



**Vestavia Hills
Planning and Zoning Commission Agenda
January 9, 2025
6:00 PM**

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

Final Plats

Consent Agenda

Rezoning

4. RZ-24-15 Andrew Noto Is Requesting **Rezoning** For **4564 Pine Tree Cir.** from **Vestavia Hills R-1** to **Vestavia Hills O-1** For The Purpose Of Office Development.

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

DECEMBER 12, 2024

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
Lindsey Cochran
Jonathan Romeo
Hasting Sykes
David Maluff
Rick Honeycutt
Ryan Farrell

MEMBERS ABSENT:

Rusty Weaver
Ryan Blackenburg

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Ethan Fisher, City Engineer

**Appeared via Zoom*

APPROVAL OF MINUTES

Mr. Vercher stated that the minutes of the November meeting are presented for approval.

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

Mr. Farrell – yes	Mr. Romeo – yes
Mr. Honeycutt– yes	Mr. Maloof – yes
Mr. Sykes– yes	Ms. Cochran– yes
Mr. Vercher– yes	Motion carried.

Zoning Ordinance Amendments

4. An ordinance amending ordinance number 3099, section 2.2.28(1) entitled *Low Intensity Institutional Use* and adding section 4.11. entitled *Sidewalks*.

Mr. Garrison explained the amendment to Section 2.2.28 corrects a typo and adds the word “no” to the definition. He also stated that there is a last-minute change to the Sidewalk Master Plan that changes the designation of a small piece of sidewalk on Dolly Ridge Rd.

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 a motion.

MOTION Motion to approve an Amendment to Section 2.2.28 and the Sidewalk Master Plan as amended was made by Mr. Sykes and second was by Mr. Romeo. Voice vote as follows:

Mr. Farrell – yes	Mr. Romeo – yes
Mr. Honeycutt– yes	Mr. Maloof – yes
Mr. Sykes– yes	Ms. Cochran– yes
Mr. Vercher– yes	Motion carried.

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

January 9, 2025

AGENDA ITEM

RZ-24-15 Andrew Noto Is Requesting **Rezoning** For **4564 Pine Tree Cir.** from **Vestavia Hills R-1 to Vestavia Hills O-1** For The Purpose Of Office Development.

BACKGROUND

Request is to rezone an R-1 zoned lot in Pine Tree Cir. to O-1 for a new office building. The request meets all the minimum requirements for O-1 zoning.

PLANNER'S REVIEW/RECOMMENDATION

Approval conditioned on site plans and renderings presented.

ATTACHMENTS

1. Final1

Conrad Garrison
City Planner

Rezoning Application

RZ-24-15

Submitted On: Dec 4, 2024

Applicant

 Andrew Noto
 205-337-1758
 anoto@embridgehomes.com

Primary Location

4564 PINE TREE CIR
VESTAVIA HILLS, AL 35243

Property Information

Subject Property Address

4564 Pine Tree Circle, Vestavia, AL 35243

Tax Parcel ID Number

28-00-27-4-002.002.000

Legal Description

Lot 32 Topfield Subdivision, Map Book 42, Page 72, Vestavia, AL

Existing Parking Spaces

0

Proposed Parking Spaces

23

Submission Date

12/03/2024

Type of Project

New Non-Residential Development/use

Action Requested:

From Existing Zoning Classification

R-1

To Requested Zoning Classification

O-1

For the Intended Purpose of:

Construction of Office Building

Acreage of Subject Property

0.57

Acreage of Property to be Disturbed

0.45

Setbacks

Front

30

Back

30

Side

20

Open Space

35

Lot Coverage Percentage

65.6

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

Derek Lemke

Company Name

31 Dunes, LLC

Owner Address City State Zip

270 Doug Baker Boulevard, Birmingham, AL 35242

Owner's Phone Number

205-901-9960

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

Email Address of Owner

deepsouthpartners@gmail.com

Owner Representative/Responsible Party

Joey Miller

Company Name

MTTR Engineers, Inc

Contact Email of Responsible Party

jmiller@mttreng.com

Mailing Address of Responsible Party

3 Riverchase Ridge, Hoover, AL 35244

Phone No. of Responsible Party

205-283-5878

Email Address of Responsible Party

jmiller@mttreng.com

Project Engineer Information (if applicable)**Name**

Joey Miller

Company

MTTR Engineers, Inc

Mailing Address

3 Riverchase Ridge, Hoover, AL 35244

Phone Number

205-283-5878

Email

jmiller@mttreng.com

300' TO BLUE LAKE DRIVE

300' TO BLUE LAKE DRIVE

PINE TREE CIRCLE

ASPHALT PAVEMENT

50' ROW

STOP FENCE AT BUILDING LINE

S89° 39' 22.00"E

180.22' M
179.83' R

5' BUFFER

30' BL

15°

4564 PINE TREE LANE

OFFICE BUILDING

STAKE 85.00' X

62.33' BOX

4600 SF 1ST FLOOR

1200 SF 2ND FLOOR

5800 SF TOTAL

5800 \ 250 = 23 PARKING
REQUIRED

85.0'

34.43'
FIELD LINE AREA
DO NOT DISTURB

37.97'

LOT 32

24,767 SF OR 0.57 AC

10' BUFFER

216.37' M 216.0 R

N89° 42' 31.91"W

10' BUFFER

FENCE ALONG PROPERTY LINE

LOT 35

TOPFIELD SUB.

MB 42, P 72

INSTALL SILT
FENCE AS NEEDED

THIS LOT IS NOT IN A FLOODPLAIN
MAP NUMBER: 01073C0586 H
DATED: 09-24-2021

PREPARED FOR:
CLARK PARKER
EMBASSY HOMES
205-949-5527

SCALE: 1"=30'

PLOT PLAN FOR
LOT 32
TOPFIELD SUBDIVISION

MAP BOOK 45 PAGE 97
CITY OF VESTAVIA, JEFFERSON COUNTY, ALABAMA
PREPARED BY
MTTR ENGINEERS 3 RIVERCHASE RIDGE, HOOVER, AL. 35244

INSERT CONSTRUCTION
EXIT AT DRIVE
LOCATION

NEW OFFICE
RIGHT DRIVE
12-04-24







