

Rezoning Application

Applicant

Primary Location

RZ-25-1

 Alex Pattillo
 205-313-1138
 apattillo@schoel.com

4751 CAHABA RIVER RD
VESTAVIA HILLS, AL 35243

Submitted On: Jan 9, 2025

Property Information

Subject Property Address

4751 Cahaba River Road

Tax Parcel ID Number

28 00 34 1 001 008.000

Legal Description

Part of Lot "A" Common Area, River Grand, Map Book 214, Page 46, also being part of that land conveyed to Macon Land Company, LLC in LR 200620, Page 27406 as recorded in the Office of the Judge of Probate, Jefferson County, Alabama being more particularly described as follows:

Beginning at the most Westerly corner of said Lot "A", River Grand, said point also being on the Northeast right-of-way line of the Cahaba River Road, run in a Southeasterly direction along the Southwest line of said Lot "A" and along the Northeast right-of-way line of Cahaba River Road for a distance of 156.40 feet to a point; thence left 133°06'55" in a Northwesterly direction for a distance of 91.16 feet to a point on the North line of said Lot "A" , said point also being the Southeast corner of Lot 25, Topfield Subdivision, Map Book 42, Page 72 as recorded in the Office of the Judge of Probate, Jefferson County, Alabama; thence left 82°09'07" in a Westerly direction along the North line of said Lot "A" and along the South line of said Topfield Subdivision for a distance of 115.25 feet to the Point of Beginning.

Containing 5204 square feet or 0.119 acres, more or less.

Existing Parking Spaces

0

Proposed Parking Spaces

5

Submission Date

01/09/2025

Type of Project

New Commercial Development

Action Requested:

From Existing Zoning Classification

R-6

To Requested Zoning Classification

B-2

For the Intended Purpose of:

Parking Lot

Acreage of Subject Property

.11

Acreage of Property to be Disturbed

.09

Setbacks

Front

30

Back

30

Side

10

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

Property Owner Name

Beau Bevis

Company Name

Arc Realty

Owner Address City State Zip

4274 Cahaba Heights Court Suite 200, Birmingham, AL 35243

Owner's Phone Number

205-966-8652

Email Address of Owner

bbevis@arcrealtyco.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.

true

Owner Representative/Responsible Party

--

Company Name

--

Contact Email of Responsible Party

--

Mailing Address of Responsible Party

--

Phone No. of Responsible Party

--

Email Address of Responsible Party

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Project Engineer Information (if applicable)

Name

--

Company

--

Mailing Address

--

Phone Number

--

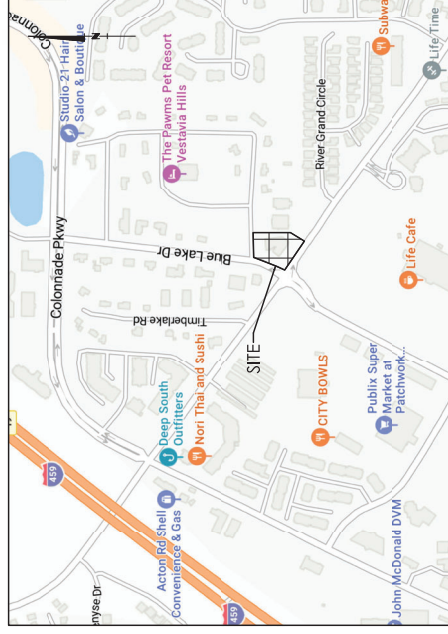
Email

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4501 PINE TREE CIRCLE DRAINAGE IMPROVEMENTS VESTAVIA HILLS, ALABAMA

DRAWING INDEX

- C1 EXISTING CONDITIONS MAP
- C2 GENERAL NOTES
- C3 DEMOLITION PLAN
- C4 LAYOUT PLAN
- C5 GRADING & DRAINAGE PLAN
- C6 EROSION & SEDIMENT CONTROL PLAN
- C7 DETAILS



VICINITY MAP

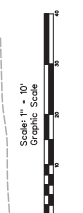
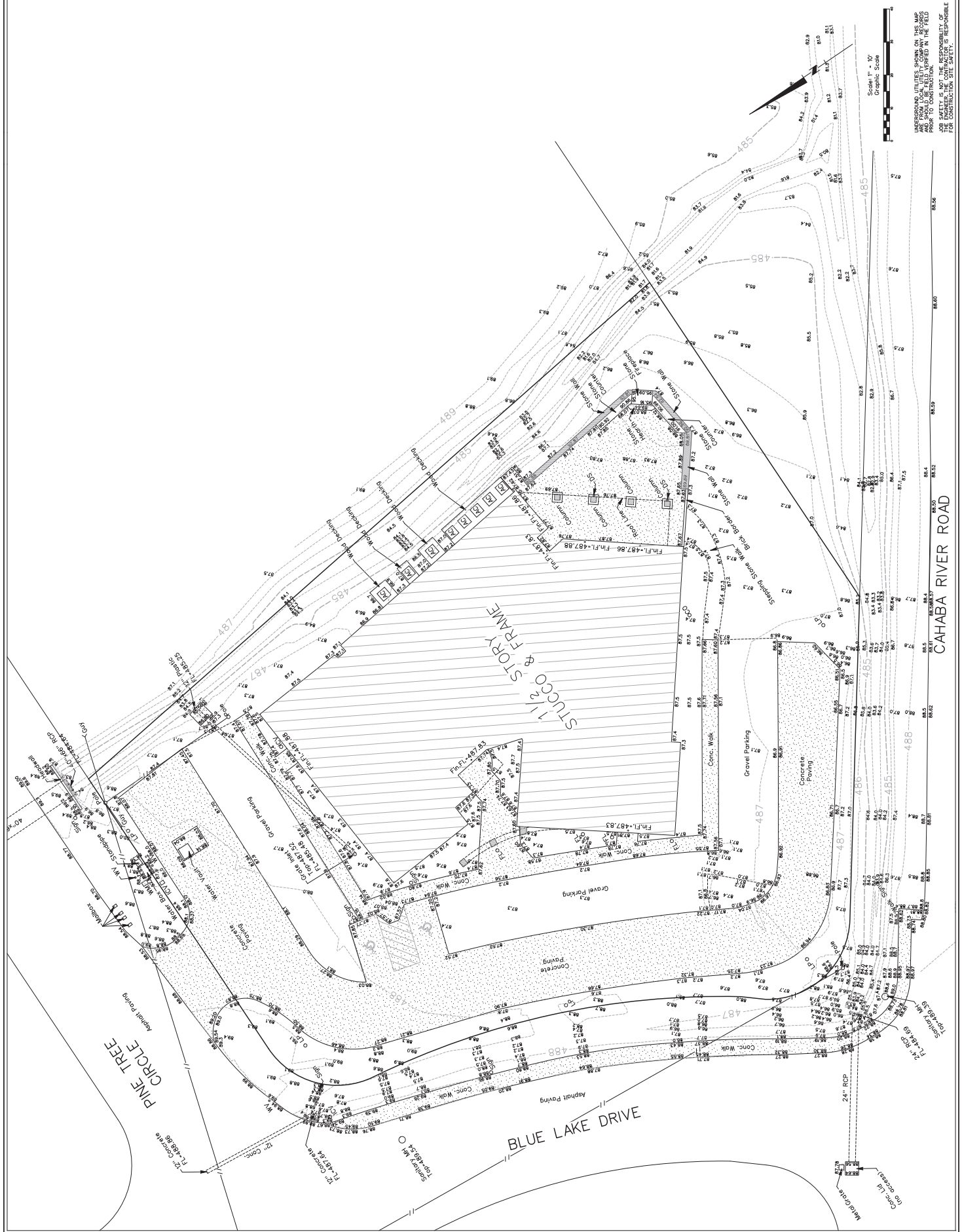
N.T.S.

OWNER

ARC REALTY
4274 CAHABA HEIGHTS CT, STE 200
BIRMINGHAM, AL 35243
CONTACT: BEAU BEVIS
PHONE: (205) 966-8652

CIVIL ENGINEER

SCHOEL ENGINEERING COMPANY, INC.
1001 22ND STREET SOUTH
BIRMINGHAM, AL 35205
CONTACT: ALEX PATTILLO
PHONE: (205) 313-1138



UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE USER SHOULD BE FIELD VERIFIED IN THE FIELD. FOR SAFETY IS NOT THE RESPONSIBILITY OF THE CONSULTING ENGINEER. THE CONSULTING ENGINEER IS RESPONSIBLE FOR THE ACCURACY OF THE DATA.

CAHABA RIVER ROAD

PINE TREE CIRCLE

BLUE LAKE DRIVE

STUCCO & FRAME

1 1/2 STORY FRAME

24" RCP

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**4501 PINE TREE CIRCLE
 DRAINAGE IMPROVEMENTS
 VESTAVIA HILLS, ALABAMA**

DATE: 11/09/2024
 PERMIT SET

LAYOUT PLAN

DRAWN BY: CML
 CHECKED BY: WJN/ALP
 FILE NAME: 24662P1

C4

NOTES:

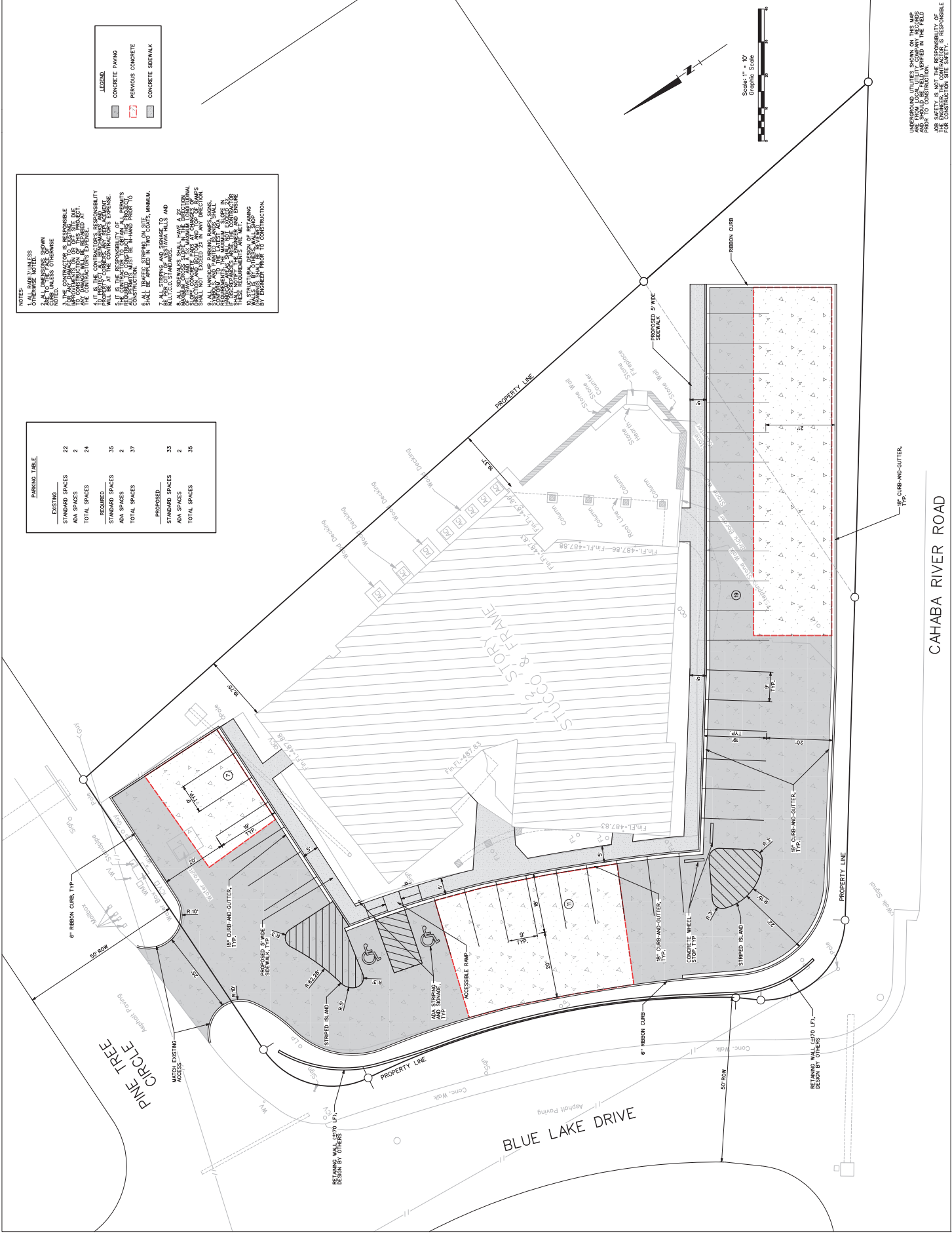
1. ALL DIMENSIONS SHOWN ON THIS MAP ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHOWN ON THIS MAP ARE TO FACE UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. ALL STREETS AND SPACES TO BE CONSTRUCTED SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
7. ALL STREETS AND SPACES TO BE CONSTRUCTED SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
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10. ALL STREETS AND SPACES TO BE CONSTRUCTED SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

PARKING TABLE

EXISTING	REQUIRED	TOTAL
STANDARD SPACES: 22	STANDARD SPACES: 35	STANDARD SPACES: 57
ADA SPACES: 2	ADA SPACES: 2	ADA SPACES: 4
TOTAL SPACES: 24	TOTAL SPACES: 37	TOTAL SPACES: 61

LEGEND:

- CONCRETE PAVING
- PERVIOUS CONCRETE
- CONCRETE SIDEWALK

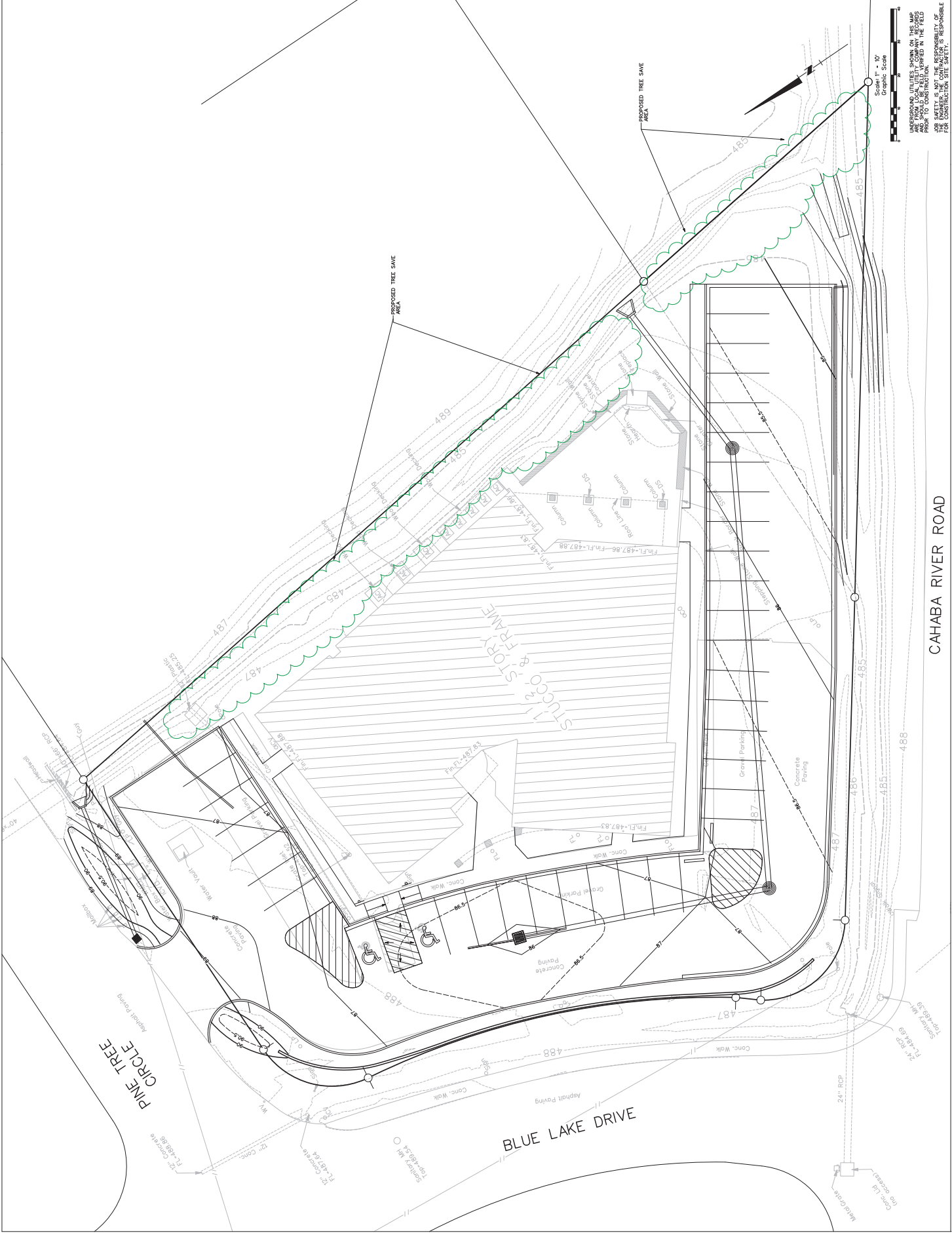


UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

CAHABA RIVER ROAD

PINE TREE CIRCLE

BLUE LAKE DRIVE



Scale: 1" = 20'
 0 5 10 15 20 Feet

UNDERGROUND UTILITIES SHOWN ON THIS MAP AND ANY OTHER UTILITIES SHOWN IN THE FIELD SHOULD BE FIELD VERIFIED IN THE FIELD FOR SAFETY. THE CONSULTING ENGINEER IS RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS MAP.

CAHABA RIVER ROAD

PINE TREE CIRCLE

BLUE LAKE DRIVE

PROPERTY EXHIBIT

DATE: NOVEMBER 2024

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BIRMINGHAM
1001 22nd Street South
Birmingham, Alabama 35205
205.323.6166

HUNTSVILLE
7500 Memorial Pkwy SW, Ste 209
Huntsville, Alabama 35892
256.539.1221

TUSCALOOSA
3600 Watermelon Road, Ste 202
Northport, Alabama 35473
205.323.6166

SCHOEL.COM



LOT 24
TOPFIELD SUBDIVISION
(Map Book 42, Page 72)

LOT 25
TOPFIELD SUBDIVISION
(Map Book 42, Page 72)

PARCEL TO BE
REZONED

LOT "A"
RIVER GRAND
(Map Book 214,
Page 46)

82° 09' 07"

91.16'

133° 06' 55"

Point of Beginning

115.25'

35° 16' 02"

5204 Sq. Ft.
or 0.119 Acre

156.40'

CAHABA RIVER ROAD

Scale: 1" = 30'
Graphic Scale



g:/24/465/Survey/Exhibits/Triangle Parcel.dgn

This instrument was prepared by:
Robert H. Sprain, Jr.
Sprain & Shives, P.C.
1707 29th Court South
Birmingham, Ala. 35209

SEND TAX NOTICE TO:
Misson Land Company, LLC
c/o Len B. Shannon, III
P. O. Box 59258
Homewood, Ala. 35259



20061229001813100 1/2
Bk: LR200620 Pg: 27406
Jefferson County, Alabama
12/28/2006 10:05:54 AM
Judge of Probate - Park Skinas

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

STATUTORY WARRANTY DEED

500

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND NO/100 (\$10.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency of which is acknowledged, Arlington Properties, Inc.-Thorniton, Inc., an Alabama joint venture (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Misson Land Company, LLC, an Alabama liability company, herein referred to as GRANTEE, whether (no or more), subject to the covenants, conditions and other matters set forth below, the following described real estate (the "Property"), situated in Jefferson County, Alabama, more particularly described in Exhibit A attached hereto and incorporated by reference herein.

The Property is conveyed subject to restrictions, easements, rights-of-way, building set back lines of record; ad valorem taxes for 2007 not yet due and payable; and existing and future rights.
Solely; only; no title search was performed.

TO HAVE AND TO HOLD the Property to said Grantee, its successors and assigns, forever, subject to the matters described above, together with all rights, easements, appurtenances, privileges, reservations, tenements and hereditaments thereof, to the same being, belonging, or in anywise appertaining, to the only property use and benefit of Grantee.

IN WITNESS WHEREOF, Grantor, by and through the undersigned who are authorized to execute this conveyance, has executed this deed on this 28th day of Dec., 2006.

GRANTOR: ARLINGTON PROPERTIES, INC.-THORNTON, INC.,
an Alabama joint venture

By: [Signature] Grantor

Name: Walter Adams
is:

By: [Signature] Joint venturer

Name: William Adams
is: PRESIDENT

State of Alabama)
County of Jefferson)

I, the undersigned, Notary Public in and for said County, do hereby certify that William Adams whose name is William Adams of Arlington Properties, Inc., an Alabama corporation, as Joint Venturer of Arlington Properties, Inc.-Thorniton, Inc., an Alabama joint venture, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as joint venturer.

Given under my hand and official seal, this 28th day of Dec, 2006.

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

State of Alabama)
County of Jefferson)

I, the undersigned, Notary Public in and for said County, do hereby certify that William Adams whose name is William Adams of Arlington Properties, Inc., an Alabama corporation, as Joint Venturer of Arlington Properties, Inc.-Thorniton, Inc., an Alabama joint venture, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as joint venturer.

Given under my hand and official seal, this 28th day of Dec, 2006.

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

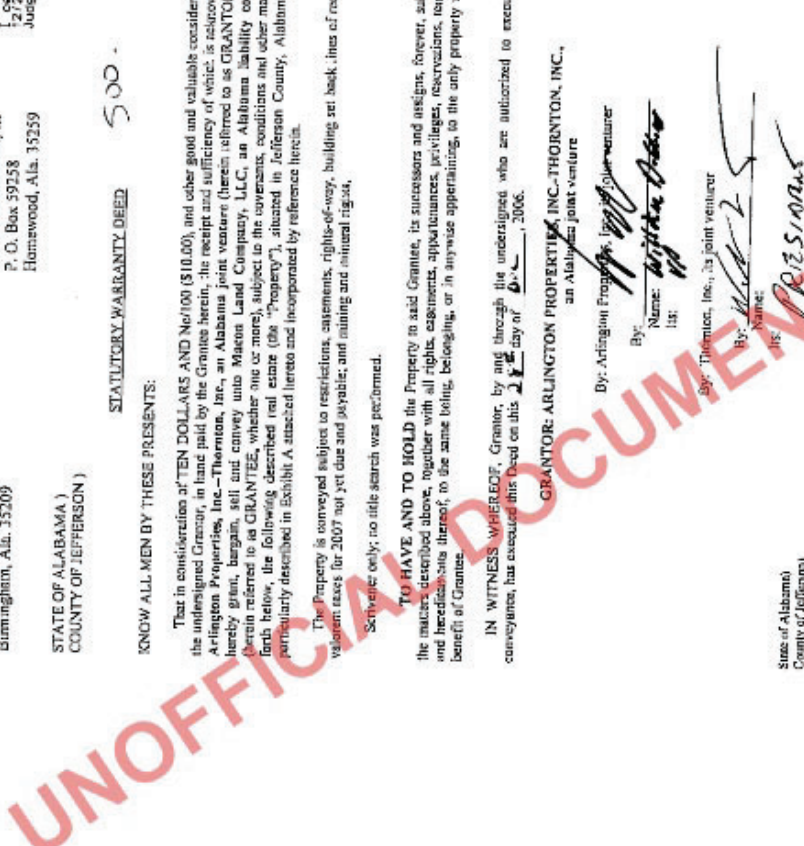


EXHIBIT A

Legal Description for Property conveyed to Macon Land Company, LLC

Part of Lot "A" Common Area, River Grand, a map of which is recorded in the Office of the Judge of Probate, Jefferson County, Alabama, in Map Book 214, Page 46, being more particularly described as follows:

Beginning at an existing crimp iron pin being the most Westerly corner of said Lot "A" River Grand, and also being on the Northeast right-of-way line of the Cahaba River Road right-of-way, run in a Southeasterly direction along the Southwest line of said Lot "A" and along the Northeast right-of-way line of Cahaba River Road for a distance of 287.57 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 125°16'42" and run in a Northerly direction for a distance of 165.57 feet to an existing ½" crimp iron pin being on the North line of said Lot "A" and being the Southeast corner of Lot 24, Topfield Subdivision, a map of which is recorded in the Office of the Judge of Probate, Jefferson County, Alabama, in Map Book 42, Page 72; thence turn an angle to the left of 89°54'05" and run in a Westerly direction along the North line of said Lot "A" and along the South line of the Topfield Subdivision for a distance of 234.59 feet, more or less, to the point of beginning.

20061229001813100 2/2
Bk: LR200620 Pg: 27406
Jefferson County, Alabama
12/29/2006 10:05:54 AM D
Fee - \$7.00
Deed Tax -\$.50

Total of Fees and Taxes-\$7.50
CRONANL