



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

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

Final Plats

Consent Agenda

4. FP-25-3 Del Romero Is Requesting **Final Plat Approval** For Resurvey Of Burton Estates. The Purpose For This Request Is To Amend Lot Lines. The Property Is Owned By D. Taylor Burton and Is Zoned Vestavia Hills R-2.
5. FP-25-4 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Heritage Hills Commercial Property Subdivision**. The Purpose For This Request Is To Subdivide Two Lots. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PB.
6. FP-25-6 Kathryn Dorlon Is Requesting **Final Plat Approval** For **Dorlon's Resurvey**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Kathryn Dorlon and Is Zoned Vestavia Hills R-4.

Rezoning

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

FEBRUARY 13, 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
Jonathan Romeo
Hasting Sykes (arrived at 6:03 PM)
David Maluff
Rick Honeycutt
Ryan Farrell
Ryan Blackenburg

MEMBERS ABSENT:

Rusty Weaver
Lindsey Cochran

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 January 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. Blakenburg– yes Ms. Cochran– yes
Mr. Sykes– yes Mr. Vercher– yes
Motion carried.

Final Plats

1. FP-24-21 John Henry Hedrick Is Requesting **Final Plat Approval For Hendrick's Resurvey**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By John Henry Hedrick and Is Zoned Vestavia Hills R-3.
2. FP-24-22 Jeffery & Margret Rickard Is Requesting **Final Plat Approval For Rickards's Resurvey**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Jeffery & Margret Rickard and Is Zoned Vestavia Hills R-2.

Mr. Garrison explained the requests were 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 a motion.

MOTION Motion to approve items 1-2 was made by Mr. Blackenburg and second was by Mr. Honeycutt. 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-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.

Mr. Garrison explained the request for a parking lot expansion. The Commission agreed with the design and nature of the request.

Mr. Vercher opened the floor for a public hearing.

The Chair of the River Grand Subdivision spoke and stated that the community has no issues with the request.

Mr. Vercher closed the public hearing and opened the floor for a motion.

MOTION Mr. Romeo made a motion to recommend Rezoning for 4751 Cahaba River Rd. from Vestavia Hills R-6 to Vestavia Hills B-2 conditioned on both lots being combined into one. Second was by Mr. Honeycutt. 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 Mr. Sykes– yes
Mr. Vercher– yes
Motion carried.

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

March 13, 2025

AGENDA ITEM

FP-25-3 Del Romero Is Requesting **Final Plat Approval** For Resurvey Of Burton Estates. The Purpose For This Request Is To Amend Lot Lines. The Property Is Owned By D. Taylor Burton and Is Zoned Vestavia Hills R-2.

BACKGROUND

Plat will amend the shared lot lines between Lots 1A & 2A, making lot 1A larger. All lots meet the minimum of R-2 zoning.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Final Plat Application

FP-25-3

Submitted On: Feb 21, 2025

Applicant

 Del Romero
 205-822-7936
 del@taylorburton.com

Primary Location

2428 HIGHBLUFF RD
VESTAVIA HILLS, AL 35216

Additional Locations

2429 HIGHBLUFF RD, VESTAVIA HILLS AL 35216

Project Information

Property Address

2428 Highbluff Road

Parcel ID Number

--

Legal Description

Being a resurvey of lots 1 & 2 according to Burton Estates recorded in Map Book 151 Page 19 in the Jefferson County Probate office, situated in the NE 1/4 of the NW 1/4 of section 6, Township 19 South, Range 2 West, City of Vestavia Hills, Jefferson County, Alabama

Current Zoning Classification

R-2

Acreage

3.79407713

Application Submission Date

2/21/2025

Reason for Request

To Protect the View of 2428 Highbluff Road. It also resizes 2429 Highbluff Road to be more fitting in size with all the other lots in Derby Downes.

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.

true

Owner Name

D. Taylor Burton

Company Name

--

Mailing Address

2428 Highbluff Road

Owner Email

--

Phone Number

205-369-7936

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.

false

Representative for Owner

--

Company Name

--

Email

Mailing Address of Representative

taylor@taylorburton.com

--

Phone No. of Representative

--

Surveyor Information

Name

Robert W. Easley

Company

Alabama Engineering

Mailing Address

1214 Alford Avenue, Suite 200, Hoover, AL 35226

Phone Number

205-803-2161

Registration Number

--

Email

bob@alaeng.com

FINAL PLAT:

RESURVEY OF BURTON ESTATES

Being a resurvey of lots 1 & 2 according to Burton Estates recorded in Map Book 151 Page 19 in the Jefferson County Probate office, situated in the NE 1/4 of the NW 1/4 of Section 9, Township 19 South Range 2 West, Jefferson County, Alabama

SCALE: 1" = 40' GRAPHIC SCALE FEBRUARY 3, 2025

OWNERS: D. TAYLOR BURTON, JR. & ERIN E BURTON

2423 HIGHLIFE ROAD
VESTALIA, AL 35216

SURVEYOR: ALABAMA ENGINEERING COMPANY, INC.

1214 ALFORD AVENUE, SUITE 200
HOOPER, ALABAMA 35226
(205) 852-2181

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HOOPER, ALABAMA 35226
(205) 852-2181

LEGEND	LENGTH
L	LENGTH
R.O.W.	RIGHT-OF-WAY
C.N.	CENTERLINE
O.H.U.	OVERHEAD UTILITIES
P.F.	FOUND IRON
123.45	MEASURED DISTANCE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.E.	POWER POLE

NORTH ARROW SHOWN
IS BASED ON ALABAMA
WEST COAST SURVEY PLANE

THE PURPOSE OF THIS RESURVEY
IS TO RECONSTRUCT THE COMMON
LOT LINES BETWEEN LOTS 1 & 2.

ALL EASEMENTS SHOWN ON THIS PLAT
ARE EXISTING. NO NEW EASEMENTS
HAVE BEEN CREATED BY THIS PLAT.

ALL IRPS ARE
"ALABAMA CHAINED"
OTHERS ARE AS NOTED

DATE: _____
CITY ENGINEER: _____
DATE: _____
CITY CLERK: _____
ACKNOWLEDGED BY: _____
DATE: _____
DIRECTOR, ENVIRONMENTAL SERVICES DEPARTMENT: _____

Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers. The undersigned hereby certifies that the plat and map will be built in the future. Any change in Right Of Way or Easement boundaries after this date may void this approval.

State of Alabama
County of Jefferson

The undersigned, Robert W. Estlin, IV, Registered Land Surveyor, State of Alabama, D. Taylor Burton, Jr. & Erin E. Burton, owners hereby certify that this plat and map was made to a survey and this plat and map is a true and correct map of lands shown thereon and known as RESURVEY OF BURTON ESTATES showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the length, width and name of each street, corner and curve points as shown and designated by small open circles on said plat or map. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage.

BY: *Robert W. Estlin, IV* Date: 2/20/25
Robert W. Estlin, IV, Registered Land Surveyor, State of Alabama, 2423 Highlife Road, Vestavia Hills, AL 35216

FURTHER, I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

D. Taylor Burton, Jr., Owner Lot 2 Date: _____
2423 Highlife Road, Vestavia Hills, AL 35216

State of Alabama
County of Jefferson

I, _____, Notary Public in and for said County and State hereby certify that D. Taylor Burton, Jr. & Erin E. Burton, whose names as owners, is signed to the foregoing plat, and who is known to me, acknowledged before me on the day that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and seal this _____ day of _____, 2025.

My Commission Expires _____

Notary Public: _____

State of Alabama
County of Jefferson

I, _____, Notary Public in and for said County and State hereby certify that D. Taylor Burton, Jr. & Erin E. Burton, whose names as owners, is signed to the foregoing plat, and who is known to me, acknowledged before me on the day that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and seal this _____ day of _____, 2025.

My Commission Expires _____

Notary Public: _____

UTILITY PROVIDERS
ELECTRICITY: ALABAMA POWER COMPANY
WATER: BIRMINGHAM WATER WORKS
SEWER: ALABAMA POWER COMPANY
SEWER: ALABAMA POWER COMPANY

SCALE: 1"=40'
Special Purpose Survey
State of Alabama,
Jefferson County.

I, Robert W. Easley, IV, a Registered Land Surveyor in the State of Alabama, hereby state that all parts of this survey and plat were made by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Alabama to the best of my knowledge, information, and belief for the following described property:

Lot 1A & 2A according to the Reversion of Burton Estates an unrecorded subdivision.

I further state that there are no rights of way, easements or joint driveway over or across said land liable on the surface except as shown; that there are no electric or telephone wires (excluding those which serve the premises only) or structures or supports thereof, including poles, anchor or guy wires on or over said property or any part thereof, except as shown; that the improvements are located as shown above. No underground utilities have been located.

According to my field survey this the 20th day of February, 2025.

Alabama Engineering Co., Inc.
1214 Alfred Avenue, Suite 200
Prichard, Alabama 36067
Phone: (205) 883-5161
Fax: (205) 883-5162

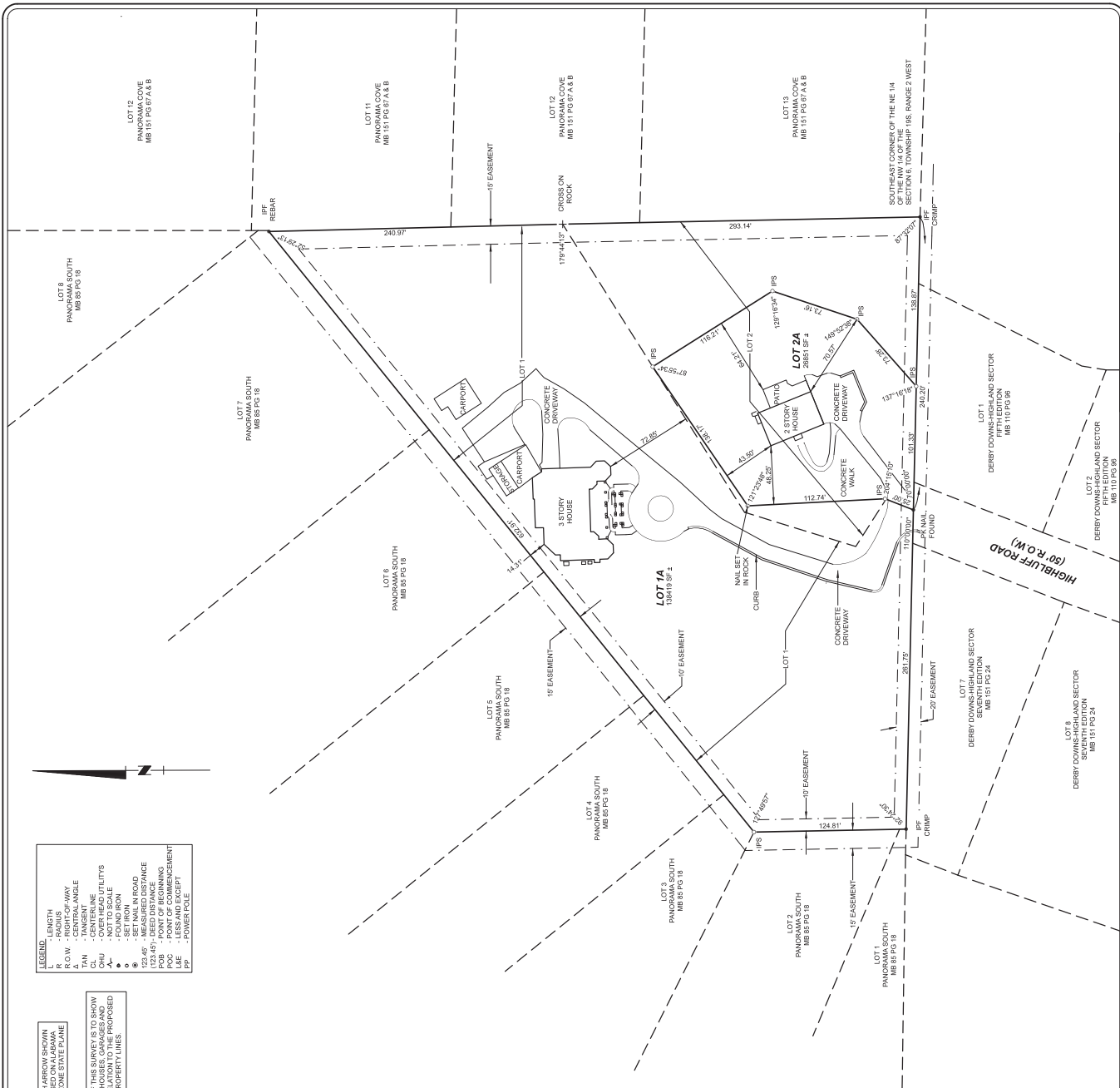
Robert W. Easley, IV
Robert W. Easley, IV
Alabama License No. 38795



NORTH ARROW SHOWN
IS BASED ON ALABAMA
WEST ZONE STATE PLANE

THE PURPOSE OF THIS SURVEY IS TO SHOW
THE EXISTING HOUSES, GARAGES AND
DRIVWAYS AND TO REVERSE THE REVERSION
OF BURTON ESTATES AN UNRECORDED
NEW PROPERTY LINES.

LEGEND	LENGTH
L	- LENGTH
R.O.W.	- RIGHT-OF-WAY
CLIN	- CENTRAL LINE
CHU	- COVERED HEAD UTILITIES
•	- SET BACK
•	- FOUND R.O.W.
•	- SET BACK IN ROAD
123.45'	- MEASURED DISTANCE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
PP	- POWER POLE





VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

March 13, 2025

AGENDA ITEM

FP-25-4 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Heritage Hills Commercial Property Subdivision**. The Purpose For This Request Is To Subdivide Two Lots. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PB.

BACKGROUND

Plat will subdivide lot into two and create a small, unbuildable, "Common Area" lot. Lots meets the minimum requirements for PB.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Final Plat Application

FP-25-4

Submitted On: Feb 26, 2025

Applicant

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

Primary Location

800 PROVENCE DR
VESTAVIA HILLS, AL 35242

Project Information

Property Address

4993 Provence Cir/5170 Sicard Hollow Rd

Legal Description

NW 1/4 of the NW 1/4 Sec 9, 18S, 1W

Acreage

3.154

Reason for Request

Request to survey acreage into 2 lots

Parcel ID Number

27-00-09-2-000-001.000

Current Zoning Classification

PUD-PNC

Application Submission Date

2/26/25

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, 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.

true

Representative for Owner

Mark Clark

Company Name

Schoel Engineering Company

Email

mclark@schoel.com

Mailing Address of Representative

1001 22nd St S Birmingham, AL 35205

Phone No. of Representative

205-313-1140

Surveyor Information

Name

Mark W. Clark

Company

Schoel Engineering Comapny

Mailing Address

1001 22nd St 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

March 13, 2025

AGENDA ITEM

FP-25-6 Kathryn Dorlon Is Requesting **Final Plat Approval** For **Dorlon's Resurvey**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Kathryn Dorlon and Is Zoned Vestavia Hills R-4.

BACKGROUND

Plat is combining lots 20 & 21 so home only sits on one lot, meeting building code.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

3/5/25, 11:36 AM

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Final Plat Application

FP-25-6

Submitted On: Feb 26, 2025

Applicant

Thomas Dreher

205-942-0086

Info@weygand.com

Primary Location

3765 GLASS DR
VESTAVIA HILLS, AL 35223

Project Information

Property Address

3765 Glass Dr

Parcel ID Number

2800151012001000

Legal Description

LOTS 20 & 21 BLK 3 GLASS 3RD ADD TO NEW MERKLE 29/35

Current Zoning Classification

R4

Acreage

0.36

Application Submission Date

02/26/2025

Reason for Request

Needs to perform a clean up resurvey for the purpose of buildign an addition

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

Kathryn Dorlon

Company Name

--

Mailing Address

3765 Glass Dr

Owner Email

kdorlon@raypoynor.com

Phone Number

2052818914

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

Brian Krogsgard

Company Name

Weygand LLC

Email

info@weygand.com

Mailing Address of Representative

173 Oxmoor Rd

Phone No. of Representative

2059420086

about:blank

Page 16 of 18^{1/2}

Surveyor Information

Name

Thomas Dreher

Mailing Address

173 Oxmoor Rd

Registration Number

50407

Company

Weygand LLC

Phone Number

2059420086

Email

scottie@weygand.com

