



**Vestavia Hills
Planning and Zoning Commission Agenda
April 13, 2023
6:00 PM**

1. Roll Call
2. Pledge Of Allegiance
3. Approval Of Minutes

Final Plats

Consent Agenda

4. FP/RZ-23-328 FP-23-3 Liberty Park Joint Venture Is Requesting Final Plat Approval For Bray Town Center Phase II. The Purpose for This Request Is To Subdivide Acreage Into Four New Lots And Plat Roads. The Property Is Owned By Liberty Park Joint Venture and Is Zoned Vestavia Hills PB.
5. FP/RZ-23-329 FP-23-4 Liberty Park Joint Venture Is Requesting Final Plat Approval For Brayfield Residential Phase I Resurvey No. 1. The Purpose for This Request Is To Resurvey A Lot And Create A Common Area. The Property Is Owned By Liberty Park Joint Venture and Is Zoned Vestavia Hills PR-1.

Rezoning

6. FP/RZ-23-365 RZ-23-6 Jeff Hardwick Is Requesting A Rezoning Amendment for 4538 Pine Tree Cir. from Vestavia Hills R-1 To Vestavia Hills B-3 With A Conditional Use For Dog Boarding, Dog Grooming, And Veterinary Clinic.

SPECIAL NOTICE CONCERNING PLANNING AND ZONING MEETINGS

Due to the COVID-19 safety advice given by the ADPH, the P&Z Commission's meetings are available via video-conference and teleconference. If you choose not to attend in person, you may still participate. Following are instructions for options to participate remotely.

COMPUTER PARTICIPATION (view/participate in real time)

To participate in by videoconference, click <https://us02web.zoom.us/j/7970217974> . When the Zoom.us window opens in your browser, click "Allow" so that the page may open to a waiting room. The host will open the meeting and bring all into the meeting room at that time. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, activate the "Raise Hand" feature and unmute yourself by toggling the mute button. When the Chairman recognizes you and gives you the floor, state your name and address for the record and then you may address the Commission.

Using the icons on the Zoom screen, you can:

- Mute/unmute your microphone (far left)
- Turn on/off camera ("Start/Stop Video")
- View Participants – opens a pop-out screen that includes the "Raise Hand" icon that you may use to raise a virtual hand
- Change your screen name displayed in the participant list and video window
- Toggle between "speaker" and "gallery" views – "Speaker view" shows the active speaker; "Gallery view" tiles all of the meeting participants

TELEPHONE PARTICIPATION (view/participate in real time)

To participate by telephone, dial 312.626.6799 and enter the meeting ID: 7970217974. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, press *6 on your phone keypad to unmute yourself. Then state your name and wait for the Chairman to recognize you. When the Chairman recognizes you and gives you the floor, state your name and address for the record and then address the Council.

Zoom meetings may be recorded. By participating in the meeting, you are consenting to be recorded. Zoom-bombing is a cyber-crime and is punishable by law. In the event of an attendee intruding into any City of Vestavia Hills Zoom meeting, the online broadcast will be ended immediately. Council and/or board members may be readmitted but online attendees will not. Although Zoom-bombing is not a frequent occurrence, those wishing to make public comment should attend the meeting in person.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES

MARCH 9, 2023

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
Lyle Larson
Hasting Sykes
Ryan Farrell
Rusty Weaver
Rick Honeycutt
Jonathan Romeo
Erica Barnes
David Maluff

MEMBERS ABSENT:

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Mayor Ashley Curry

**Appeared via Zoom*

APPROVAL OF MINUTES

Mr. Vercher stated that the minutes of the meeting February 9, 2023 are presented for approval.

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

Mr. Farrell – yes	Mr. Sykes – yes
Mr. Romeo – abstained	Mrs. Barnes – abstained
Mr. Maluff – yes	Mr. Larson – yes
Mr. Weaver– yes	Mr. Honeycutt – yes
Mr. Vercher– yes	
Motion carried.	

Final Plats

Consent Agenda

(1) **FP-23-1** Liberty Park Joint Venture Is Requesting **Final Plat Approval For Brayfield Residential Phase 1-B**. The Purpose for This Request Is To Subdivide Acreage Into 21 New Lots And Extend Road. The Property Is Owned By Liberty Park Joint Venture and Is Zoned Vestavia Hills PR-1.

Mr. Garrison explained the request was 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 motions.

MOTION Mr. Larson made a motion to approve item 1. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes	Mr. Sykes – yes
Mr. Romeo – yes	Mrs. Barnes – yes
Mr. Maluff – yes	Mr. Larson – yes
Mr. Weaver– yes	Mr. Honeycutt – yes
Mr. Vercher– yes	
Motion carried.	

Mayor Curry spoke to the Commission and thanked them for their continued service to the City.

Mr. Garrison spoke to the Commission about the lower Hwy. 31 planning charrette and invited them to the meetings held next week.

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

April 13, 2023

AGENDA ITEM

FP/RZ-23-328 FP-23-3 Liberty Park Joint Venture Is Requesting Final Plat Approval For Bray Town Center Phase II. The Purpose for This Request Is To Subdivide Acreage Into Four New Lots And Plat Roads. The Property Is Owned By Liberty Park Joint Venture and Is Zoned Vestavia Hills PB.

BACKGROUND

Plat will create four new lots and plat roads. All lots/streets meet the minimum requirements for the Liberty Park PUD.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. app
2. Bray_Town_Center_Phase_II_Mon_Mar_20_2023_13-17-42
3. Bray_Town_Center_Phase_II_Area_Map_Mon_Mar_20_2023_13-18-39




Conrad Garrison
City Planner

Final Plat Application

Applicant

Primary Location

FP-23-3

 Shelia Stephenson
 205-313-1152
 sstephenson@schoel.com

1030 SOUTH LIBERTY RD
VESTAVIA HILLS, AL 35242

Project Information

Property Address

1030 South Liberty Rd

Parcel ID Number

2800131000001.002

Legal Description

Metes and bounds

Current Zoning Classification

PB

Acreage

29.187

Application Submission Date

3/17/23

Reason for Request

Request to subdivide acreage into four lots, one common lot and dedicate public roads

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.

By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.

--

Owner Name

Liberty Park Joint Venture LLP

Company Name

--

Mailing Address

1000 Urban Center Drive, STE 235

Owner Email

--

Phone Number

205-945-6401

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.

--

Representative for Owner

--

Company Name

Schoel Engineering Compnay, Inc.

Email

sstephenson@schoel.com

Mailing Address of Representative

1001 22nd St S Birmingham, AL 35205

Phone No. of Representative

205-313-1152

Surveyor Information

Name

Mark W. Clark

Company

Schoel Engineering Co. Inc.

Mailing Address

1001 22nd St S Birmingham, AL 35205

Phone Number

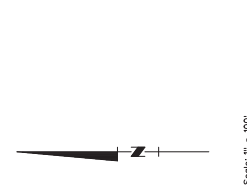
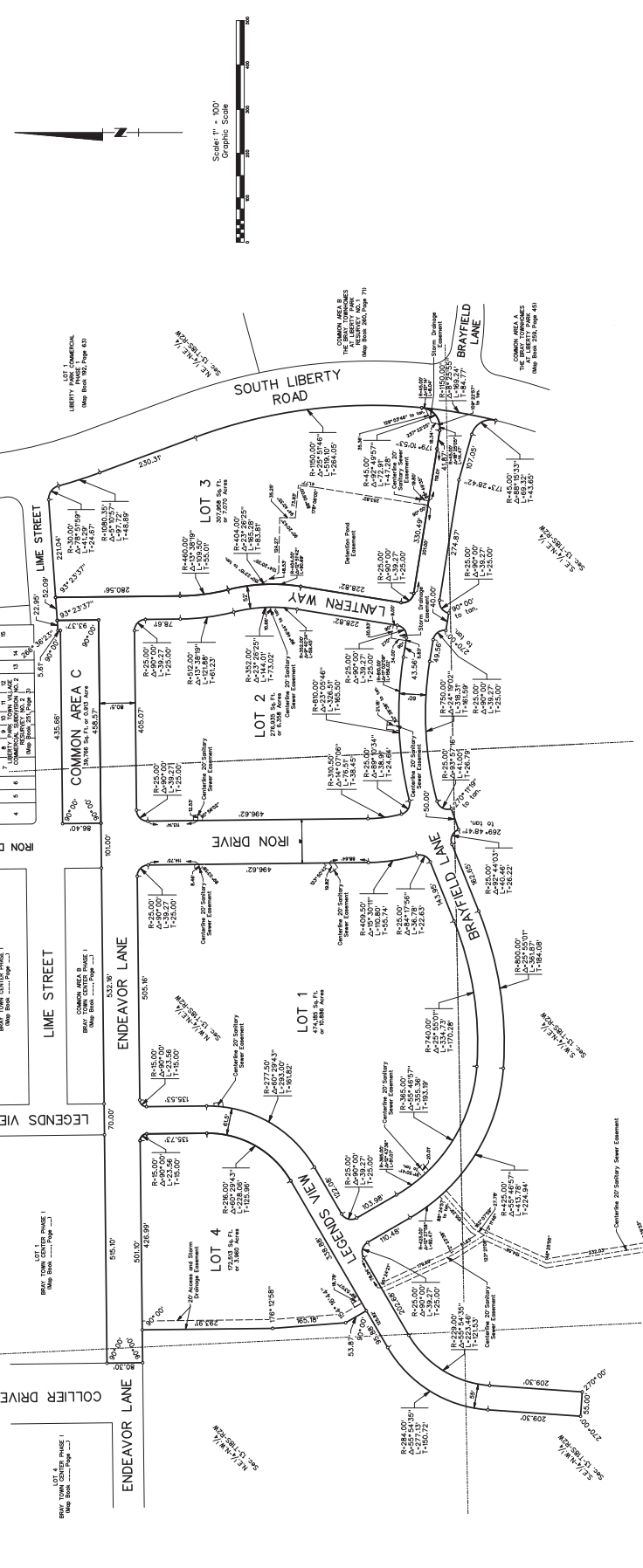
205-313-1140

Registration Number

19251

Email

mclark@schoel.com



STATE OF ALABAMA
I, Mark M. Clifton, a duly licensed Professional Engineer in the State of Alabama, and Liberty Park, Joint Venture, LLP, a limited liability partnership, do hereby certify that the above described plat is a true and correct plat of the subdivision of the above described land as shown on the attached plat. I have examined the original plat and the records of the same and find that the same conform to the laws of the State of Alabama and the rules and regulations of the State Board of Engineers. I have also examined the original plat and the records of the same and find that the same conform to the laws of the State of Alabama and the rules and regulations of the State Board of Engineers. I have also examined the original plat and the records of the same and find that the same conform to the laws of the State of Alabama and the rules and regulations of the State Board of Engineers. I have also examined the original plat and the records of the same and find that the same conform to the laws of the State of Alabama and the rules and regulations of the State Board of Engineers.



SCHOBEL ENGINEERING COMPANY, INC.
MARK M. CLIFTON, ENGINEER LICENSE NO. 19881
LIBERTY PARK JOINT VENTURE, LLP
J.P.S. & M.V.C.
1716 Pearl Street
BIRMINGHAM, AL 35202

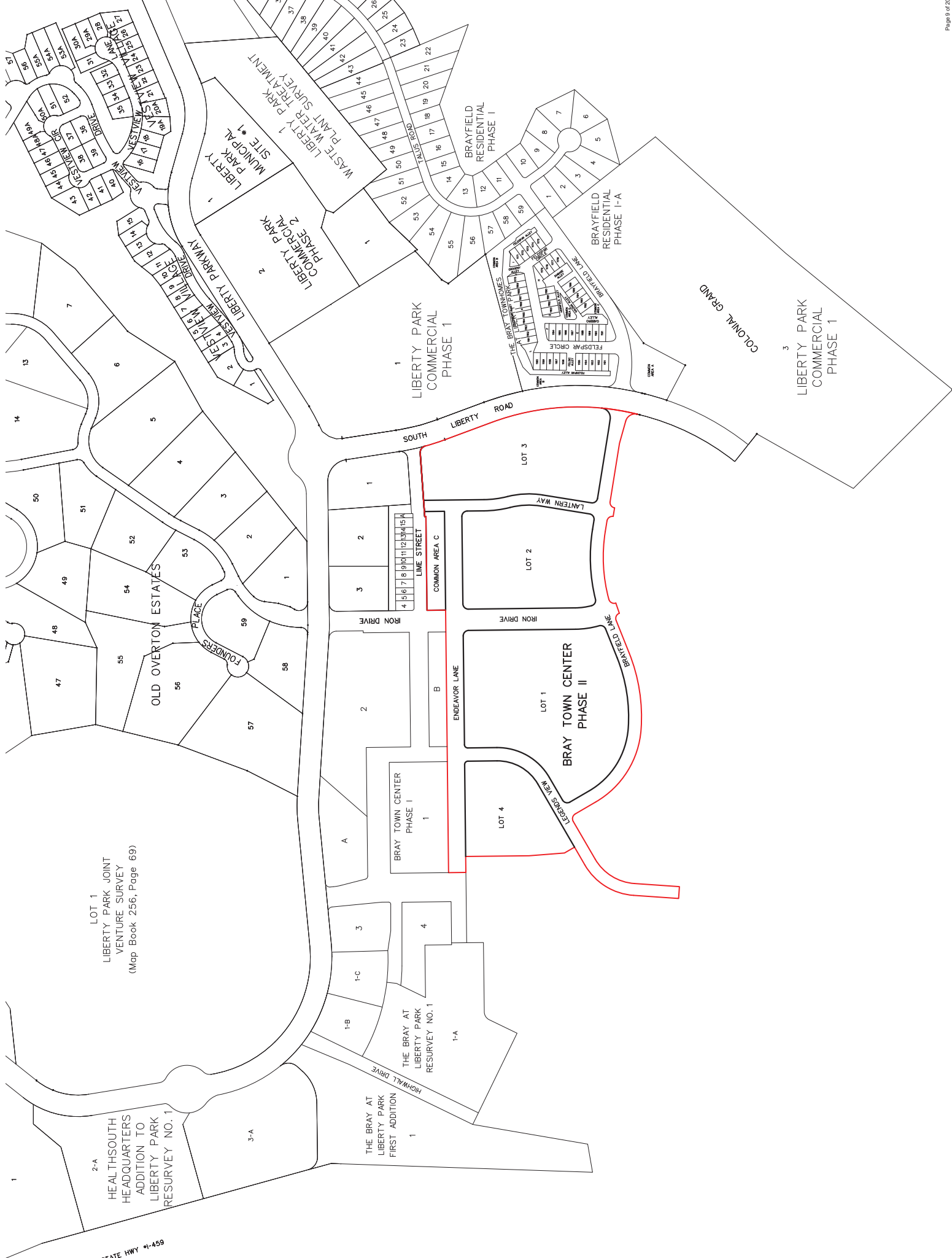
DATE: 08/03/2023
APPROVED BY THE CITY ENGINEER: _____ DATE: _____
APPROVED BY THE CITY CLERK: _____ DATE: _____
APPROVED IN FORMAT ONLY: _____ DATE: _____
JEFFERSON COUNTY DEPARTMENT OF HEALTH: _____ DATE: _____
APPROVED IN FORMAT ONLY: _____ DATE: _____
STATE OF ALABAMA: _____ DATE: _____

OWNER:
LIBERTY PARK JOINT VENTURE, LLP
1000 URBAN CENTER DRIVE, SUITE 235
VESTAVIA, ALABAMA 35242
(205) 945-6401



STATE OF ALABAMA
I, _____, do hereby certify that the above described plat is a true and correct plat of the subdivision of the above described land as shown on the attached plat. I have examined the original plat and the records of the same and find that the same conform to the laws of the State of Alabama and the rules and regulations of the State Board of Engineers. I have also examined the original plat and the records of the same and find that the same conform to the laws of the State of Alabama and the rules and regulations of the State Board of Engineers. I have also examined the original plat and the records of the same and find that the same conform to the laws of the State of Alabama and the rules and regulations of the State Board of Engineers.

NOTES:
1. This property is not located within the 100-year flood zone and is in business zone "A" (General Business).
2. This property is not located within the 100-year flood zone and is in business zone "A" (General Business).
3. This property is not located within the 100-year flood zone and is in business zone "A" (General Business).
4. This property is not located within the 100-year flood zone and is in business zone "A" (General Business).
5. This property is not located within the 100-year flood zone and is in business zone "A" (General Business).



LOT 1
 LIBERTY PARK JOINT
 VENTURE SURVEY
 (Map Book 256, Page 69)

2-A
 HEALTHSOUTH
 HEADQUARTERS
 ADDITION TO
 LIBERTY PARK
 RESURVEY NO. 1

INTERSTATE HWY #1-459



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

April 13, 2023

AGENDA ITEM

FP/RZ-23-329 FP-23-4 Liberty Park Joint Venture Is Requesting Final Plat Approval For Brayfield Residential Phase I Resurvey No. 1. The Purpose for This Request Is To Resurvey A Lot And Create A Common Area. The Property Is Owned By Liberty Park Joint Venture and Is Zoned Vestavia Hills PR-1.

BACKGROUND

Plat will resurvey Lot 22 and create a common area behind the lot. Plat meets the minimum requirements of the Liberty Park PUD.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. app
2. Brayfields_Phase_I_Resurvey_No._1_(002)_Wed_Mar_29_2023_08-47-54
3. Resurvey_Area_Wed_Mar_29_2023_08-48-08




Conrad Garrison
City Planner

Final Plat Application

Applicant

Primary Location

FP-23-4

 Shelia Stephenson
 205-313-1152
 sstephenson@schoel.com

1134 TALUS RD
VESTAVIA HILLS, AL 35242

Submitted On: Mar 29, 2023

Project Information

Property Address

1134 Talus Rd

Parcel ID Number

27-00-18-2-000-037.000

Legal Description

Lot 22, Brayfield Residential Phase I (MB 259 Pg 46)

Current Zoning Classification

PR-1

Acreage

0.666

Application Submission Date

3/29/23

Reason for Request

Resurvey one existing lot into one new lot and one common area

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.

By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.

--

Owner Name

Clayton Properties Group, Inc.

Company Name

--

Mailing Address

3110 Timberlake Rd

Owner Email

--

Phone Number

205-307-5366

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.

--

Representative for Owner

Schoel Engineering Company

Company Name

--

Email

sstephenson@schoel.com

Mailing Address of Representative

1001 22nd St S Birmingham, AL 35205

Phone No. of Representative

205-313-1152

Surveyor Information

Name

Mark W. Clark

Company

Schoel Engineering Company, Inc.

Mailing Address

1001 22nd Street S Birmingham, AL 35205

Phone Number

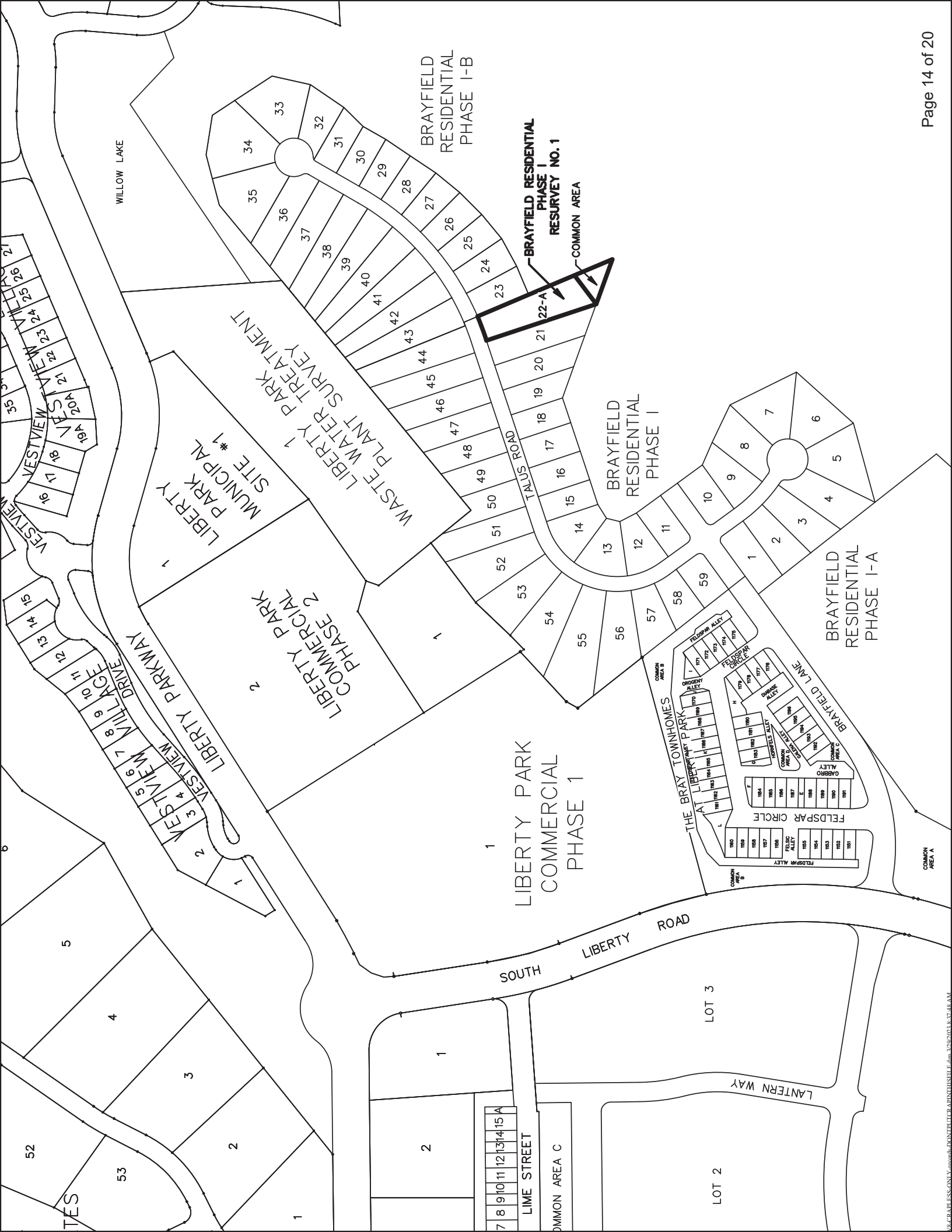
205-313-1140

Registration Number

19251

Email

mclark@schoel.com





VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

April 13, 2023

AGENDA ITEM

FP/RZ-23-365 RZ-23-6 Jeff Hardwick Is Requesting A Rezoning Amendment for 4538 Pine Tree Cir. from Vestavia Hills R-1 To Vestavia Hills B-3 With A Conditional Use For Dog Boarding, Dog Grooming, And Veterinary Clinic.

BACKGROUND

Applicant is seeking an amendment to Ordinance 3098, which previously granted the rezoning and conditional use approval. Applicant is seeking to remove the condition that the lots be resurveyed into 1 lot due to the lots having different lenders. Small tweaks have been made to the site plan but otherwise the application remains the same. Relief from the resurvey is the only item under consideration.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. app
2. C2.0_Site_Plan_2-27-2023_Tue_Feb_28_2023_16-50-16
3. 2022_0523CC_agenda-packet




Conrad Garrison
City Planner

Rezoning Application

Applicant

Primary Location

RZ-23-6

 Wade Lowery
 2054039158
 wade@edgalabama.com

4538 PINE TREE CIR
VESTAVIA HILLS, AL 35243

Submitted On: Feb 28, 2023

Property Information

Subject Property Address

4538 Pine Tree Circle

Tax Parcel ID Number

2800274003005.000

Legal Description

Lot 43 Topfield Subdivision

Existing Parking Spaces

0

Proposed Parking Spaces

13

Submission Date

02/28/2023

Type of Project

New Non-Residential Development/use

Action Requested:

From Existing Zoning Classification

B-3

To Requested Zoning Classification

B-3

For the Intended Purpose of:

Amendment to previous zoning approval-Not combining lots as previously approved

Acreage of Subject Property

1.8

Acreage of Property to be Disturbed

0.5

Setbacks

Front

30

Back

30

Side

15

Open Space

53

Lot Coverage Percentage

47

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

Jeff Hardwick

Company Name

Culbreth Holding, LLC

Owner Address City State Zip

3118 Pine Tree Drive, Birmingham, AL 35243

Owner's Phone Number

2055858548

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

Mailing Address of Responsible Party

120 Bishop Circle, Pelham, AL 35124

Phone No. of Responsible Party

2056411131

Email Address of Owner

jeffhardwick@pawms.com

Owner Representative/Responsible Party

Wade Lowery

Company Name

Engineering Design Group

Contact Email of Responsible Party

wade@edgalabama.com

Email Address of Responsible Party

wade@edgalabama.com

Project Engineer Information (if applicable)

Name

Wade Lowery

Mailing Address

120 Bishop Circle, Pelham, AL 35124

Phone Number

205-403-9158

Company

Engineering Design Group

Email

wade@edgalabama.com

C2.0

SHEET NUMBER

DATE: FEBRUARY 27, 2022

DRAWN BY: JHARRISON

CHECKED BY: TGB

DATE: JUNE 20, 2019

PROJECT NAME: PAWMS PET RESORT

PROJECT ADDRESS: 318 PINE TREE DRIVE VESTAVIA HILLS, ALABAMA

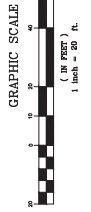
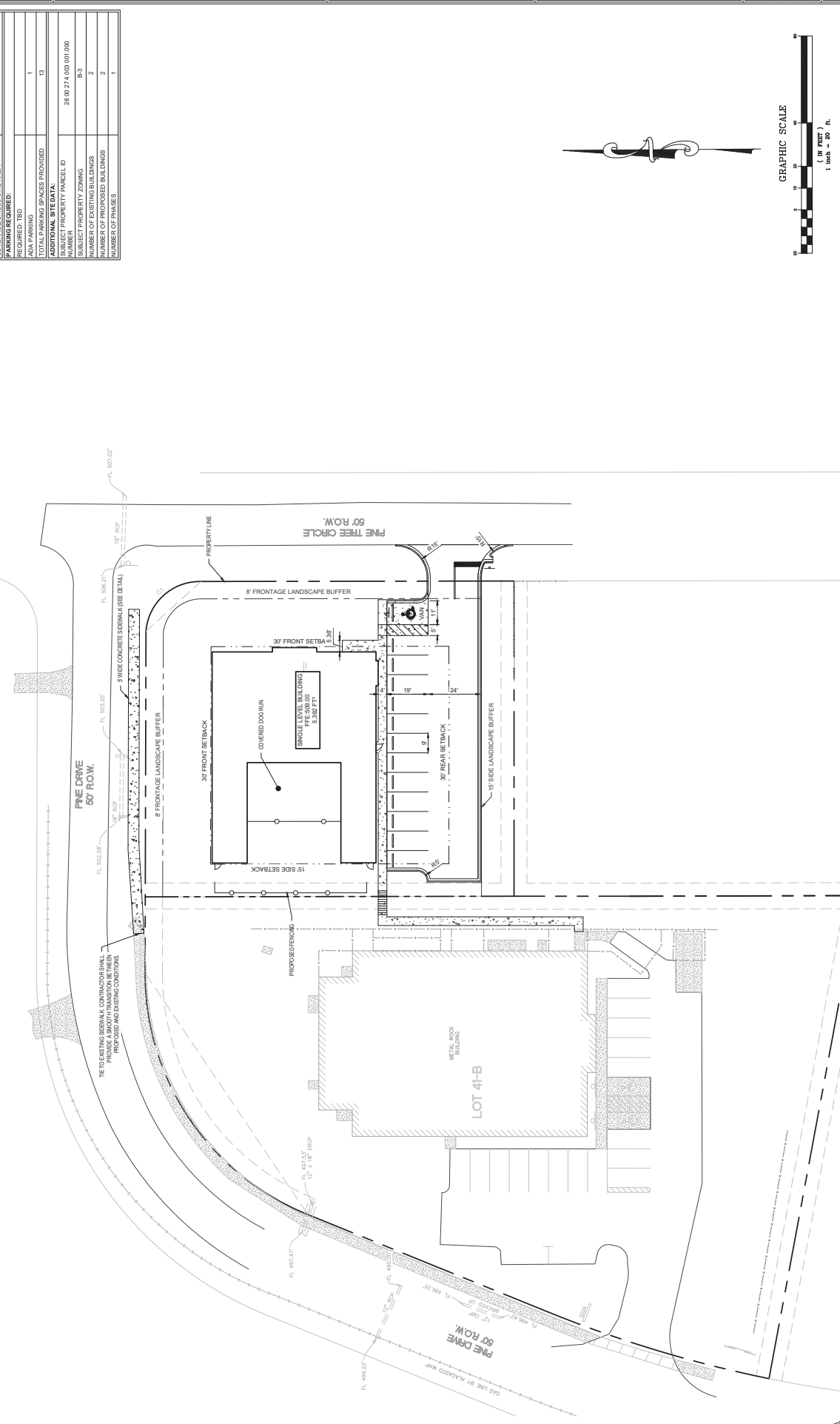
SHEET TITLE: SITE PLAN

PRELIMINARY
FOR CONSTRUCTION

EDG
ENGINEERING DESIGN GROUP
100 BERRY CIRCLE, SUITE 200
FLORENCE, AL 35243
904.452.4200
WWW.EDGAL.COM

ISSUED FOR PERMIT - XXXXXX

SITE DATA TABLE	
TOTAL SITE AREA:	77,683 FT ² (1.8 AC)
GROSS SITE AREA:	77,683 FT ² (1.8 AC)
NET SITE AREA (DISTURBED AREA):	23,570 FT ² (0.5 AC)
IMPERVIOUS SURFACE COVERAGE:	38,470 FT ² (0.8 AC)
TOTAL GROSS IMPERVIOUS SURFACE:	19,235 FT ² (0.4 AC)
BUILDING COVERAGE:	19,235 FT ² (0.4 AC)
PAVED VEHICULAR USE AREA:	19,235 FT ² (0.4 AC)
IMPERVIOUS SURFACE TOTAL:	47%
IMPERVIOUS SURFACE PERCENTAGE:	47%
PROPOSED GROSS FLOOR AREA AND BUILDING HEIGHT:	
BUILDING AREA:	5,945 FT ² (0.1 AC)
FLOOR AREA TO BUILDING COVERAGE/GROSS SITE AREA:	21%
PARKING REQUIRED:	
MINIMUM REQUIRED:	13
PROPOSED:	13
ADDITIONAL SITE DATA:	
SUBJECT PROPERTY PARCEL ID NUMBER:	28 00 27 4000 001 000
SUBJECT PROPERTY ZONING:	B-3
NUMBER OF EXISTING BUILDINGS:	2
NUMBER OF PROPOSED BUILDINGS:	2
NUMBER OF PHASES:	1



NOT FOR CONSTRUCTION

ORDINANCE NUMBER 3098

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 R-1 TO VESTAVIA HILLS B-3 WITH A CONDITIONAL USE FOR VETERINARY SERVICES, GROOMING AND BOARDING OF DOGS

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 R-1 (low density residential) to Vestavia Hills B-3 (conditional business district):

4538 Pine Tree Circle
Lot 43, Topfield Subdivision
Adam J. and Katherine A. McLaurin

BE IT FURTHER ORDAINED, that a conditional use for veterinary care, grooming and/or boarding of dogs is approved for 4538 Pine Tree Circle, Lot 43, Topfield Subdivision under the following conditions:

1. Zoning is conditioned upon the lot being surveyed to include the existing Pawms property to create a single lot. Said plat shall be recorded in the Jefferson County Probate Office and a copy returned to the City Clerk prior to zoning becoming effective; and
2. Building to be construed with STC sound rating for exterior walls; and
3. If the property use as a veterinary clinic, grooming and/or boarding of dogs ceases or is vacated at any time for a period of more than 12 months, said conditional use is hereby voided.

APPROVED and ADOPTED this the 23rd day of May, 2022.

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 # 3098 is a true and correct copy of such 23rd day of May, 2022, as same appears in the official records of said City.

Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest, New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2022.

Rebecca Leavings
City Clerk