

**OFFICIAL NOTICE OF PUBLIC HEARING TO
CONSIDER APPLICATION TO REZONE PROPERTY**

DATE OF PUBLIC HEARING: ***September 25, 2023***
DAY OF PUBLIC HEARING: ***Monday***
TIME OF PUBLIC HEARING: ***6:00 PM***
PLACE OF PUBLIC HEARING: Vestavia Hills City Hall; City Council Chambers
1032 Montgomery Highway
Vestavia Hills AL 35216

NAME OF APPLICANT REQUESTING CHANGE OF ZONING: Taylor Burton
STREET ADDRESS OF PROPERTY: **2551 and 2553 Rocky Ridge Road**
Vestavia Hills, Alabama

LEGAL DESCRIPTION OF PROPERTY: See Map attached
PRESENT ZONING CLASSIFICATION: Jefferson County R-G (garden home residential district) and court ordered Vestavia Hills O-1

REQUESTED CHANGE OF ZONING CLASSIFICATION: ACTION REQUESTED: Rezone to Vestavia Hills O-1 (office park district)

IMPORTANT

1. This public notice is posted all in accordance with Title 11-52-77, Code of Alabama, 1975.
2. All persons who desire shall have an opportunity of being heard in opposition to or in favor of such ordinance.
3. This public notice is posted a minimum of twenty-one (24) days prior to the date of the public hearing at:

Vestavia Hills City Hall; Vestavia Hills Civic Center;
Vestavia Hills New Merkel House; Vestavia Hills Library in the Forest

Rebecca Leavings, City Clerk

Date of Notice: August 28, 2023

NOTICE

NOTICE IS HEREBY GIVEN THAT THE PROVISIONS OF THE ATTACHED ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED, WILL BE CONSIDERED BY THE VESTAVIA HILLS CITY COUNCIL AT A PUBLIC HEARING TO BE HELD ON THE ABOVE REFERENCED DATE AT THE MUNICIPAL CENTER IN VESTAVIA HILLS AT 6:00 PM AT WHICH TIME AND PLACE ALL PERSONS WHO DESIRE SHALL HAVE AN OPPORTUNITY OF BEING HEARD IN OPPOSITION TO OR IN FAVOR OF SUCH ORDINANCE OR ANY PROVISION THEREOF. PROTESTS MAY BE FILED IN THE CITY CLERK'S OFFICE ON OR BEFORE 3 DAYS PRIOR TO SAID DATE. ONLY ONE PROTEST SHALL BE ALLOWED ON BEHALF OF EACH PROPERTY OWNER FILING SUCH PROTESTS.

INDIVIDUALS WITH DISABILITIES NEEDING SPECIAL SERVICES TO PARTICIPATE IN APPLICATIONS, ACTIVITIES, PROGRAMS OR SERVICES ARE REQUESTED TO COORDINATE THEIR NEEDS IN ADVANCE. IF SPECIAL ACCOMMODATIONS ARE REQUIRED, PLEASE CONTACT REBECCA LEAVINGS, ASST. CITY CLERK, (205) 978-0131.

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)

More Particularly described as follows:

Parcel I: 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°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°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°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

This Ordinance is effective upon adoption and posting/publication pursuant to Alabama law.

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

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

Portion of 2551 and 2553 Rocky Ridge Road

