



**Vestavia Hills
Planning and Zoning Commission Agenda
February 13, 2025
6:00 PM**

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

Final Plats

Consent Agenda

4. FP-25-1 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Brayfield Residential Phase III Third Sector**. The Purpose For This Request Is To Subdivide Twenty-Six Lots. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.
5. FP-25-2 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For Resurvey Of Lot 3A Of A Resurvey Of Lot 3 Of The Bray Towncenter Phase II. The Purpose For This Request Is To Subdivide Three Lots. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PB.

Rezoning

6. RZ-25-1 Beau Bevis Is Requesting **Rezoning** For **4751 Cahaba River Rd.** from **Vestavia Hills R-6 to Vestavia Hills B-2** 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

JANUARY 9, 2025

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
Ryan Blackenburg

MEMBERS ABSENT:

Rusty Weaver

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 Ms. Cochran and second was by Mr. Blackenburg. Voice vote as follows:

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

Rezoning

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.

Mr. Garrison explained the request for a small office. The Commission agreed with the design and nature of the request.

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 Mr. Blackenburg made a motion to recommend Rezoning for 4564 Pine Tree Cir. from Vestavia Hills R-1 to Vestavia Hills O-1 conditioned on the site plan and renderings presented in the application. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

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

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

February 13, 2025

AGENDA ITEM

FP-25-1 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Brayfield Residential Phase III Third Sector**. The Purpose For This Request Is To Subdivide Twenty-Six Lots. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

BACKGROUND

Plat will add 26 new lots to Brayfield Residential Phase III. All lots meet the minimum requirements for Liberty Park.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Final Plat Application

FP-25-1

Submitted On: Jan 22, 2025

Applicant

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

Primary Location

1164 BRAYFIELD CREST DR
VESTAVIA HILLS, AL 35242

Project Information

Property Address

Brayfield Crest Dr

Legal Description

SW of the NW and the NW of the SW Sec 18, 18S, 1W and the SE of the NE & the NE of the SE Sec 13, 18S, 2W

Parcel ID Number

--

Current Zoning Classification

PUD PR-1

Acreage

10.125

Application Submission Date

1/21/2025

Reason for Request

Request to subdivide acreage into 26 new lots

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

Company Name

--

Mailing Address

1000 Urban Center Dr, Suite 235 Vestavia, AL 35242

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.

true

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 Clark

Mailing Address

1001 22nd St S Birmingham, AL 35205

Registration Number

19251

Company

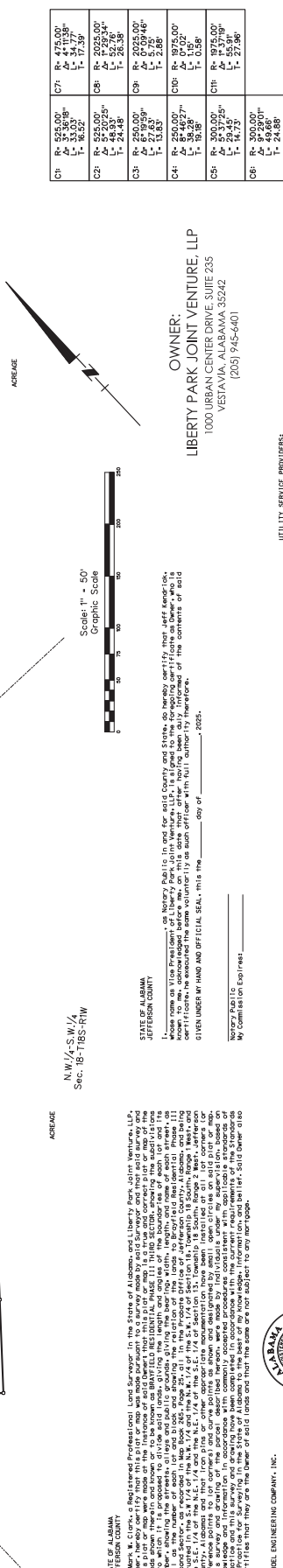
Schoel Engineering Company

Phone Number

205-313-1140

Email

mclark@schoel.com

[illegible]



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

February 13, 2025

AGENDA ITEM

FP-25-2 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For Resurvey Of Lot 3A Of A Resurvey Of Lot 3 Of The Bray Towncenter Phase II. The Purpose For This Request Is To Subdivide Three Lot. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PB.

BACKGROUND

Request will create 3 new lots for Bray Town Center commercial area. Lots meet the requirements of Liberty Park PUD.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

2/6/25, 10:39 AM

about:blank

Final Plat Application

FP-25-2

Submitted On: Jan 22, 2025

Applicant

Shelia Stephenson

205-313-1152

@ sstephenson@schoel.com

Primary Location

1030 SOUTH LIBERTY RD
VESTAVIA HILLS, AL 35242

Project Information

Property Address

1000 Lantern Way

Parcel ID Number

28-00-13-1-000-051.000

Legal Description

Lot 3A, Resurvey of Lot 3 of Bray Town Center Phase II (MB 266 Pg 26)

Current Zoning Classification

PUD PR-1

Acreage

5.56

Application Submission Date

1/21/2025

Reason for Request

Request to resurvey one existing lot into three new lots

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

Company Name

Liberty Park Joint Venture

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 Company

Email

sstephenson@schoel.com

Mailing Address of Representative

1001 22nd St S Birmingham, AL 35205

Phone No. of Representative

205-313-1152

about:blank

Page 10 of 28^{1/2}

Surveyor Information

Name

Mark Clark

Mailing Address

1001 22nd Street South Birmingham, AL 35205

Registration Number

19251

Company

Schoel Engineering Company

Phone Number

205-313-1140

Email

mclark@schoel.com



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

February 13, 2025

AGENDA ITEM

RZ-25-1 Beau Bevis Is Requesting **Rezoning** For **4751 Cahaba River Rd.** from **Vestavia Hills R-6 to Vestavia Hills B-2** For The Purpose Of Office Development.

BACKGROUND

The property was originally part of "Common Area A" in the River Grand Subdivision. The portion in question was immediately sold to the adjacent commercial developer at 4501 Pine Tree Cir. at the conclusion of subdivision construction in 2006. The parcel has remained undisturbed.

The applicant now wishes to use their purchased portion of Common Area A to expand the parking lot and add 5 additional spaces. Both parcels will then be combined into one.

PLANNER'S REVIEW/RECOMMENDATION

Rezoning not complete until lots are combined.

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

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.

Owner Address City State Zip

4274 Cahaba Heights Court Suite 200, Birmingham, AL 35243

Owner's Phone Number

205-966-8652

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

Property Owner Name

Beau Bevis

Company Name

Arc Realty

Email Address of Owner

bbevis@arcrealtyco.com

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

--

Project Engineer Information (if applicable)

Name

--

Company

--

Mailing Address

--

Phone Number

--

Email

--

4501 PINE TREE CIRCLE DRAINAGE IMPROVEMENTS VESTAVIA HILLS, ALABAMA

DRAWING INDEX

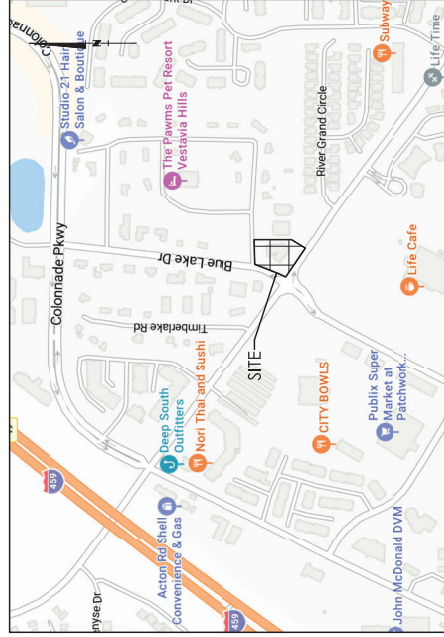
- C1 EXISTING CONDITIONS MAP
- C2 GENERAL NOTES
- C3 DEMOLITION PLAN
- C4 LAYOUT PLAN
- C5 GRADING & DRAINAGE PLAN
- C6 EROSION & SEDIMENT CONTROL PLAN
- C7 DETAILS

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 PATILLO
PHONE: (205) 313-1138



VICINITY MAP

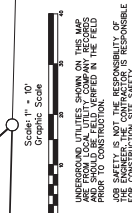
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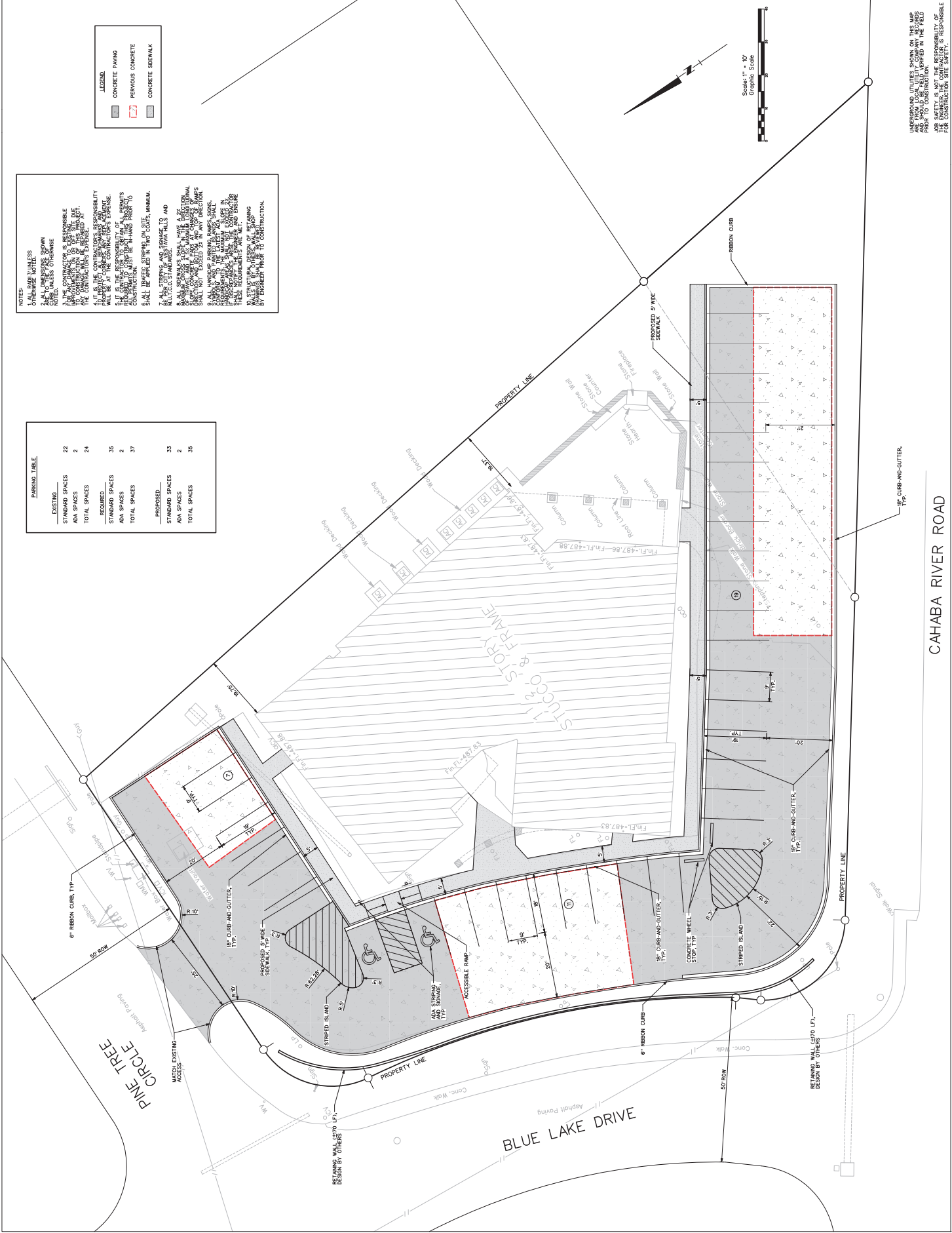


STREET LIGHT

EXISTING: PRESENT CONDITIONS PRIOR TO CONSTRUCTION. PHOTOGRAPHED BY THE ENGINEER.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANY RECORDS AND SHOULD BE FIELD VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.





NOTES:
 1. ALL DIMENSIONS SHOWN ON THIS MAP ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS SHOWN ON THIS MAP ARE IN FEET AND INCHES.
 3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HUNTSVILLE.
 4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HUNTSVILLE.
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 10. ALL DIMENSIONS SHOWN ON THIS MAP ARE IN FEET AND INCHES.

PARKING TABLE	
EXISTING	22
STANDARD SPACES	2
ADA SPACES	24
TOTAL SPACES	35
REQUIRED	37
STANDARD SPACES	2
ADA SPACES	35
TOTAL SPACES	37

LEGEND:
 CONCRETE PAVING
 PERVIOUS CONCRETE
 CONCRETE SIDEWALK

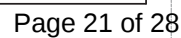
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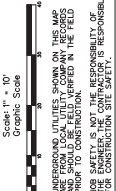
CAHABA RIVER ROAD

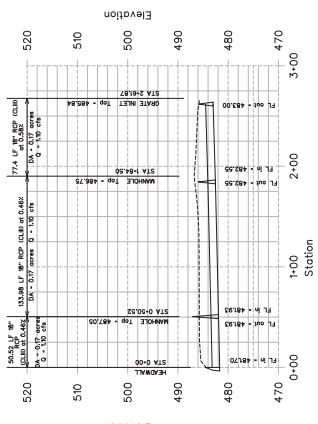
BLUE LAKE DRIVE

PINE TREE CIRCLE

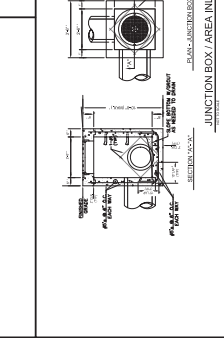
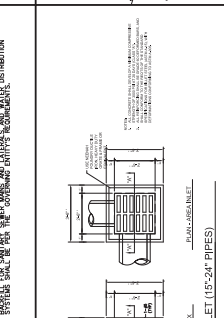
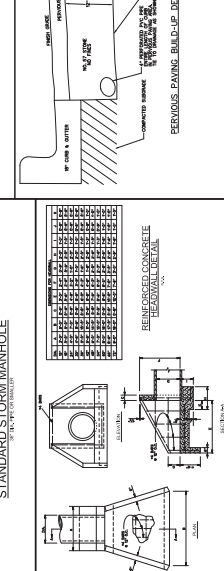
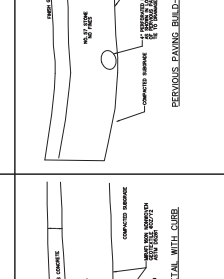
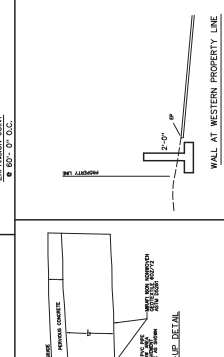
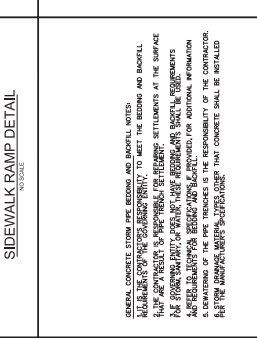
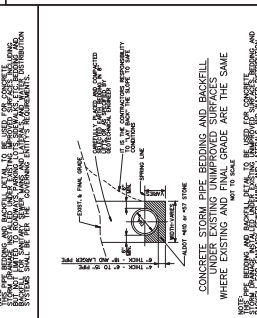
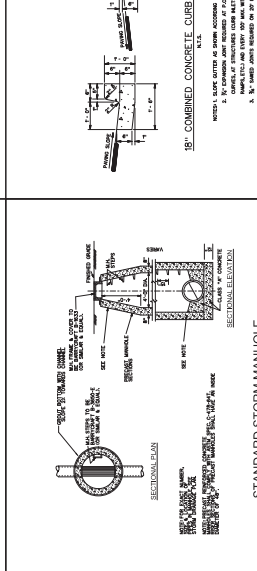
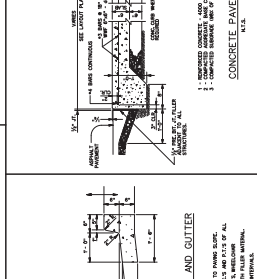
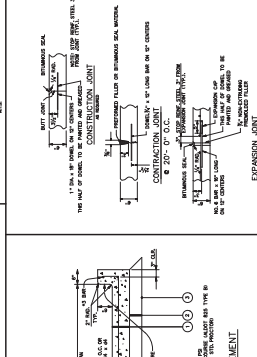
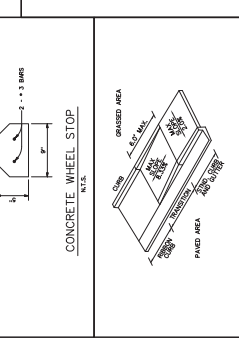
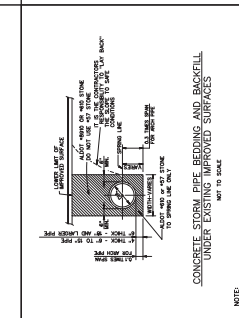
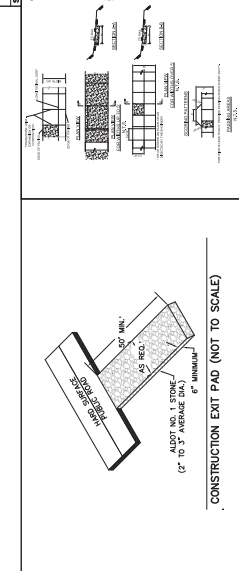
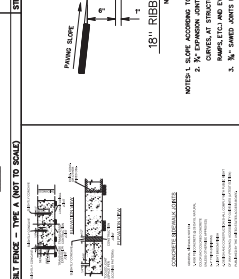
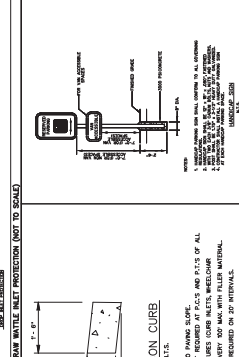
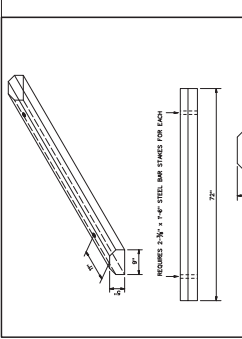
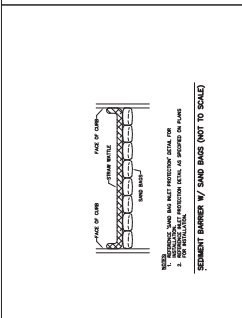
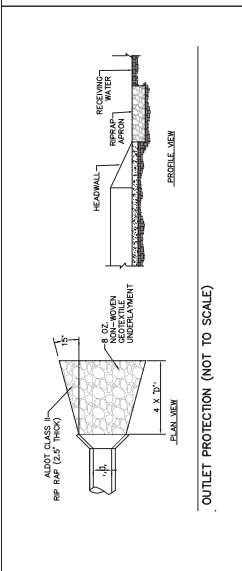
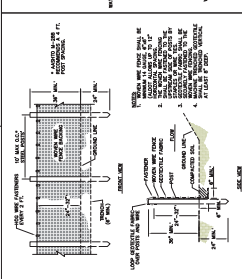
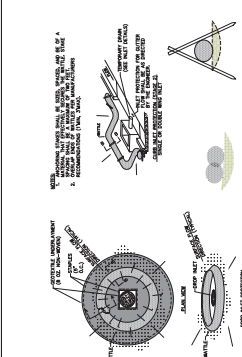
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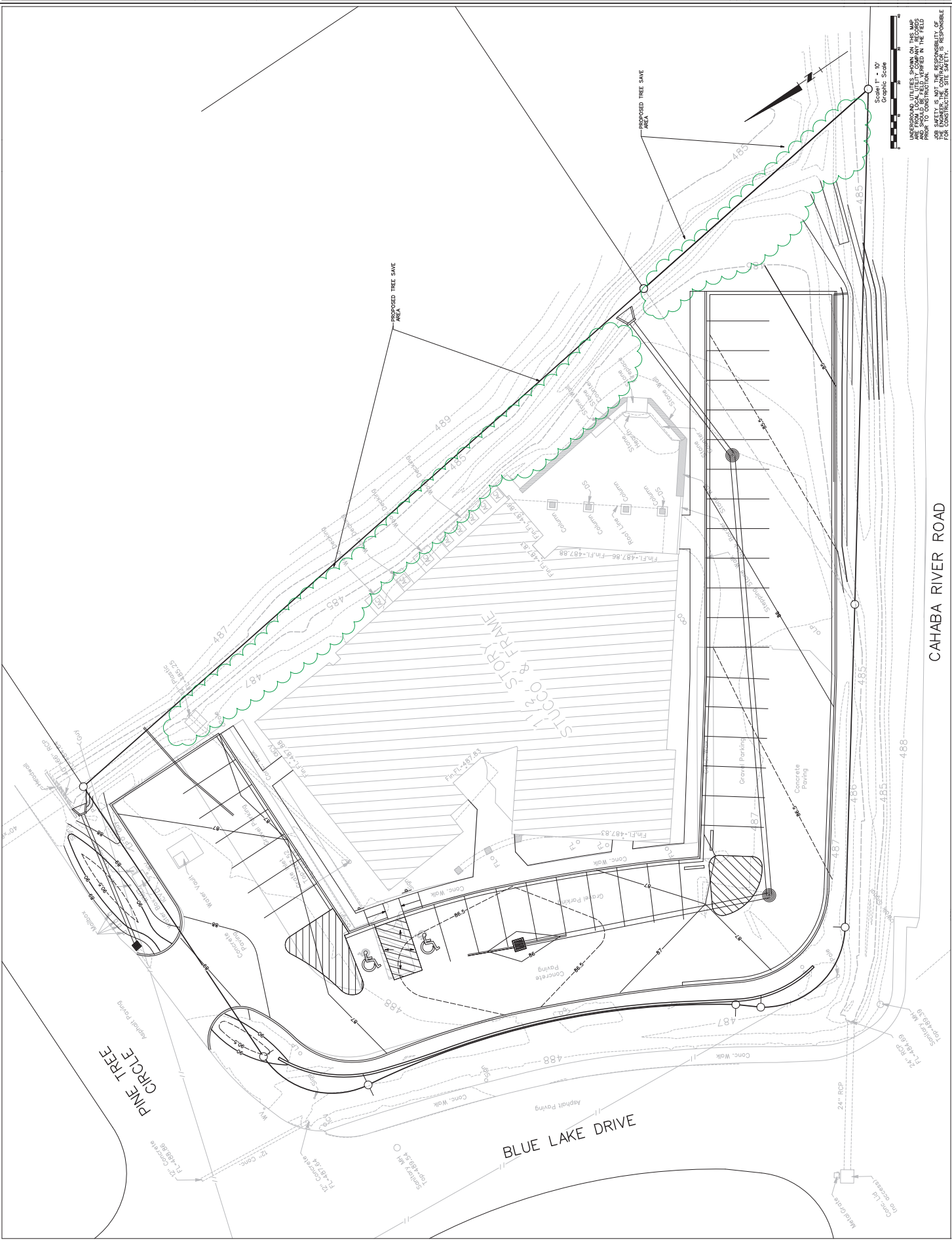


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PROFILE STORM LINE D-1





Scale: 1" = 30'
Graphic Scale



CAHABA RIVER ROAD

PARCEL TO BE
REZONED

91.16'

133° 06' 55"

156.40'

5204 Sq. Ft.
or 0.119 Acre

115.25'

35° 16' 02"

82° 09' 07"

Point of Beginning

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

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

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

PROPERTY EXHIBIT

DATE: NOVEMBER 2024

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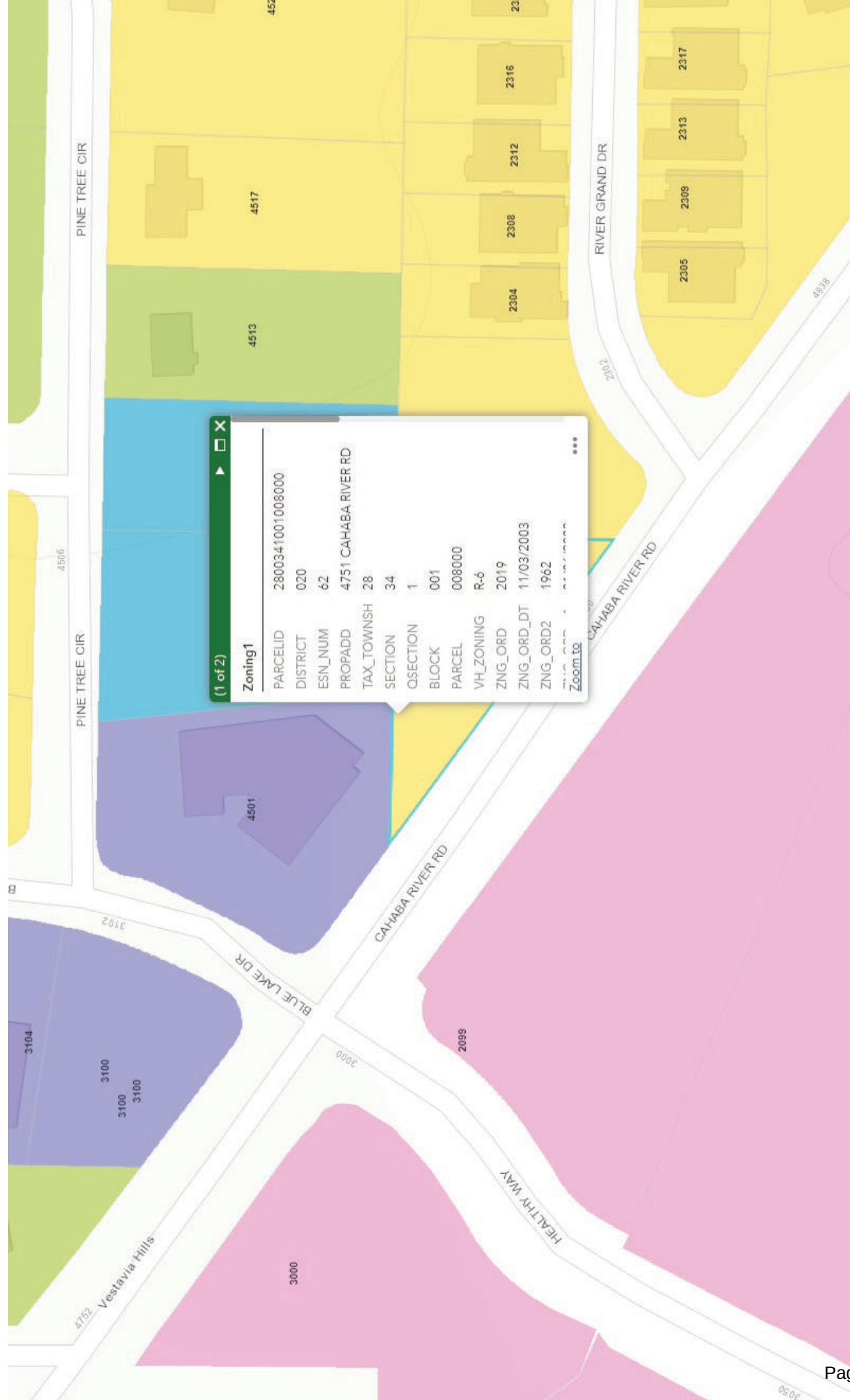
BIRMINGHAM
1001 22nd Street South
Birmingham, Alabama 35205
205.323.6166

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





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

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

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 consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency of which is acknowledged, hereby grant, bargain, sell and convey unto Mason Land Company, LLC, an Alabama liability company, (herein referred to as GRANTEE, whether one 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 liens.

Sheweth 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, recreations, townships 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 21st day of Dec, 2006.

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

By: [Signature]
Name: William Thornton
Title: President

By: [Signature]
Name: William Thornton
Title: President

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, do hereby certify that William Thornton whose name is William Thornton of Arlington Properties, Inc., an Alabama corporation, as Joint Venture of Arlington Properties, Inc., an Alabama joint venture, is signed to the foregoing conveyance and who is known to me, authority, executed the same voluntarily for and as the act of said corporation as joint venture.

Given under my hand and official seal, this 21st day of Dec, 2006.

[Signature]
NOTARY PUBLIC
My Commission Expires: Oct 21, 2008

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, do hereby certify that William Thornton whose name is William Thornton of Thornton, Inc., an Alabama corporation, as Joint Venture of Thornton, Inc., an Alabama joint venture, is signed to the foregoing conveyance and who is known to me, authority, executed the same voluntarily for and as the act of said corporation as joint venture.

Given under my hand and official seal, this 21st day of Dec, 2006.

[Signature]
NOTARY PUBLIC
My Commission Expires: Oct 21, 2008

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Commission Expires: Oct 21, 2008
RECORDED THRU NOTARY PUBLIC UNDERWRITERS

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.

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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