



**Vestavia Hills
Standing Annexation Committee Agenda
April 16, 2025
1:30 PM**

- a BZA-25-394 Approval of Minutes - August 20, 2024

Annexation Requests:

- b 1720 Vestaview Lane - Jaye Lawrence, owner - Request is for annexation of an existing single-family home
- c 2560 Rocky Ridge Road - Brandon Hays - Request is for annexation of property currently zoned professional office in Jefferson County with an existing single-family home to construct 11 townhomes

Time of Adjournment

STANDING ANNEXATION COMMITTEE MEETING
AUGUST 20, 2024
MINUTES

The members of the Standing Annexation Committee met on this date at 3:00 PM, with George Pierce, presiding. The meeting was held in the Executive Conference Room, Vestavia Hills City Hall.

The following members were present: George Pierce., Jeff Downes, Conrad Garrison, Richard Wilcox and Ryan Farrell, Rebecca Leavings. The following members were absent: Kimberly Cook and Scott Brown. Other officials in attendance was Christopher Brady, City Engineer.

Mr. Pierce called the meeting to order.

The minutes from the May 16, 2024 meeting were presented for approval. Motion to approve minutes, as presented, was made by Mr. Farrell and seconded by Mr. Garrison. Motion carried unanimously on a voice vote.

The Committee reviewed and discussed the following annexation petitions:

- Annexation - 2686 Altadena Road; Marley R. McWilliams
- Annexation - 2620 Stony Branch Road; William Paul
- Annexation - 2610 Stony Branch Road; William Green
- Annexation - 2630 Stony Branch Road; Edward Kuckens
- Annexation - 2701 Alta View Drive; Joanne Williamson
- Annexation - 3583 Valley Circle; Heather Page
- Annexation - 2612 Altadena Road; Beth Montgomery

Property owners or their representatives were present for all cases except 2686 Altadena Road as they were out of town

Discussion ensued on the annexation requests along Stony Branch because of the narrowness of the roadway. They owners suggesting working with the Fire Marshal to create an acceptable turnaround and then attempt to move forward with annexation.

Concerns of the driveway and turnaround on 2612 Altadena Road which is in construction. The owner indicated they haven't constructed it but assured that it would be finished by code.

There were no issues with any other property.

There being no further business the meeting was adjourned at 3:09 PM.

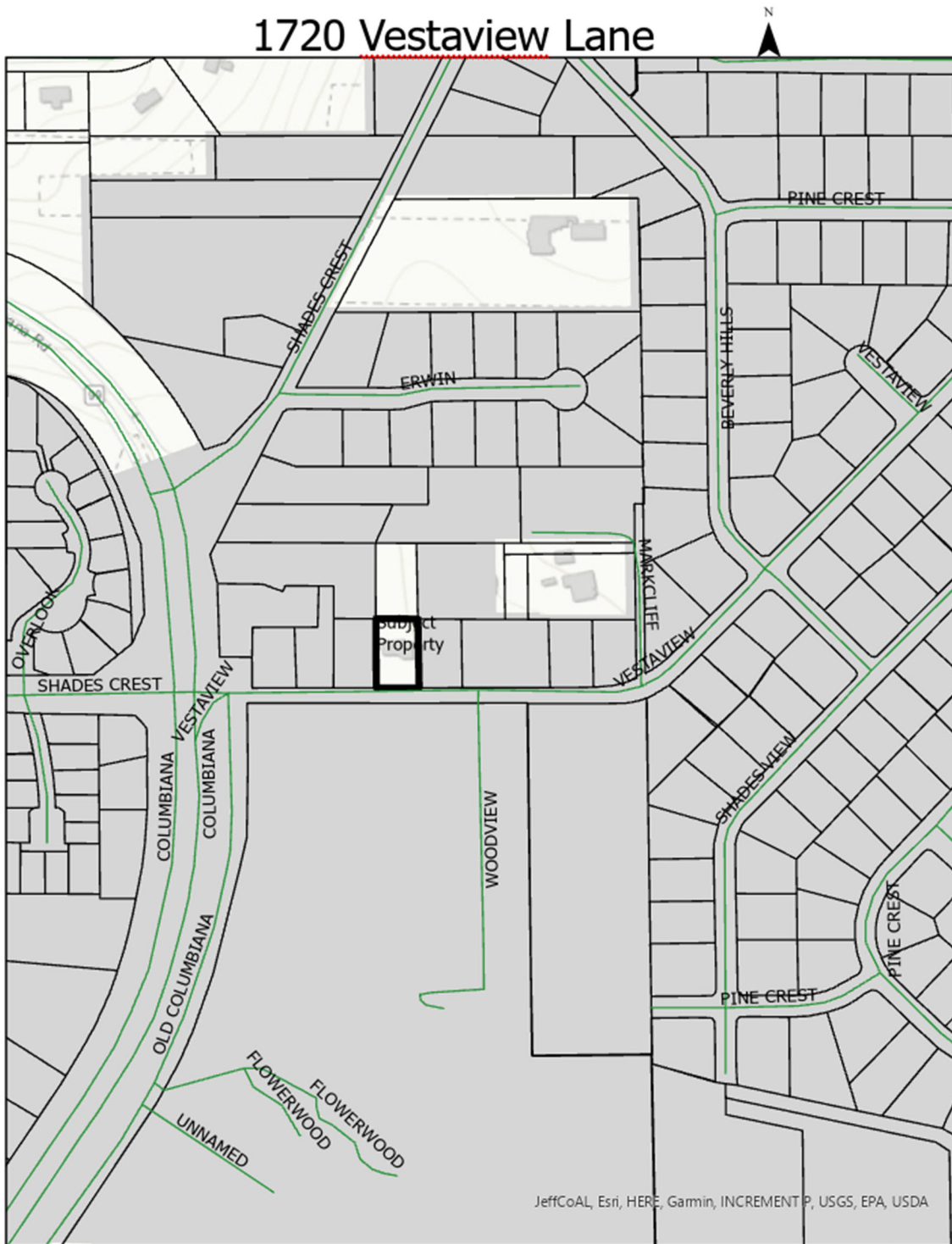
Respectfully Submitted:

Approved:

Rebecca Leavings
City Clerk

George Pierce
Presiding

1720 Vestaview Lane



JeffCoAL, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Legend

Vestavia Hills City Limi ...

**City of Vestavia Hills
Tax Calculator
Homestead Properties**

AD VALOREM TAX MILLAGE

Millage Multiplier			
0.02055		Ad valorem to City General Fund:	20.55 mills
0.02875		City BOE portion:	28.75 mills
0.0151		District 20 School:	15.1 mills
0.0082		Countywide School:	8.2 mills
0.05205		Ad valorem to Schools (TOTAL):	52.05 mills

ASSESSED VALUE

			Citizen Access Portal Descriptor	Notes
====>	1720 Vestaview Lane	Property Address		
====>	\$ 488,000	Appraised Value of Property	TOTAL MARKET VALUE	
	10%	Assessment Homestead Rate		
	\$48,800.00	Assessed Value	ASSD. VALUE	

AD VALOREM REVENUE

			Citizen Access Portal Descriptor	Notes
\$1,002.84	City portion of ad valorem		(Subset of CITY)	(20.55 mills rate)
\$1,403.00	BOE portion of ad valorem		(Subset of CITY)	(28.75 mills rate)
\$2,405.84	Total County remits to City for split with BOE		CITY	
\$736.88	SPC DIST1 BOE local rev (County gives directly to BOE)		SPC SCHOOL1	(15.1 mills rate)
\$400.16	Countywide School Tax to VH		SCHOOL	(8.2 mills rate)

TOTAL AD VALOREM REVENUE

\$1,002.84	Annexation Revenue to CITY	CITY (General Fund portion)	(20.55 mills)
\$2,540.04	Annexation Revenue to BOE	SCHOOL + SPC SCHOOL1 + CITY (BOE portion)	(8.2 mills + 15.1 mills + 28.75 mills)
\$3,542.88	TOTAL ANNEXATION REVENUE BENEFIT		

Legend
City Revenue
BOE Revenue

PARCEL #: 29 00 25 2 009 031.000
OWNER: LAWRENCE JAYE LYN
ADDRESS: 1720 VESTAVIEW LN VESTAVIA AL 35216
LOCATION: 1720 VESTAVIEW LN AL 35216

[111-C0] Baths: 3.0 H/C Sqft: 1,987
18-020.0 Land: 199,000 Bed Rooms: 5 Land Sch: G1
Imp: 289,000 Total: 488,000
Acres: 0.000 Sales Info: 01/15/2021 \$268,500

<< Prev Next >> [1 / 0 Records] Processing...

Tax Year : 2024

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

SUMMARY

ASSESSMENT

PROPERTY CLASS: 3 OVER 65 CODE:
EXEMPT CODE: 2-2 DISABILITY CODE:
MUN CODE: 01 COUNTY HS YEAR: 2022
SCHOOL DIST: EXM OVERRIDE AMT: \$0.00
OVR ASD VALUE: \$0.00 TOTAL MILLAGE: 50.1

CLASS USE:
FOREST ACRES: 0 TAX SALE:
PREV YEAR VALUE: \$454,700.00 BOE VALUE: 0

VALUE

LAND VALUE 10% \$199,000
LAND VALUE 20% \$0
CURRENT USE VALUE [DEACTIVATED] \$0

CLASS 2

CLASS 3
BLDG 001 111 \$289,000

TOTAL MARKET VALUE [APPR. VALUE: \$488,000]: \$488,000

Assesment Override:

MARKET VALUE:

CU VALUE:

PENALTY:

ASSESSED VALUE:

TAX INFO

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	3	1	\$48,800	\$317.20	\$4,000	\$26.00	\$291.20
COUNTY	3	1	\$48,800	\$658.80	\$2,000	\$27.00	\$631.80
SCHOOL	3	1	\$48,800	\$400.16	\$0	\$0.00	\$400.16
DIST SCHOOL	3	1	\$48,800	\$0.00	\$0	\$0.00	\$0.00
CITY	3	1	\$48,800	\$0.00	\$0	\$0.00	\$0.00
FOREST	3	1	\$0	\$0.00	\$0	\$0.00	\$0.00
SPC SCHOOL1	3	1	\$48,800	\$248.88	\$0	\$0.00	\$248.88
SPC SCHOOL2	3	1	\$48,800	\$819.84	\$0	\$0.00	\$819.84

ASSD. VALUE: \$48,800.00

\$2,444.88

GRAND TOTAL: \$2,391.88

FULLY PAID

DEEDS

INSTRUMENT NUMBER	DATE
2021095434	8/16/2021
2021006591	1/15/2021

PAYMENT INFO

PAY DATE	TAX YEAR	PAID BY	AMOUNT
12/21/2024	2024	CORELOGIC 1002	\$2,391.88
12/19/2023	2023	CORELOGIC	\$2,225.55
12/7/2022	2022	CORELOGIC	\$2,175.45
12/9/2021	2021	CORELOGIC	\$1,626.31
12/23/2020	2020	SHARMAN FRANCES M	\$1,566.14
	2019		\$0.00
	2018		\$0.00
	2017		\$0.00
	2016		\$0.00
	2015		\$0.00
	2014		\$0.00
	2013		\$0.00
	2012		\$0.00
20091228	2009	***	\$1,115.32
20021010	2002	***	\$621.34
20011010	2001	***	\$621.34
20001208	2000	***	\$621.34
19991108	1999	***	\$430.34
19981012	1998	***	\$386.68
19971007	1997	***	\$386.68
19961016	1996	***	\$291.11

Engineering/Public Works Review

Record No. ANX-24-12

Status Completed

Became Active March 24, 2025

Assignee Christopher Brady

Due Date None





Primary Location

1720 VESTAVIEW LN
VESTAVIA HILLS, AL 35216

Owner

Jaye Lyn Lawrence
Vestaview Lane 1720 Vestaview Lane Vestavia Hills,
Alabama 35216

Applicant

 Jaye Lawrence
 334-375-2949
 jllawrence90@gmail.com
 1720 Vestaview Lane
Vestavia Hills, Alabama 35216

Messages

Christopher Brady

April 1, 2025 at 2:30 pm

No concerns noted. Vestaview Lane is maintained by the City, and recently complete repaving in March. I met with homeowner and walked yard and did not find any concerns.

Step Activity

OpenGov system activated this step

03/24/2025 at 9:08 am

OpenGov system assigned this step to Christopher Brady

03/24/2025 at 9:08 am

Christopher Brady approved this step

04/01/2025 at 2:30 pm

Board of Education Review

Record No. ANX-24-12

Status Completed

Became Active March 24, 2025

Assignee Scott Brown

Due Date None





Primary Location

1720 VESTAVIEW LN
VESTAVIA HILLS, AL 35216

Owner

Jaye Lyn Lawrence
Vestaview Lane 1720 Vestaview Lane Vestavia Hills,
Alabama 35216

Applicant

 Jaye Lawrence
 334-375-2949
 jllawrence90@gmail.com
 1720 Vestaview Lane
Vestavia Hills, Alabama 35216

Messages

Scott Brown

April 2, 2025 at 1:28 pm

No objection

Step Activity

OpenGov system activated this step

03/24/2025 at 9:08 am

OpenGov system assigned this step to Scott Brown

03/24/2025 at 9:08 am

Scott Brown approved this step

04/02/2025 at 1:28 pm

Police Department Review

Record No. ANX-24-12

Status Completed

Became Active March 24, 2025

Assignee Richard Wilcox

Due Date None





Primary Location

1720 VESTAVIEW LN
VESTAVIA HILLS, AL 35216

Owner

Jaye Lyn Lawrence
Vestaview Lane 1720 Vestaview Lane Vestavia Hills,
Alabama 35216

Applicant

 Jaye Lawrence
 334-375-2949
 jllawrence90@gmail.com
 1720 Vestaview Lane
Vestavia Hills, Alabama 35216

Messages

No comments yet.

Step Activity

OpenGov system activated this step 03/24/2025 at 9:08 am

OpenGov system assigned this step to Richard Wilcox 03/24/2025 at 9:08 am

Richard Wilcox approved this step 04/02/2025 at 12:54 pm

Fire Department Review

Record No. ANX-24-12

Status Completed

Became Active March 24, 2025

Assignee Ryan Farrell

Due Date None





Primary Location

1720 VESTAVIEW LN
VESTAVIA HILLS, AL 35216

Owner

Jaye Lyn Lawrence
Vestaview Lane 1720 Vestaview Lane Vestavia Hills,
Alabama 35216

Applicant

 Jaye Lawrence
 334-375-2949
 jllawrence90@gmail.com
 1720 Vestaview Lane
Vestavia Hills, Alabama 35216

Messages

No comments yet.

Step Activity

OpenGov system activated this step 03/24/2025 at 9:08 am

OpenGov system assigned this step to Ryan Farrell 03/24/2025 at 9:08 am

Ryan Farrell approved this step 03/31/2025 at 7:56 am

ANX-24-12

Annexation Application
Status: Active
Submitted On: 9/30/2024





Primary Location

1720 VESTAVIEW LN
VESTAVIA HILLS, AL 35216

Owner

Jaye Lyn Lawrence
Vestaview Lane 1720 Vestaview Lane
Vestavia Hills, Alabama 35216

Applicant

 Jaye Lawrence
 334-375-2949
 jllawrence90@gmail.com
 1720 Vestaview Lane
Vestavia Hills, Alabama 35216

Owner Information

Owner's Name* 

Jaye Lawrence

Owner Mailing Address Inc. City, State, Zip*

1720 Vestaview Lane Vestavia Hills, AL 35216

Property Information

Address of Property to be annexed?*

1720 Vestaview Lane Vestavia Hills AL 35216

Legal Description of Property to be Annexed* 

See Attached.

County Location of Property:

Jefferson County

Tax Parcel ID Number (if known)

29 00 25 2 009 031.000

County Zoning Classification

JCR1

Is this annexation for redevelopment?*

No

Compatible City Zoning Classification

VHR2

Desired Zoning Classification

VHR2

Is this a single-family residence with no additional development?*

Yes

Annexation Request Information

Please Explain your reason for requesting annexation?*

School systems for our daughter and simply wanting be in the Vestavia community.

Are you located in the Rocky Ridge Fire District?*

No

Information on Children

Name of Child

Charlie Rogers

Age of Child

4

School Grade of Child

4K - Creative Montessori School

Plan to Enroll in Vestavia Hills School within 2 years?

Yes

Name of Child

Noa Rogers

Age of Child

unborn due Feb 2, 2025

School Grade of Child

n/a

Plan to Enroll in Vestavia Hills Schools within 2 years?

n/a

Addition children information 

Attachments



Owner's Notarized Affidavit

Rezoning - Owner Affidavit.jpg

Uploaded by Jaye Lawrence on Sep 30, 2024 at 10:49 AM

REQUIRED



City of Vestavia Hills
Office of the City Clerk

OWNER AFFIDAVIT (This form must be notarized):

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, or caused these presents to be executed by their duly authorized representatives, with full authority that we are the owners of said property requesting annexation:

SIGNATURES:

Jaye Lawrence Lot _____ Blk _____ Survey _____

_____ Lot _____ Blk _____ Survey _____

_____ Lot _____ Blk _____ Survey _____

_____ Lot _____ Blk _____ Survey _____

_____ Lot _____ Blk _____ Survey _____

_____ Lot _____ Blk _____ Survey _____

STATE OF ALABAMA

JEFFERSON
County COUNTY

JAYE LYN LAWRENCE

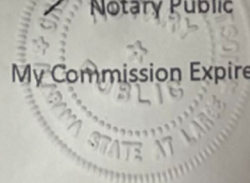
being duly sworn says: I am one of the persons who signed the above petition, and I certify that said petition contains the signatures of the owners of the property to be annexed by this petition.

Jaye Lawrence
Signature of Certifier

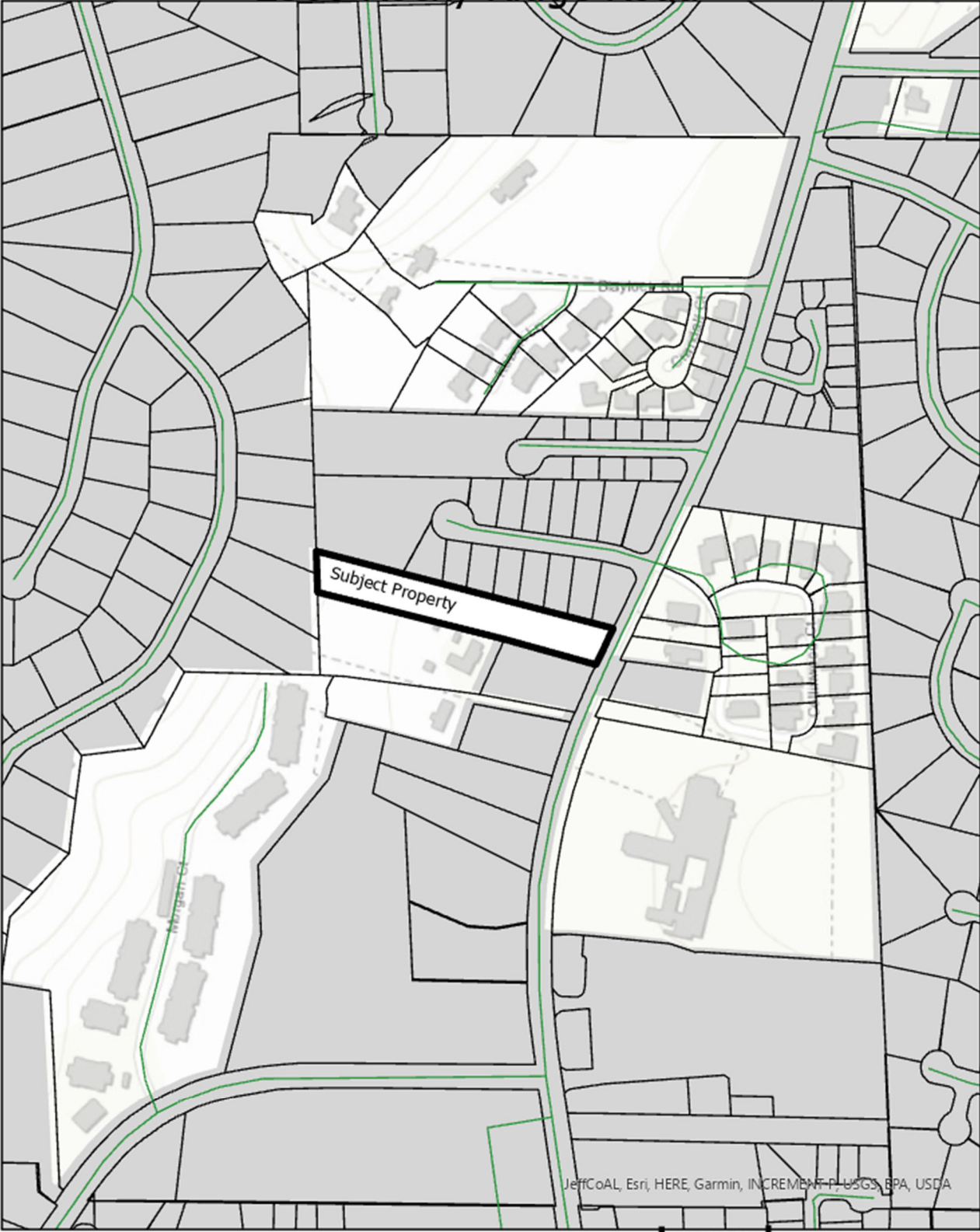
Subscribed and sworn before me on this 30 day of September, 2024.

[Signature]
Notary Public

My Commission Expires: 5-6-2028



2560 Rocky Ridge Road



JeffCoAL, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Legend

■ Vestavia_Hills_City_Limi ...

Engineering/Public Works Review

Record No. ANX-25-1

Status Completed **Became Active** March 24, 2025
Assignee Christopher Brady **Due Date** None



Primary Location

2560 ROCKY RIDGE RD
NOT IN THE CITY IN PROCESS OF ANNEXATION, AL
35243

Owner

2DN, LLC
Pike Road 1318 Pike Road , AL 36064

Applicant

 Brandon Hays
 205-568-0551
 brandon@hartbrookdev.com
 1280 Moores Mill Road Ste 209
Auburn, AL 36830

Messages

Christopher Brady March 28, 2025 at 12:03 pm
Engineering has scheduled a floodplain impact review meeting with developer and project engineer on Monday, 3/31

Christopher Brady April 1, 2025 at 10:57 am
Preliminary plan review and floodplain impact review meeting held 3/31. Documentation needed for engineering permits discussed and timelines identified. Engineering is ok for this moving forward for annexation considerations.

Step Activity

OpenGov system activated this step 03/24/2025 at 9:15 am

OpenGov system assigned this step to Christopher Brady 03/24/2025 at 9:15 am

Christopher Brady approved this step 04/01/2025 at 10:57 am

Board of Education Review

Record No. ANX-25-1

Status Completed

Became Active March 24, 2025

Assignee Scott Brown

Due Date None





Primary Location

2560 ROCKY RIDGE RD
NOT IN THE CITY IN PROCESS OF ANNEXATION, AL
35243

Owner

2DN, LLC
Pike Road 1318 Pike Road , AL 36064

Applicant

 Brandon Hays
 205-568-0551
 brandon@hartbrookdev.com
 1280 Moores Mill Road Ste 209
Auburn, AL 36830

Messages

Scott Brown

April 2, 2025 at 1:43 pm

No objection

Step Activity

OpenGov system activated this step

03/24/2025 at 9:15 am

OpenGov system assigned this step to Scott Brown

03/24/2025 at 9:15 am

Scott Brown approved this step

04/02/2025 at 1:43 pm

Fire Department Review

Record No. ANX-25-1

Status Completed

Became Active March 24, 2025

Assignee Christopher Vines

Due Date None





Primary Location

2560 ROCKY RIDGE RD
NOT IN THE CITY IN PROCESS OF ANNEXATION, AL
35243

Owner

2DN, LLC
Pike Road 1318 Pike Road , AL 36064

Applicant

 Brandon Hays
 205-568-0551
 brandon@hartbrookdev.com
 1280 Moores Mill Road Ste 209
Auburn, AL 36830

Messages

Christopher Vines

March 31, 2025 at 10:40 am

The width of access road and turn around are acceptable as long as there will be no street side parking allowed.

Step Activity

OpenGov system activated this step 03/24/2025 at 9:15 am

OpenGov system assigned this step to Ryan Farrell 03/24/2025 at 9:15 am

Christopher Vines approved this step 03/31/2025 at 11:04 am

Christopher Vines reassigned this step from Ryan Farrell to Christopher Vines 03/31/2025 at 11:04 am

Police Department Review

Record No. ANX-25-1

Status Completed

Became Active March 24, 2025

Assignee Richard Wilcox

Due Date None





Primary Location

2560 ROCKY RIDGE RD
NOT IN THE CITY IN PROCESS OF ANNEXATION, AL
35243

Owner

2DN, LLC
Pike Road 1318 Pike Road , AL 36064

Applicant

 Brandon Hays
 205-568-0551
 brandon@hartbrookdev.com
 1280 Moores Mill Road Ste 209
Auburn, AL 36830

Step Activity

OpenGov system activated this step 03/24/2025 at 9:15 am

OpenGov system assigned this step to Richard Wilcox 03/24/2025 at 9:15 am

Richard Wilcox approved this step 04/02/2025 at 12:53 pm





ANX-25-1

Annexation Application
Status: Active
Submitted On: 2/28/2025

Primary Location

2560 ROCKY RIDGE RD
NOT IN THE CITY IN PROCESS OF
ANNEXATION, AL 35243

Applicant

 Brandon Hays
 205-568-0551
 brandon@hartbrookdev.com
 1280 Moores Mill Road Ste 209
Auburn, AL 36830

Owner

2DN, LLC
Pike Road 1318 Pike Road , AL 36064

Owner Information

Owner's Name* 

Traweek Dickson Jr.

Owner Mailing Address Inc. City, State, Zip*

1318 Pike Road, Pike Road, AL 36064

Property Information

Address of Property to be annexed?*

2560 Rocky Ridge, Vestavia, AL 35243

Legal Description of Property to be Annexed* 

Beginning at the Northwest corner of the NE¼ of the NW¼ of Section 32, Township 18 South, Range 2 West in Jefferson County, Alabama, run South along West line of said quarter-quarter section 997.78 feet to point of beginning; thence run South along said West line 102.29 feet, thence turning an angle to the left of 73°40' and run Southeasterly 703.64 feet to an intersection with the Westerly line of Rocky Ridge Road, said point of intersection being 25 feet West of the center line of said road, thence turning an angle to the left of 79°2' and run Northeasterly along said Westerly line of said road 100 feet; thence turning an angle to the left of 100°58' and run Westerly 751.43 feet to the point of beginning.

County Location of Property:

Jefferson County

Tax Parcel ID Number (if known)

28-00-32-2-002-033.00

County Zoning Classification

C-P - PREFERRED COMMERCIAL

Is this annexation for redevelopment?*

Yes

Compatible City Zoning Classification

Desired Zoning Classification

R9

If for redevelopment, please explain

Redevelopment into 11 luxury townhome units. Approx. 1800 sq. ft. and 3 bedroom/3 bathroom.

Annexation Request Information

Please Explain your reason for requesting annexation?*

Annexation into Vestavia Hills for R9 zoning to redevelop parcel into 11 luxury townhome units. 2 buildings of 4 units each, and one 3 unit building.

Are you located in the Rocky Ridge Fire District?*

Yes

Information on Children

Name of Child

Age of Child

School Grade of Child

Plan to Enroll in Vestavia Hills School within 2 years?

—

Name of Child






Age of Child

School Grade of Child

Plan to Enroll in Vestavia Hills Schools within 2 years?

Addition children information ?

Attachments

	Owner's Notarized Affidavit Owner-affidavit 2560 Rocky Ridge.pdf Uploaded by Brandon Hays on Feb 28, 2025 at 2:25 PM	REQUIRED
	"As Built" survey of property (if available) Survey- 2560 ROCKY RIDGE RD BNDY-TOPO.pdf Uploaded by Brandon Hays on Feb 28, 2025 at 2:26 PM	
	2025.03.04 - Site Plan.pdf 2025.03.04 - Site Plan.pdf Uploaded by Brandon Hays on Mar 17, 2025 at 4:45 PM	
	2025.03.24 - Rocky Ridge Townhomes CDs.pdf 2025.03.24 - Rocky Ridge Townhomes CDs.pdf Uploaded by Brandon Hays on Mar 31, 2025 at 6:08 PM	
	2025.03.25 - Rocky Ridge Hydro Report.pdf 2025.03.25 - Rocky Ridge Hydro Report.pdf Uploaded by Brandon Hays on Mar 31, 2025 at 6:08 PM	

Record Activity

Brandon Hays started a draft Record	02/28/2025 at 2:05 pm
Brandon Hays added file Owner-affidavit 2560 Rocky Ridge.pdf	02/28/2025 at 2:25 pm
Brandon Hays added file Survey- 2560 ROCKY RIDGE RD BNDY-TOPO.pdf	02/28/2025 at 2:26 pm
Brandon Hays submitted Record ANX-25-1	02/28/2025 at 2:27 pm
OpenGov system altered approval step City Clerk Receipt, changed status from Inactive to Active on Record ANX-25-1	02/28/2025 at 2:27 pm
OpenGov system altered payment step Custom Payment, changed status from Inactive to Active on Record ANX-25-1	02/28/2025 at 2:27 pm
OpenGov system assigned approval step City Clerk Receipt to Rebecca Leavings on Record ANX-25-1	02/28/2025 at 2:27 pm
OpenGov system completed payment step Custom Payment on Record ANX-25-1	02/28/2025 at 2:32 pm
Brandon Hays added file 2025.03.04 - Site Plan.pdf to Record ANX-25-1	03/17/2025 at 4:45 pm
Rebecca Leavings approved approval step City Clerk Receipt on Record ANX-25-1	03/24/2025 at 9:11 am