

**ORDINANCE NUMBER 3248**

**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 VESTAVIA HILLS AGRICULTURAL TO VESTAVIA HILLS R-9**

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

4244 White Oak Drive  
Jon Hinds, Sweet Home Group LLC, Owner(s)

More particularly described as follows:

Part of the NE 1/4 of the SE 1/4 of Section 22, Township 18 South, Range 2 west, situated in Jefferson County, Alabama, more particularly described as follows:

Begin at the NE corner of said 1/4-1/4 section, run thence southwardly along the east line of said 1/4-1/4 section for a distance of 154 feet to the point of beginning of the property here described; from the point of beginning thus obtained, continue southwardly along said east line for a distance of 181.9 feet to intersection with the northerly right of way line of the Birmingham Water Works; thence turn an angle to the right of 122° 52' and run northwestwardly along the north or northeasterly right of way line for a distance of 254.65 feet; thence turn an angle to the right of 58° 07' and run northwardly for a distance of 148.6 feet; thence turn an angle to the right of 115 ° 24' and run eastwardly for a distance of 235.85 feet to the point of beginning.

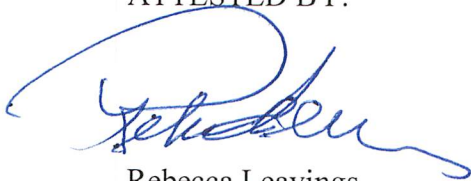
**BE IT FURTHER ORDAINED**, that said rezoning is only effective following the recordation of the required private restrictive covenants to be filed and recorded in the Probate Office of Jefferson County and a copy to be provided to the City Clerk's office to be attached to this Ordinance Number 3248 prior to effective date of zoning.

**APPROVED and ADOPTED** this the 28<sup>th</sup> of October, 2024.



Rusty Weaver  
Mayor Pro-Tem

**ATTESTED BY:**

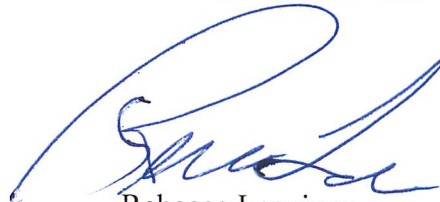


Rebecca Leavings  
City Clerk

**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 Number 3248 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 28<sup>th</sup> day of October, 2024 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 26<sup>th</sup> day of Nov, 2024.



Rebecca Leavings  
City Clerk





# City of Vestavia Hills

Planning and Zoning Commission Review and Recommendation



Case Number: RZ-24-8

Representative: Griffin Walker

Owner Name: Jon Hinds

Rep. 2469 Dolly Ridge Trail, Vestavia Hills,  
Address: AL 35243

Owner Address: 3794 Poe Drive, Vestavia Hills, AL 35223

Project Address: 4244 White Oak Drive  
PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2 WEST,  
SITUATED IN JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Legal Description: BEGIN AT THE NE CORNER OF SAID 1/4-1/4 SECTION, RUN THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 154 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HERE DESCRIBED; FROM THE POINT OF BEGINNING THUS OBTAINED, CONTINUE SOUTHWARDLY ALONG SAID EAST LINE FOR A DISTANCE OF 181.9 FEET TO INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE BIRMINGHAM WATER WORKS; THENCE TURN AN ANGLE TO THE RIGHT OF 122 ° 52' AND RUN NORTHWESTWARDLY ALONG THE NORTH OR NORTHEASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 254.65 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 58 ° 07' AND RUN NORTHWARDLY FOR A DISTANCE OF 148.6 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 115 ° 24' AND RUN EASTWARDLY FOR A DISTANCE OF 235.85 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: 28 00 22 4 001 003.000

Current Zoning: A

Requested Zoning: R9 (Planned Residential District)

Intended Purpose: 3 proposed, detached lots

P&Z Recommendation: MOTION Mr. Weaver made a motion to recommend Rezoning for 4244 White Oak Dr. from Vestavia Hills A to Vestavia Hills R-9 with the following conditions:

- 1. Zoning approval not final until CC&R's recorded.
- Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:  
 Mr. Farrell – yes      Ms. Cochran – yes  
 Mr. Romeo – yes      Mr. Weaver – yes  
 Mr. Blackenburg – yes    Mr. Sykes – yes  
 Mr. Vercher – yes  
 Motion carried.

Date of P&Z Meeting: September 12, 2024

Authorized by:

Vestavia Hills Planning and Zoning Commission,  
Michael Vercher, Chair

Issued by:

Conrad Garrison, City Planner



**ENGINEER**  
**FORESITE group**  
 ForeSite Group, LLC  
 1201 3rd Street, South  
 Suite 100  
 Birmingham, AL 35203  
 Phone: 205.937.5370  
 Fax: 205.937.5371  
 www.foresitegroup.com

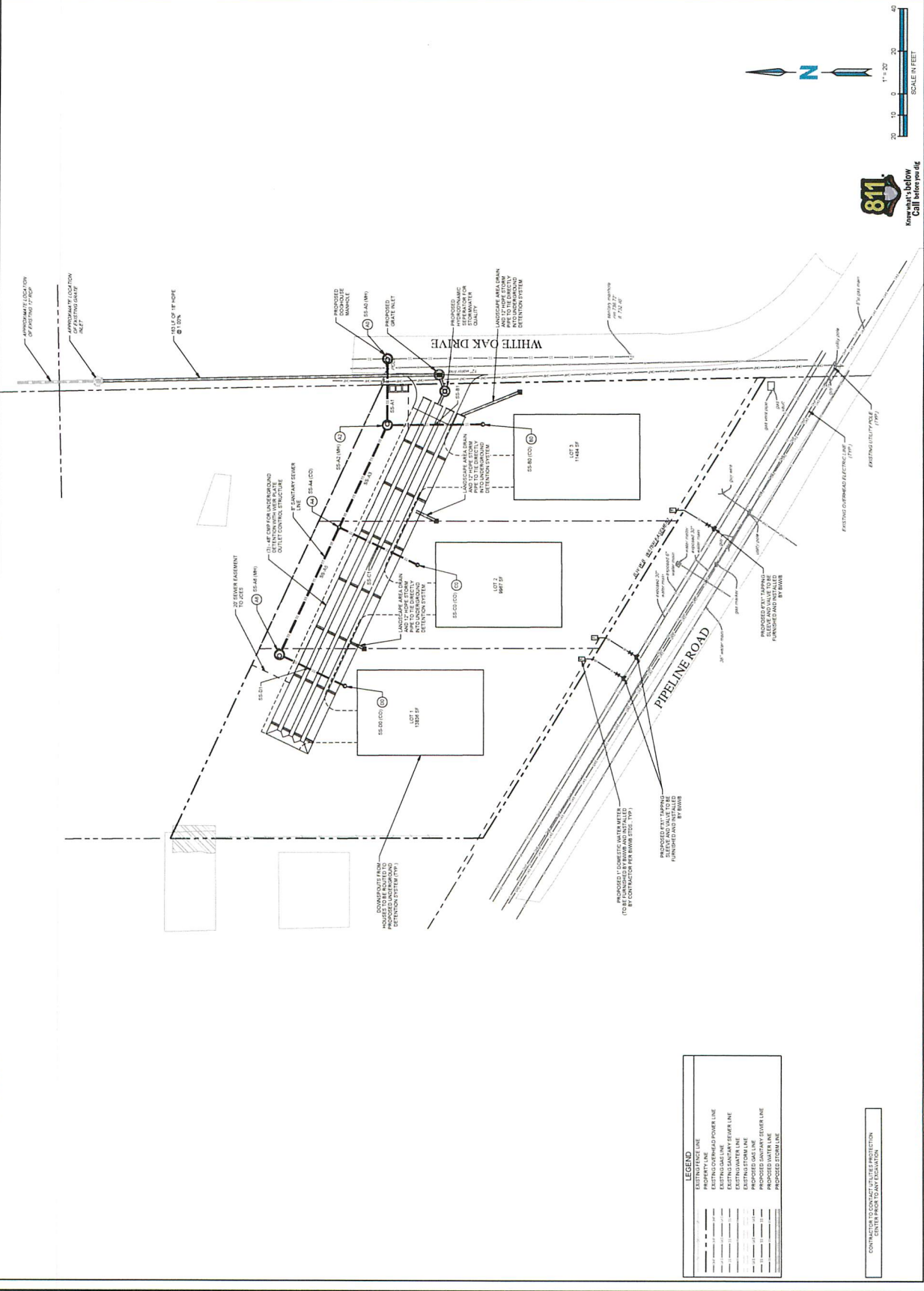
DEVELOPER  
 WALKER BUILDING COMPANY  
 (PH) 866.3123  
 CONTACT  
 GRIFFIN WALKER

PROJECT  
**CAHABA HEIGHTS RESIDENTIAL**  
 4244 WHITE OAK DRIVE  
 VESTAVIA HILLS, AL 35243  
 PARCEL # 28 00 22 4 001 003 000

DATE  
 REVISIONS

PROJECT MANAGER	NIS
DRAWN BY	CSA
SUBSCRIPTION	VESTAVIA HILLS
DATE	2/28/22
SCALE	1" = 20'
TITLE	1" = 20'

**UTILITY AND STORM PLAN**  
 SHEET NUMBER  
**C-3**  
 COMMENTS  
 NOT RELEASED FOR CONSTRUCTION  
 JOB SHEET NUMBER  
**2242.001**



CONTRACTOR TO CONTACT UTILITY PROTECTION CENTER PRIOR TO ANY EXCAVATION.



ENGINEER  
**FORESITE**  
 group  
 ForeSite Group LLC  
 2101 Magnolia Ave. South  
 Suite 100  
 Birmingham, AL 35205  
 41.205.397.5370  
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 www.foresitegroup.net

DEVELOPER  
 WALKER BUILDING COMPANY  
 (205) 962-3122  
 CONTACT: GRIFFIN WALKER

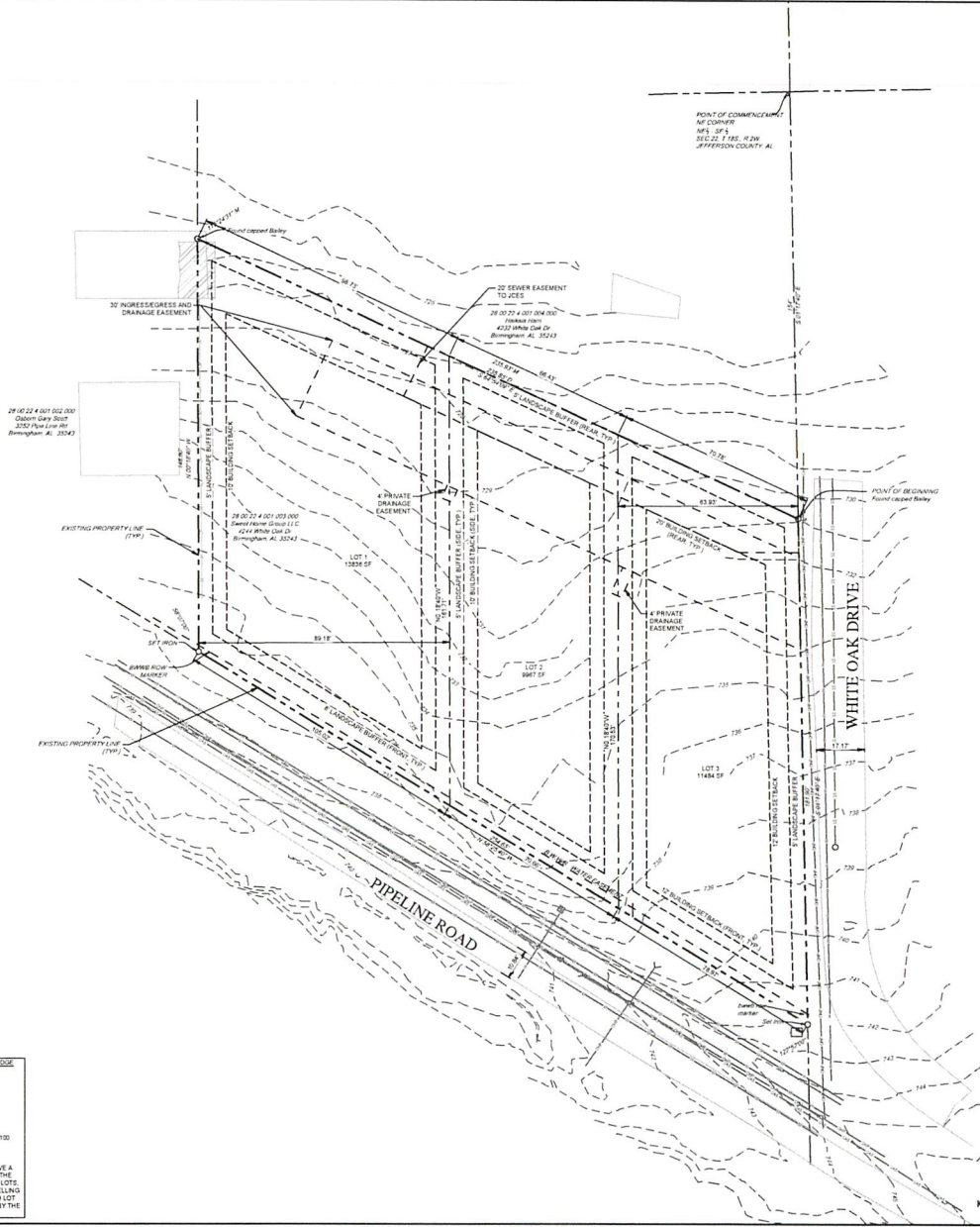
PROJECT  
**CAHABA HEIGHTS RESIDENTIAL**  
 4244 WHITE OAK DRIVE  
 VESTAVIA HILLS, AL 35243  
 PARCEL # 28 00 22 4 001 003 000

SEAL

REVISIONS	DATE

PROJECT MANAGER: NRS  
 DRAWING BY: CAH  
 JURISDICTION: VESTAVIA HILLS, AL  
 DATE: 2024-08-13  
 SCALE: 1" = 20'  
 TITLE: PRELIMINARY PLAT

SHEET NUMBER:  
 COMMENTS: NOT RELEASED FOR CONSTRUCTION  
 JOBSITE NUMBER: 2242.001



**LEGEND**

[Symbol]	STANDARD DUTY ASPHALT PAVING
[Symbol]	STANDARD DUTY CONCRETE PAVING
[Symbol]	PROPERTY LINE
[Symbol]	TRAFFIC SIGN
[Symbol]	EXISTING CONTOURS
[Symbol]	PROPOSED CONTOURS
[Symbol]	EXISTING STORM PIPE
[Symbol]	PROPOSED STORM PIPE
[Symbol]	EXISTING FENCE LINE
[Symbol]	EXISTING OVERHEAD POWER LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING SANITARY SEWER LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	PROPOSED GAS LINE
[Symbol]	PROPOSED SANITARY SEWER LINE
[Symbol]	PROPOSED WATER LINE

**SITE DATA**

PROJECT	THREE SINGLE FAMILY RESIDENCES WITH ASSOCIATED INFRASTRUCTURE
ZONING	R-1 (RESIDENTIAL)
ADJACENT ZONING	R-2 (PLANNED RESIDENTIAL DEVELOPMENT)
PARCEL IDENTIFICATION NUMBER	28 00 22 4 001 003 000
LOCATION	4244 WHITE OAK DRIVE, VESTAVIA HILLS, AL 35243
TOTAL SITE AREA	3.81 AC.
PROPERTY AREA	2.87 AC.
EXISTING COVER	0.87 AC.
PREVIOUS SURFACE AREA	0.44 AC.
IMPERVIOUS SURFACE AREA	0.37 AC.
IMPERVIOUS SURFACE RATIO	0.17 AC. = 21.4%
LANDSCAPE BUFFER - FRONT	8.0 FT
REAR	5.0 FT
BUILDING SETBACK - FRONT	12.0 FT
SIDE WHITE OAK DRIVE	12.0 FT
SIDE	10.0 FT
REAR	22.0 FT
TOTAL GROUND FLOOR AREA	7,200 SF
FLOOR AREA RATIO PROPOSED	20.8%
MAX. ALLOWED FLOOR HEIGHT	35.0 FT C.E.
NUMBER OF FLOORS	1

**SUBDIVISION NAME: WHITE OAK RIDGE**

**OWNER/DEVELOPER:**  
 WALKER BUILDING COMPANY  
 2485 HOLLY RIDGE TRAIL  
 VESTAVIA HILLS, AL 35243  
 CONTACT: GRIFFIN WALKER

**CIVIL ENGINEER:**  
 FORESITE GROUP, LLC  
 2101 MAGNOLIA AVENUE S, SUITE 100  
 BIRMINGHAM, AL 35205  
 CONTACT: NATHAN SPENCE, PE

\*ANY LOT TRANSFERRED WILL HAVE A MINIMUM 10% SUBSTANTIALLY THE SAME AS THOSE OF THE RELATED LOTS, AND ONLY ONE (1) PRINCIPAL DWELLING WILL BE PERMITTED ON ANY SUCH LOT UNLESS OTHERWISE PERMITTED BY THE ZONING ORDINANCE

