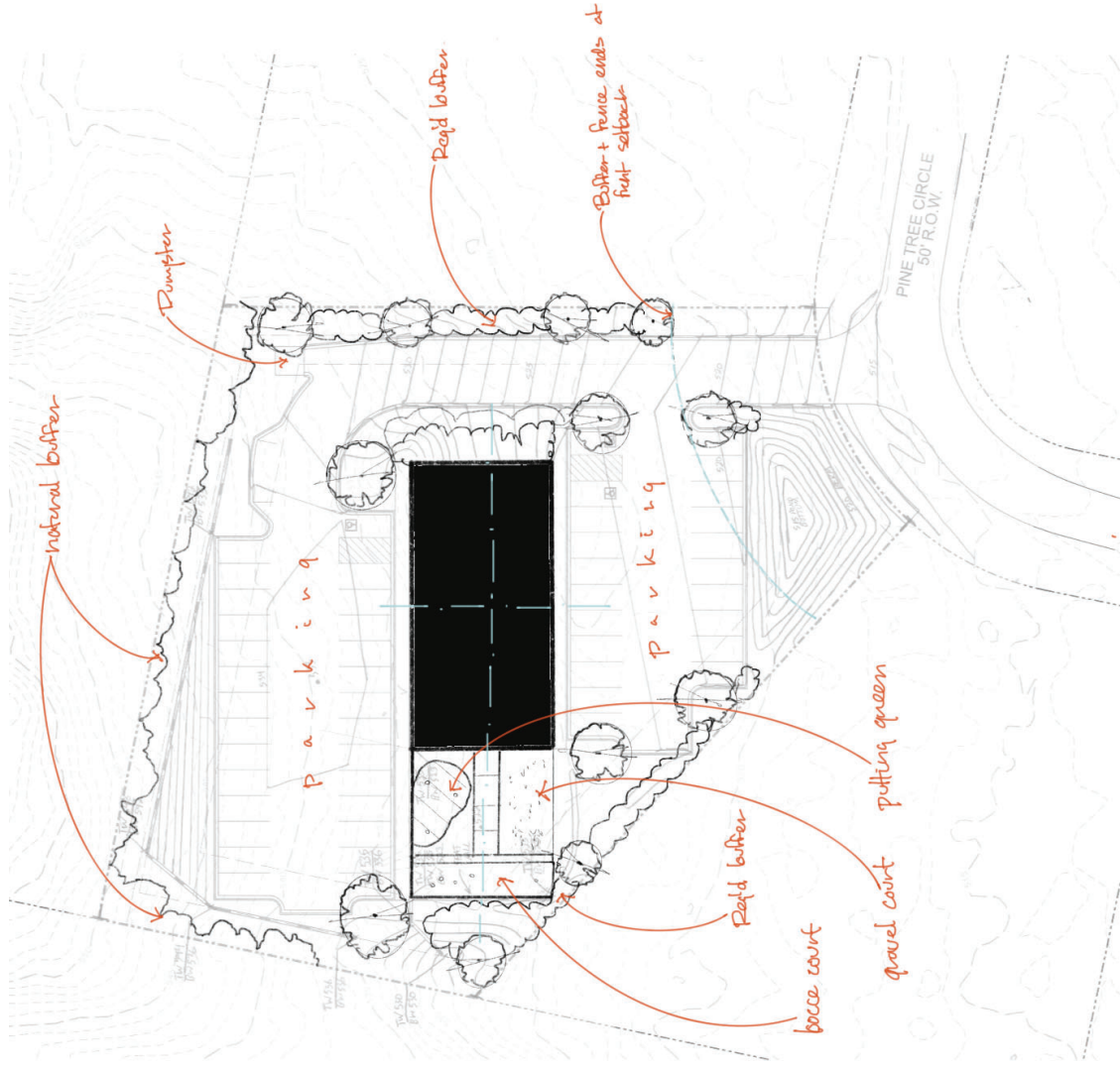
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ALABAMA DEPARTMENT OF TRANSPORTATION (ALDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION.

 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ALABAMA DEPARTMENT OF TRANSPORTATION (ALDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION.

CAUTION NOTICE TO CONTRACTOR:

 THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.







Zoning1

PARCELID	2800274001022000
DISTRICT	020
ESN_NUM	62
PROPADD	4553 PINE TREE CIR
TAX_TOWNSH	28
SECTION	27
QSECTION	4
BLOCK	001
PARCEL	022000
VH_ZONING	B-1*
ZNG_ORD	2696
ZNG_ORD_DT	03/27/2017
ZNG_ORD2	1981

Zoom to





Rezoning Application

Applicant

Primary Location

RZ-22-9

 James Collins
 205-278-6287

3105 BLUE LAKE DR
VESTAVIA HILLS, AL 35243

Submitted On: Nov 3, 2022

@ jcollins@turnerbatson.com

Property Information

Subject Property Address

3105 Blue Lake Drive

Tax Parcel ID Number

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Legal Description

Lot 26, according to the Survey of Topfield Subdivision, as recorded in Map Book 42 page 72 in the Probate Office of Jefferson County, Alabama.

Existing Parking Spaces

0

Proposed Parking Spaces

18

Submission Date

11/02/2022

Type of Project

New Commercial Development

Action Requested:

From Existing Zoning Classification

VH R-1: Low Density Residential District

To Requested Zoning Classification

VH 0-1: Office Park District

For the Intended Purpose of:

Medical Office Building

Acreage of Subject Property

0.58

Acreage of Property to be Disturbed

0.5

Setbacks

Front

30

Back

30

Side

20

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).

true

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by

Property Owner Name

Lauren Savage

way of a notarized letter and/or power of attorney.

Company Name

--

Owner Address City State Zip

1801 Gadsden Highway, Trussville, AL 35173

Owner's Phone Number

205-999-4907

Email Address of Owner

plsjr5@msn.com

By checking this box, I hereby affirm that I am 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. If no authorization is provided, this application cannot be processed.

Owner Representative/Responsible Party

Jamie Collins

true

Company Name

TurnerBatson Architects

Contact Email of Responsible Party

jcollins@turnerbatson.com

Mailing Address of Responsible Party

1950 Stonegate Drive, Suite 200, Birmingham, AL 35242

Phone No. of Responsible Party

205-278-6287

Email Address of Responsible Party

jcollins@turnerbatson.com

Project Engineer Information (if applicable)

Name

Andrew Phillips

Company

Schoel Engineering

Mailing Address

1001 22nd Street South, Birmingham, AL 35205

Phone Number

205-313-1154

Email

aphillips@schoel.com



City of Vestavia Hills, AL

12/02/2022

RZ-22-9

Planning Review

Rezoning Application

Status: Complete

Became Active: 11/03/2022

Assignee: Conrad Garrison

Completed: 11/07/2022

Applicant

James Collins
jcollins@turnerbatson.com
1950 Stonegate Drive
Suite 200
Birmingham, AL 35205
205-278-6287

Primary Location

3105 BLUE LAKE DR
VESTAVIA HILLS, AL 35243

Owner:

Lauren Savage
1801 Gadsden Highway Trussville , AL 35173

Comments

Conrad Garrison, Dec 1, 2022 at 10:31am

Applicant is seeking to rezone from the current R-1 zoning to O-1 for a new office building. The proposed office building would be 1 story, have sidewalks along the frontage, and overall conform to the O-1 zoning and Blue Lake Area Study. A site plan and rendering is attached.

LANDSCAPE NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES ON THE SITE REPAIR/DAMAGED UTILITIES TO OWNERS SATISFACTION AT NO ADDITIONAL COST.
2. VERIFY QUANTITIES ON PLANS BEFORE BEGINNING WORK AND PROVIDE PLANT MATERIAL IN SPECIES AND VARIETIES SHOWN ON THE DRAWINGS AND PLANT LIST.
3. ALL PLANT MATERIAL SHALL BE GUARANTEED ONE FULL YEAR FREE REPLACEMENT ON LABORER MATERIAL. SEPARATE AGREEMENT WITH INSTALLER SHALL BE PROVIDED. TO INCLUDE CONTACT NAME, PHONE NUMBER, ADDRESS AND E-MAIL ADDRESS.
4. SOIL SHALL BE ACCORDING TO LANDSCAPE PLAN AND SEED ALL OTHERS.
5. LANDSCAPE ARCHITECT MAY OR MAY NOT AT HIS/HER DISCRETION ACCEPT SUBSTITUTIONS.
6. PROVIDE FRESHLY DUG TREES AND SHRUBS DO NOT USE NATURALLY COLLECTED MATERIALS.
7. PLANT MATERIAL STORED ON THE SITE MORE THAN 8 HOURS PRIOR TO PLANTING SHALL BE HELED IN WITH MULCH AND KEPT MOIST.
8. INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
9. STAKE PLANT LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE INSTALLATION. ADJUST STAKE LOCATIONS AS DIRECTED.
10. ALL PLANTS SHALL MEET SPECIFICATIONS. ROOTBALLS SHALL MEET OR EXCEED SIZE STANDARDS SET FORTH IN ANSI Z600.1 AMERICAN STANDARD FOR NURSERY STOCK. MAIN LEADERS OF ALL TREES SHALL BE MAINTAINED.
11. MULCH PLANT BEDS AND PLANTING BEDS WITH PINE STRAW OR SHREDED WOOD CHIPS TO A DEPTH OF 3 INCHES.
12. PREPARE ALL TOPSOIL TO BE USED IN ALL PLANTING AREAS IN THE FOLLOWING PROPORTIONS:
 4 PARTS TOP SOIL
 1 PART COMPOST ORGANIC MATTER
 1 PART APPROVED SOIL AMENDMENT
 1 PART HYDROLYZED FUNGUS MANUFACTURER SPEC'S
13. REMOVE FROM SITE ANY PLANT MATERIAL WHICH TURNS BROWN OR DISCOLORS WITHIN 5 DAYS AFTER PLANTING. REPLACE IMMEDIATELY WITH APPROVED SPECIFIED PLANT MATERIAL.
14. WHEN LANDSCAPE WORK IS COMPLETE, LANDSCAPE ARCHITECT WILL UPON REQUEST MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY.
15. MAINTAIN ALL PLANT MATERIAL UNTIL THE JOB IS ACCEPTED IN FULL BY THE LANDSCAPE ARCHITECT UNLESS OTHERWISE SPECIFIED.
16. LOCATE PLANT MATERIAL PRIOR TO SUBMITTING BID / OR OBTAINED WITH RECOMMENDED PLANT SUBSTITUTIONS. SUBMISSION OF BID SHALL CONSTITUTE CONTRACTORS ACCEPTANCE OF PLANT AVAILABILITY.
17. ALL TREES SHALL BE MULCHED WITH PINE STRAW OR SHREDED WOOD CHIPS, AND BE STAKED AS SHOWN ON DRAWINGS. STAKES AND GUY WIRE TO BE REMOVED BY AND BEHOLD THE PROPERTY OF THE CONTRACTOR.

NOTE: THE OWNER, LESSEE, OR HIS AGENT SHALL BE RESPONSIBLE FOR PROVIDING MAINTENANCE AND PROTECTING ALL LANDSCAPING IN A HEALTHY AND GROWING CONDITION, AND FOR KEEPING IT FREE FROM REFUSE AND DEBRIS. ALL PLANTS SHALL BE REPLACED WITHIN ONE YEAR AFTER NOTIFICATION OR DURING THE NEXT APPROPRIATE PLANTING PERIOD, WHOEVER COMES FIRST.

NOTE: THE SOIL SHALL BE PLACED ON THE PREPARED SURFACE WITH THE EDGES IN CLOSE CONTACT. CRACKS SHALL BE REPAIRED WITH A SUITABLE MORTAR. ALL PIECES OF SOIL AND ACCEPTABLE LOAMY TOP SOIL SHALL BE USED TO FILL JOINTS. THE ENTIRE SOODED AREA SHALL THEN BE TAMPERED IN PLACE IN A SATISFACTORY MANNER AND WATERED AS NECESSARY.

CITY OF VESTAVIA HILLS LANDSCAPE REQUIREMENTS

FRONTAGE LANDSCAPE
 LANDSCAPE CANOPY SHALL BE 4 FT. x 1.5 GAL. (MINIMUM) PER 3.0 FT. OR MORE OF FRONTAGE.
 FRONTAGE CANOPY TREES REQUIRED: 4 @ 3.00
 FRONTAGE CANOPY TREES PROVIDED: 4 @

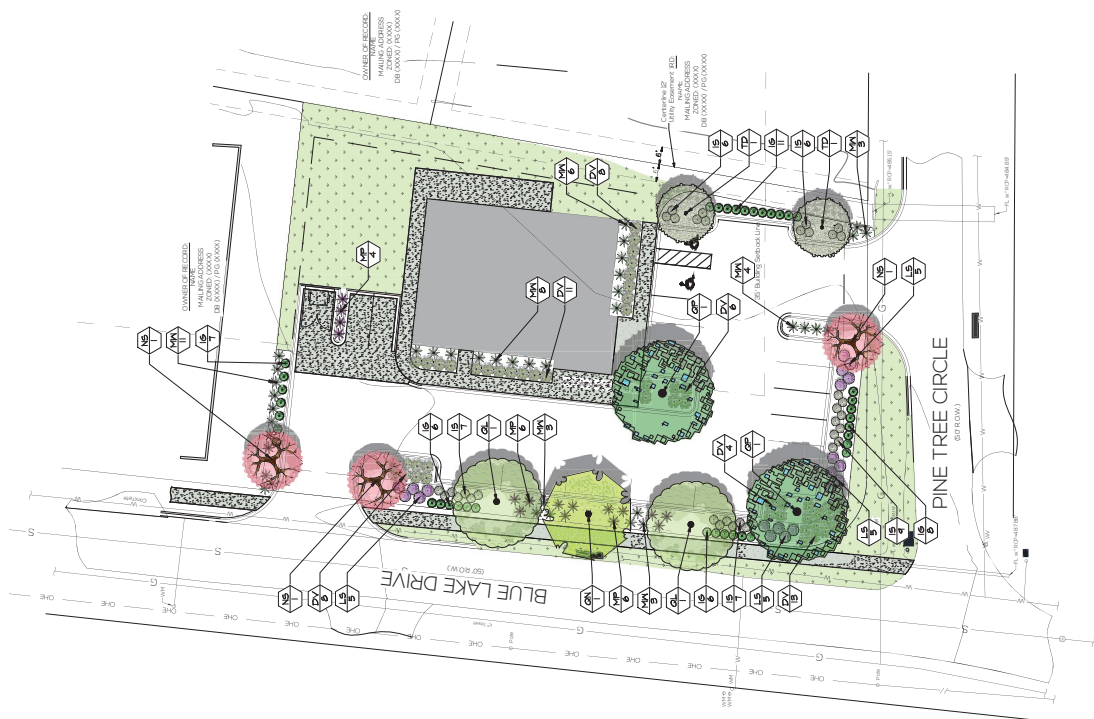
REAR/INTERIOR LANDSCAPE
 FRONTAGE SHALL BE 4 FT. x 1.5 GAL. (MINIMUM) PER 3.0 FT. OR MORE OF FRONTAGE.
 REAR/INTERIOR TREES REQUIRED: 3 @ 3.00
 REAR/INTERIOR TREES PROVIDED: 3 @

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT.	GAL.	HEIGHT	QTY.	ADDITIONAL	FRONTAGE	PERIMETER
	NB	Nymphaeaceae / Tipelo	B4B	2.5'	12' Min.	9	2	2	1
	OL	Quercus lyrata / Overcup Oak	B4B	2.5'	12' Min.	2	2	2	2
	ON	Quercus nuttallii / Nuttall Oak	B4B	2.5'	12' Min.	1	1	1	1
	OP	Quercus phellos / Willow Oak	B4B	2.5'	12' Min.	2	1	1	1
	TD	Taxodium distichum / Bald Cypress	B4B	2.5'	12' Min.	2	2	2	2
	DV	Dryopteris x Virginia Jade / Virginia Jade Dryopteris	CONT.	HEIGHT	QTY.	ADDITIONAL	FRONTAGE	PERIMETER	
	L6	Lilium glaucum 'MILWAUKEE' / Green Bore Highberry Lily	9 Gal.	2' Min.	90	25	20	19	
	L5	Lilium virginica 'SPECTRUM' / Little Henry Sweetpea	9 Gal.	2' Min.	90	25	20	19	
	L5	Lilium chinense 'PURPLE DIAMOND' / Purple Diamond Fringe Flower	9 Gal.	2' Min.	20	20	20	12	
	MF	Muhlenbergia capillaris 'Pink Cloud' / Pink Cloud Pink Milky Grass	9 Gal.	2' Min.	16	4	12	12	
	MF	Muhlenbergia capillaris 'White Cloud' / White Cloud Milky Grass	9 Gal.	2' Min.	90	19	6	14	

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT.	QTY.
	Cyperus detestabilis / Bermudagrass	500	6,950 sf



NOTE: ALL UTILITY LOCATIONS HAVE BEEN PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION. VERIFY ALL UTILITY LOCATIONS BEFORE RECORDING.

DRAFT



PRELIMINARY





Zoning1	
PARCELID	2800274002007000
DISTRICT	020
ESN_NUM	62
PROPADD	3105 BLUE LAKE DR
TAX_TOWNSH	28
SECTION	27
QSECTION	4
BLOCK	002
PARCEL	007000
VH_ZONING	R-1
ZNG_ORD	1981
ZNG_ORD_DT	03/21/2003
ZNG_ORD2	
Zoom to	