

ORDINANCE NUMBER 3192

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 R-G AND COURT ORDERED VESTAVIA HILLS O-1 TO VESTAVIA HILLS O-1

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 R-G (medium density residential district) and court ordered Vestavia Hills O-1 (office park district) to Vestavia Hills O-1 (office park district):

Portions of 2551 and 2553 Rocky Ridge road
Taylor Burton, Owner(s)

Parcel 1:

A parcel of land situated in the Northwest 1/4 of Section 32, Township 18 South, Range 2 West of the Huntsville Principal Meridian, Jefferson County, Alabama and being more particularly described as follows:

BEGIN at an LD Weygand capped iron at the Northwest corner of Common Area 2 & Easement according to the survey of the Amended Map Gramercy Parc as recorded in map book 229, page 20 in the office of the Judge of Probate of Jefferson County, Alabama, said corner lying on the Eastern right-of-way of Rocky Ridge Road and run in a Northeasterly direction along said right-of-way for a distance of 108.64 feet to an Arrington capped iron at the Southwest corner of Lot 3 according to said Amended Map Gramercy Parc; thence turn an interior angle to the left of 105°43'32" and run in an Easterly direction, along the South line of said Lot 3, for a distance of 133.07 feet; thence leaving said South line, turn an interior angle to the left of 87°46'02" and run in a Southerly direction for a distance of 112.12 feet to a point on the North line of said Common Area 2 & Easement; thence turn an interior angle to the left of 89°31'50" and run in a Westerly direction, along said North line, for a distance of 158.32 feet to the POINT OF BEGINNING.

Said parcel containing 15,833 square feet, more or less.

Parcel II.

A part of Common Area 2 & Easement according to the survey of the Amended Map Gramercy Parc as recorded in map book 229, page 20 in the office of the Judge of Probate of Jefferson County, Alabama and being situated in the Northwest 1/4 of Section 32, Township 18 South, Range 2 West of the Huntsville Principal Meridian, Jefferson County, Alabama and being more particularly described as follows:

BEGIN at a Weygand capped iron at the Northwest corner of Common Area 2 & Easement according to said Amended Map, said corner lying on the Southeastern right-of-way line of Rocky Ridge Road, and run in a Easterly direction along the Northern boundary of said Common Area 2 & Easement for a distance of 158.32 feet; thence leaving said Northern boundary turn an interior angle to the left of $90^{\circ}28'10''$ and run in an Southerly direction for a distance of 41.85 feet to a point on the Southern boundary of said Common Area 2 & Easement; thence turn an interior angle to the left of $90^{\circ}00'36''$ and run in a Westerly direction along the Southern boundary of said Common Area 2 & Easement for a distance of 169.76 feet to a Weygand capped iron at the Southwest corner of Common Area 2 & Easement, said corner lying on the Southeastern right-of-way line of Rocky Ridge Road; thence turn an interior angle to the left of $75^{\circ}08'18''$ and run in a Northeasterly direction along said Southeastern right-of-way of Rocky Ridge Road and the Northwestern boundary of said Common Area 2 & Easement for a distance of 44.67 feet to the POINT OF BEGINNING

BE IT FURTHER ORDAINED, that said rezoning is conditioned upon the following: (1) that said development will be substantially developed as per the drawings submitted; and (2) that the new building be residentially styled.

APPROVED and ADOPTED this the 25th day of September, 2023.


Ashley C. Curry
Mayor

ATTESTED BY:



Rebecca Leavings
City Clerk

CERTIFICATION:

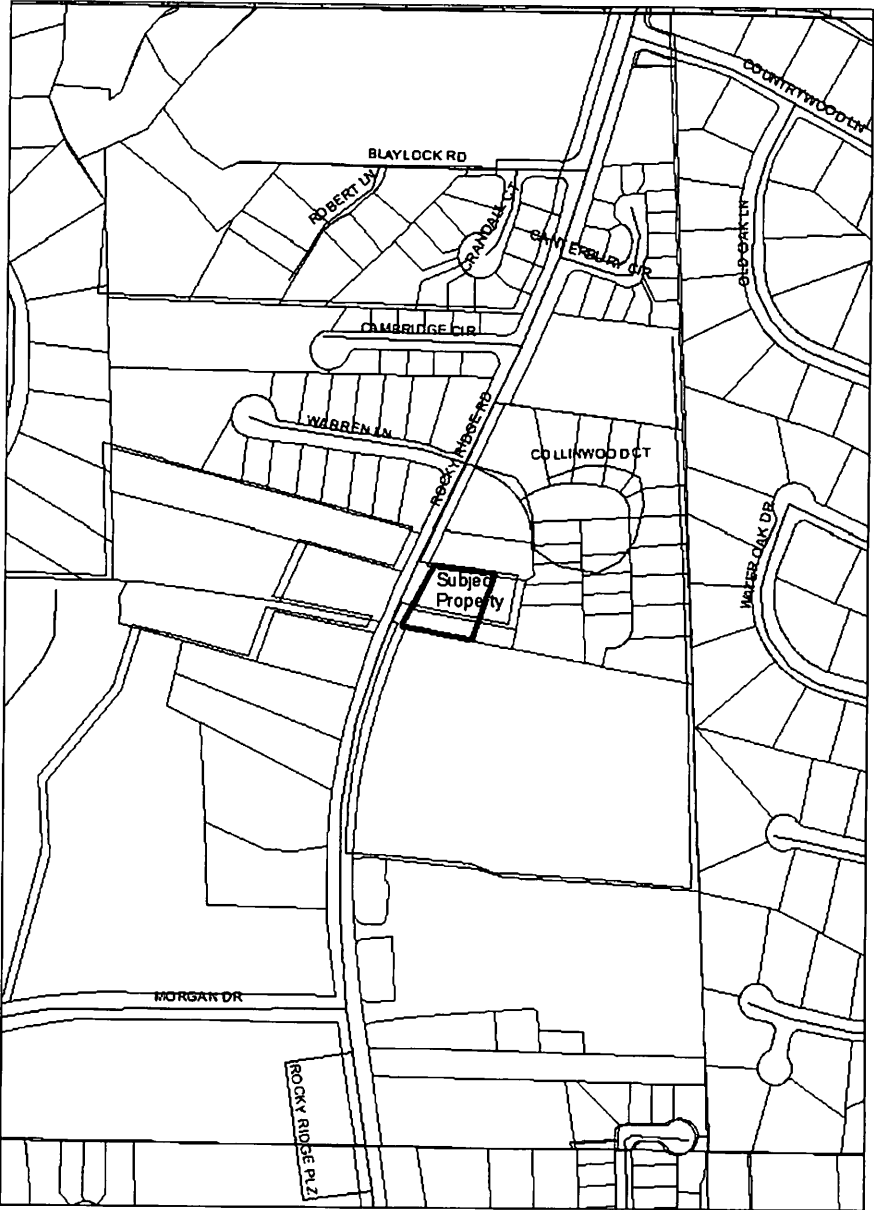
I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 3192 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 25th day of September, 2023 as same appears in the official records of said City.

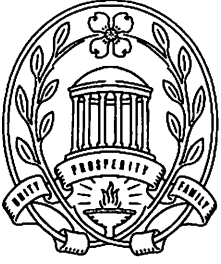
Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest, Vestavia Hills Civic Center and Vestavia Hills New Merkel House this the 26th day of Sept, 2023.



Rebecca Leavings
City Clerk

Portion of 2551 and 2553 Rocky Ridge Road





City of Vestavia Hills

Planning and Zoning Commission Review and Recommendation



Case Number: RZ-23-10

Representative: Taylor Burton

Owner Name: Taylor Burton Company

Rep. Address: 3239 Lorna Road, Suite 108, Birmingham, AL 35216

Owner Address: 3239 Lorna Road, Suite 108, Birmingham, AL 35216

Project Address: 2553 & 2551 Rocky Ridge Road

Legal Description:

Parcel ID Number: 28 00 32 2 001 007.001

Current Zoning: Vestavia Hills (court ordered) O-1 /Jefferson County R-G

Requested Zoning: Vestavia Hills O-1

Intended Purpose: Taylor Burton Company new office building.

MOTION Mr. Weaver made a motion to recommend Rezoning for 2551 & 2553 Rocky Ridge Rd. from Jefferson County R-6 & Court Odered Vestavia Hills O-1 to Vestavia Hills O-1 conditioned on the site plan presented and that the office be designed in a residential style. Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes Mr. Sykes – yes

Mr. Larson – yes Mr. Weaver– yes

P&Z

Recommendation: Mr. Honeycutt – yes Mr. Maloof– yes

Mr. Vercher– yes

Motion carried.

Date of P&Z Meeting: August 10, 2023

Authorized by:

Issued by:

Vestavia Hills Planning and Zoning Commission,
Michael Vercher, Chair
Conrad Garrison, City Planner

