



**Vestavia Hills
Planning and Zoning Commission Agenda
May 8, 2025
6:00 PM**

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

Final Plats

Consent Agenda

Rezoning

4. RZ-25-2 KADCO Homes Is Requesting **Rezoning** For **3279 Cahaba Heights Rd. and 4201 White Oak Dr.** from **Vestavia Hills R-5 & O-1** to **Vestavia Hills R-9** For The Purpose Of Residential 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
APRIL 10, 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: Lindsey Cochran, Acting Chairman

MEMBERS ABSENT: Mike Vercher, Chairman
Hasting Sykes
David Maluff
Jonathan Romeo
Rick Honeycutt
Ryan Farrell
Ryan Blackenburg
Rusty Weaver

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

**Appeared via Zoom*

Ms. Cochran opened the meeting and stated that the meeting was postponed until Tuesday, April 15, 2025 at 6 PM.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

MINUTES

APRIL 15, 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
Hasting Sykes
David Maluff
Lindsey Cochran, Acting Chairman
Jonathan Romeo
Rick Honeycutt
Ryan Farrell
Rusty Weaver

MEMBERS ABSENT: 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 March meeting are presented for approval.

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

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

Final Plats

- 1. 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.
- 2. FP-25-5 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.
- 3. FP-25-8 Michael DeJohn Is Requesting **Final Plat Approval For A Resurvey Of Lots 11 And 12, Block 11, Biltmore Estates**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Michael DeJohn and Is Zoned Vestavia Hills R-2.
- 4. FP-25-9 Jeffery Clay & Anne Marie Nolan Are Requesting **Final Plat Approval For South Vestavia Estates Resurvey Of South Vestavia Estates First Addition**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Jeffery Clay & Anne Marie Nolan and Is Zoned Vestavia Hills R-1
- 5. FP-25-10 Luthern Church Of Vestavia Hills Is Requesting **Final Plat Approval For Vestavia Hills Luthern Church Resurvey**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Luthern Church Of Vestavia Hills and Is Zoned Vestavia Hills Inst.

Mr. Garrison explained that all applications were ministerial.

Mr. Verhcer 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 item 1 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. Sykes– abstained
Mr. Weaver– abstained	Ms. Cochran– yes
Mr. Maloof– yes	Mr. Vercher– yes

Motion did not pass but plat was approved via Subdivision Regulations 6.3.4.1.

MOTION Motion to approve item 2 was made by Mr. Weaver and second was by Mr. Romeo. Voice vote as follows:

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

Motion carried.

MOTION Motion to approve items 3-5 was made by Mr. Honeycutt and second was by Mr. Weaver. Voice vote as follows:

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

Motion carried.

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

May 8, 2025

AGENDA ITEM

RZ-25-2 KADCO Homes Is Requesting **Rezoning** For **3279 Cahaba Heights Rd. and 4201 White Oak Dr.** from **Vestavia Hills R-5 & O-1 to Vestavia Hills R-9** For The Purpose Of Residential Development.

BACKGROUND

Request is for rezoning to allow the construction of 11 townhomes on Cahaba Heights Rd. and across from Miss Myra's BBQ and Mason Lodge.

All 11 townhomes will be accessed through a rear drive between Millhaven Rd. and White Oak Dr.

Property along White Oak Dr. will be given to the City to clearly establish Right-Of-Way. If approved, the rezoning will downzone both properties from Office (White Oak Dr.) and multi-family (Cahaba Heights Rd.).

Request is consistent with the Community Plan for Mixed Use/Limited Mixed Use.

Final Plat will be required to conclude rezoning.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final2




Conrad Garrison
City Planner

Rezoning Application

Applicant

Primary Location

RZ-25-2

 Joe Schifano
 205-531-9664
 @schifano@edgalabama.com

3279 CAHABA HEIGHTS RD
VESTAVIA HILLS, AL 35243

Submitted On: Apr 3, 2025

Additional Locations

4201 WHITE OAK DR, VESTAVIA HILLS AL 35243

Property Information

Subject Property Address

3279 Cahaba Heights Road & 4201 White Oak Drive

Tax Parcel ID Number

28 00 23 2 013 007.000

Legal Description

North 112 feet of Lot 1, Block 1, MB 22, PG 83; Lot 2-A, MB 48, Pg 55

Existing Parking Spaces

0

Proposed Parking Spaces

22

Submission Date

04/03/2025

Type of Project

New Residential Subdivision

Action Requested:

From Existing Zoning Classification

R-5 & O-1

To Requested Zoning Classification

R9

For the Intended Purpose of:

Creation of a Townhome Subdivision

Acreage of Subject Property

0.78

Acreage of Property to be Disturbed

0.78

Setbacks

Front

15

Back

45

Side

10

Open Space

0

Lot Coverage Percentage

45

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

3505 Bent River Road
Birmingham, AL 35216

Owner's Phone Number

(205) 985-7171

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

Mailing Address of Responsible Party

120 Bishop Circle
Pelham, AL 35124

Phone No. of Responsible Party

(205) 403-9158

Property Owner Name

KADCO Homes, LLC

Company Name

--

Email Address of Owner

jdkessler84@gmail.com

Owner Representative/Responsible Party

Joe Schifano

Company Name

Engineering Design Group

Contact Email of Responsible Party

schifano@edgalabama.com

Email Address of Responsible Party

schifano@edgalabama.com

Project Engineer Information (if applicable)

Name

Joe Schifano

Company

Engineering Design Group

Mailing Address

120 Bishop Circle
Pelham, AL 35124

Email

schifano@edgalabama.com

Phone Number

(205) 403-9158

REZONING PACKAGE

FOR A TOWNHOME DEVELOPMENT KNOWN AS

CAHABA HEIGHTS TOWNHOMES

VESTAVIA HILLS, ALABAMA

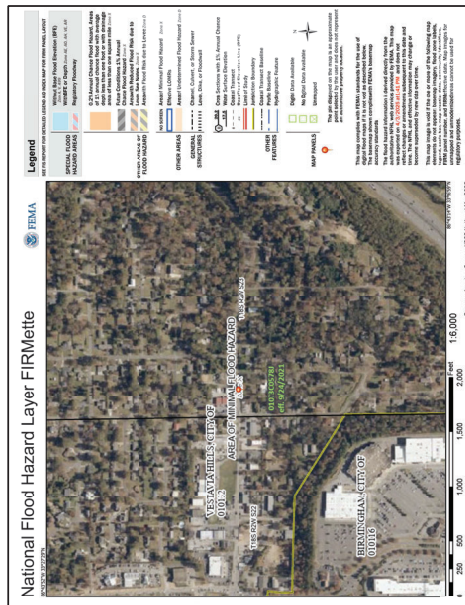
LIST OF CONTACTS

CITY OF VESTAVIA HILLS
 CITY PLANNER
 CONTACT: CONRAD GARRISON
 PHONE: (205) 978-0179

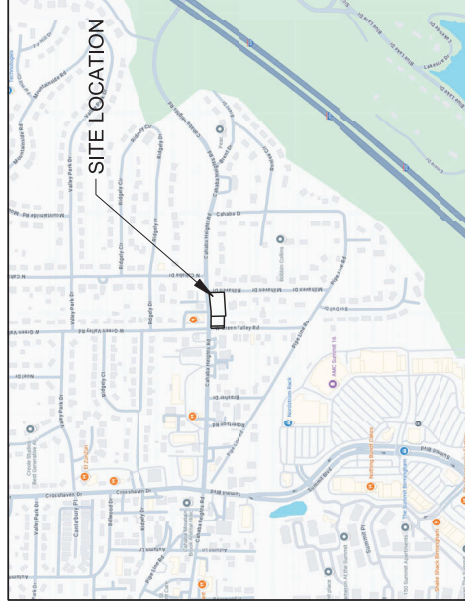
CITY OF VESTAVIA HILLS
 CITY ENGINEER
 CONTACT: ETHAN FISHER
 PHONE: (205) 978-0179

WATER
 BIRMINGHAM WATER WORKS BOARD
 CONTACT: DOUG STOCKHAM
 PHONE: (205) 244-4186
 DOUG.STOCKHAM@BWWB.ORG

SEWER
 JEFFERSON COUNTY
 ENVIRONMENTAL SERVICES
 CONTACT: BEN PATE
 PHONE: (205) 521-7515
 PATEB@JCCAL.ORG



FEMA FIRMETIE FM01073C0576J
 N.T.S.



VICINITY MAP
 N.T.S.

SHEET INDEX

- NS NOTES
- 1 OF 1 SURVEY
- C1.0 PRELIMINARY PLAT
- C2.0 GRADING PLAN
- C3.0 STORM PLAN
- C4.0 EROSION & SEDIMENT CONTROL PLAN
- C5.0 UTILITY PLAN
- C6.0 DETAILS

OWNERS

THE ENTRUST GROUP, INC.
 3122 GREEN VALLEY ROAD
 VESTAVIA HILLS, AL 35243
 (XXX) XX-XXXX
 CONTACT: DAVID BRUNO

DEVELOPER

KADCO HOMES
 3505 BELLEVUE ROAD
 BIRMGHAM, AL 35216
 (205) 985-7171
 CONTACT: JASON KESSLER

ENGINEERING

ENGINEERING DESIGN GROUP, LLC
 120 BISHOP CIRCLE, SUITE 300
 PHELPS, AL 36867
 (205) 403-9158
 CONTACT: WADE LOWERY, P.E.

SURVEYING

ENGINEERING DESIGN GROUP, LLC
 120 BISHOP CIRCLE, SUITE 300
 PHELPS, AL 36867
 (205) 403-9158
 CONTACT: RODNEY CUNNINGHAM, P.L.S.

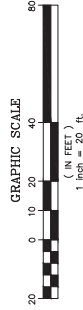
CAHABA HEIGHTS TOWNHOMES

KADCO0002 - 04/09/2025

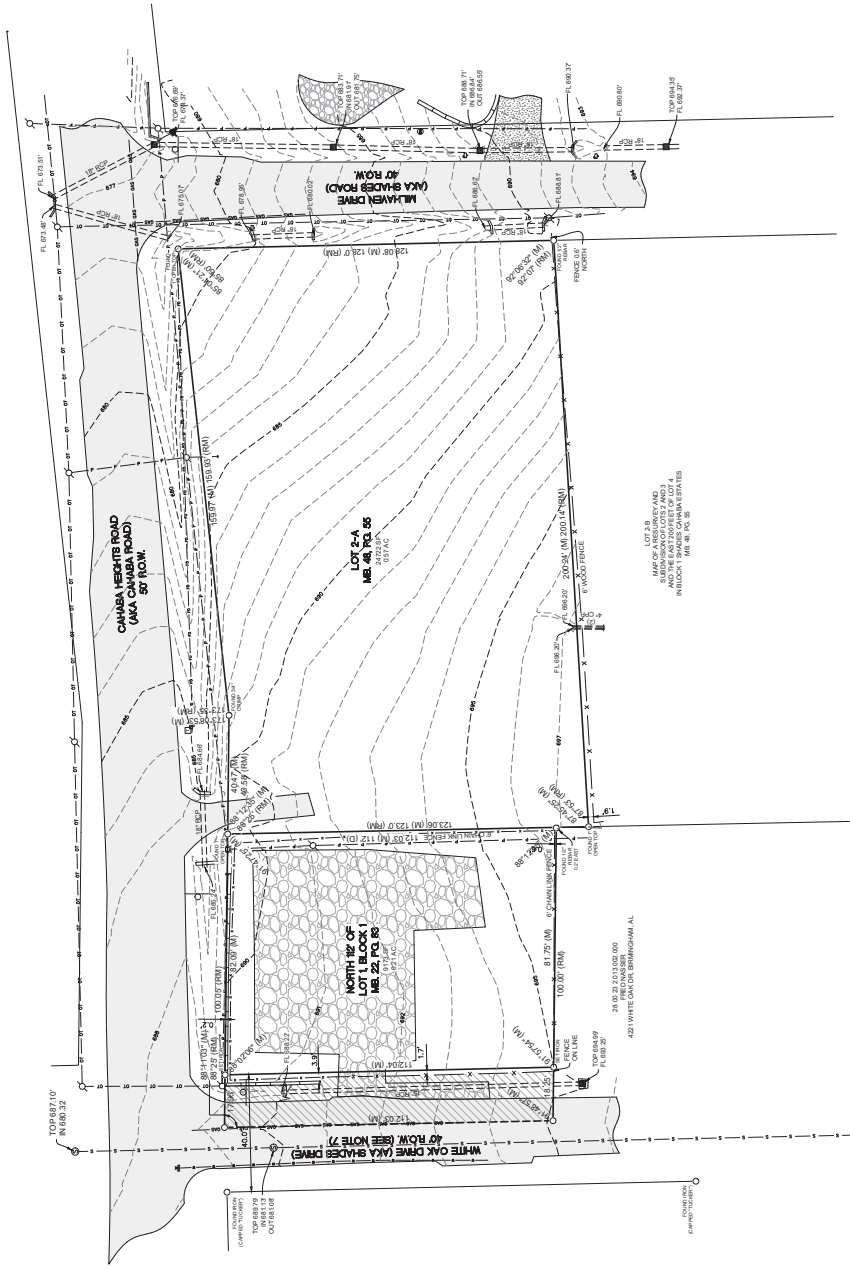


BOUNDARY AND TOPOGRAPHIC SURVEY OF 3279 CAHABA HEIGHTS RD AND 4201 WHITE OAK DR VESTAVIA, ALABAMA

SITUATED IN THE NORTHWEST 1/4 OF SECTION 28,
TOWNSHIP 18 SOUTH, RANGE 2 WEST,
JEFFERSON COUNTY, ALABAMA



LEGEND	
	UTILITY POLE
	LIGHT POLE
	WATER VALVE
	TELEPHONE PEDESTAL
	GAS VALVE INLET
	SANITARY MANHOLE
	FLOWLINE
	CONCRETE PIPE
	OVERHEAD ELECTRIC
	TELEPHONE LINE
	FIBER OPTIC LINE
	GAS LINE
	SANITARY LINE
	FENCE
	ASPHALT
	CONCRETE



NAME OF LOT 13
SUBDIVISION LOTS 17 AND 18
IN BLOCK 1 SHADES CAHABA ESTATES
MAP 86, P. 55

28 00 23 23 00 00 00
4201 WHITE OAK DR, BIRMINGHAM, AL

NOTES:

- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY, RECORDED OR UNRECORDED. THE PARCELS SHOWN HEREIN IS SUBJECT TO PUBLIC RECORD OF SAID COUNTY, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
- ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON.
- THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING PLANS NOTICED BY THE SURVEYOR. THE SURVEYOR HAS NO KNOWLEDGE, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES OR ANY OTHER UTILITIES SHOWN ON THIS SURVEY ARE ACCURATE. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED BECAUSE THE UNDERGROUND UTILITIES WERE NOT PHYSICALLY LOCATED.
- BOUNDARY POINTS WERE MADE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID 24 NORTH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA, COMMUNITY PANEL 010702078A, THE AREAS SHOWN ON THIS SURVEY ARE NOT DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SURVEY PREPARED FOR: KACCO.
- HAS NO RECORDS OF RIGHT-OF-WAY MOUNTAIN AND STATES THIS IS A PRESCRIPTION RIGHT-OF-WAY. TAX RECORDS SHOW THIS TO BE A 40' RIGHT-OF-WAY WHICH IS SHOWN ON THIS SURVEY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER LIMITS OF THE PRESERVATIVE RIGHT-OF-WAY 20' RIGHT-OF-WAY FROM CENTERLINE TO THE WEST AS SHOWN ON MB. 48, P. 55.
- THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

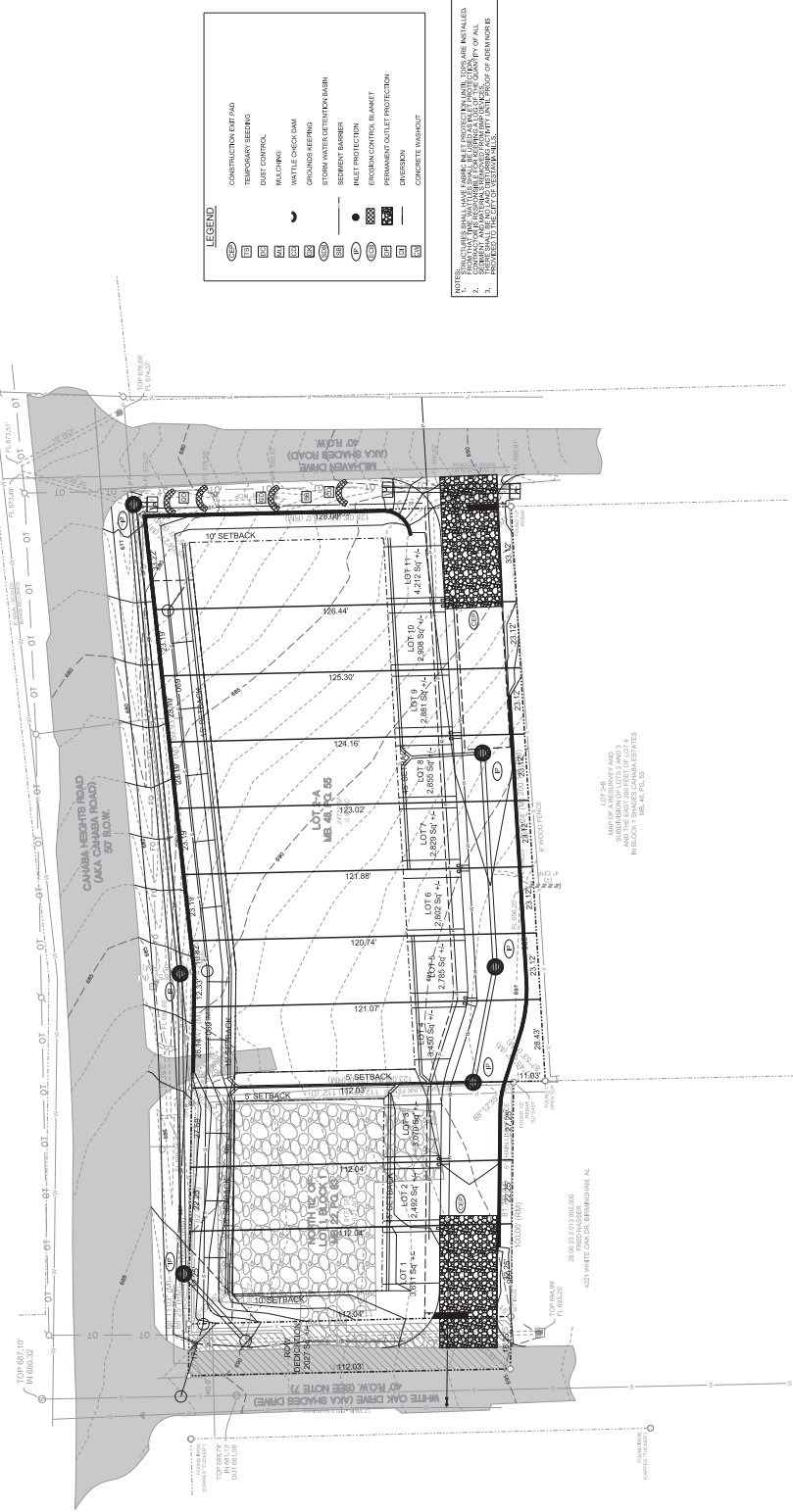
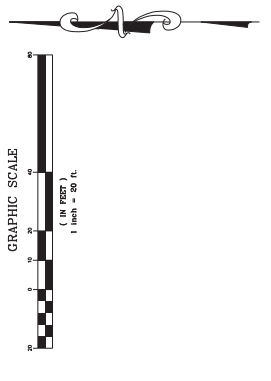
DESCRIPTION:

LOT 2-A, ACCORDING TO THE MAP OF A RESURVEY AND SUBDIVISION OF LOTS 2 AND 3 IN BLOCK 1, SHADES CAHABA ESTATES, MAP 86, P. 55, AND THE NORTH 1/2 OF LOT 1, IN BLOCK 1, ACCORDING TO THE MAP OF A RESURVEY AND SUBDIVISION OF LOTS 1, 2, 3 AND 4 IN BLOCK 1, SHADES CAHABA ESTATES, MAP 86, P. 55, AS SHOWN IN MAP BOOK 22, PAGE 55, AND THE PRESERVATIVE RIGHT-OF-WAY 20' RIGHT-OF-WAY FROM CENTERLINE TO THE WEST AS SHOWN ON MB. 48, P. 55.

EVERY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWINGS 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.



Rodney Keith Cunningham
RODNEY KEITH CUNNINGHAM
ALABAMA LICENSE NO. 28013
DATE: APR. 3, 2025



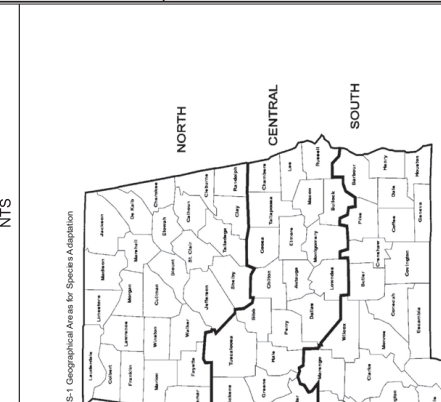
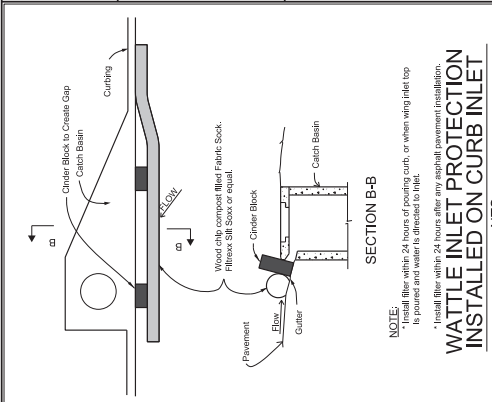
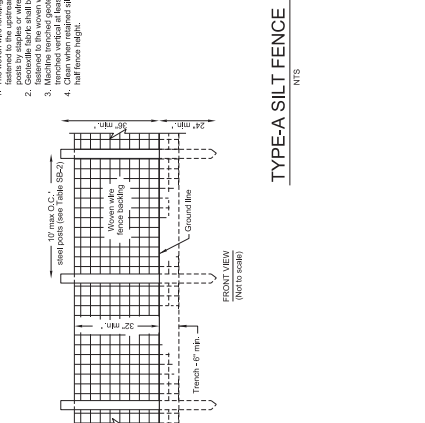
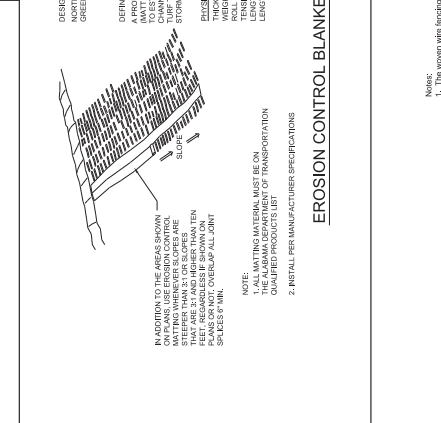
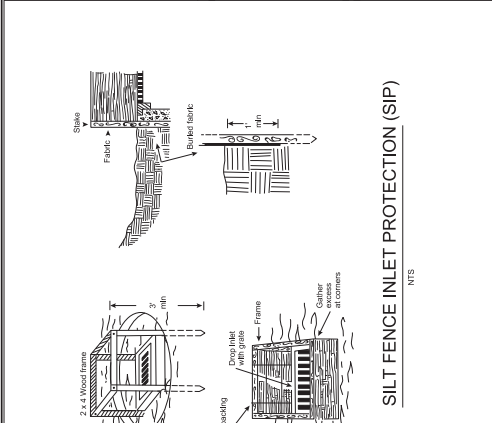
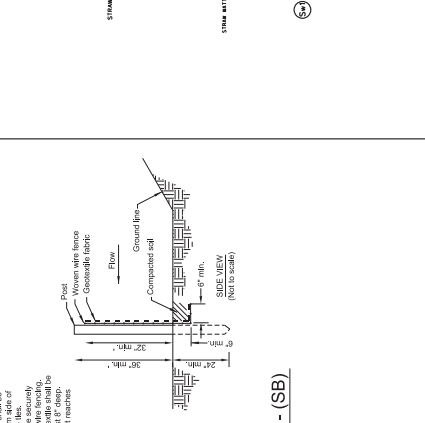
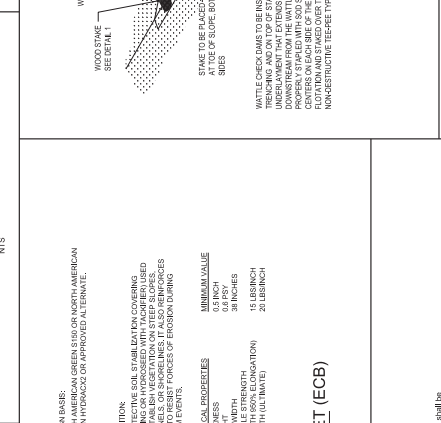
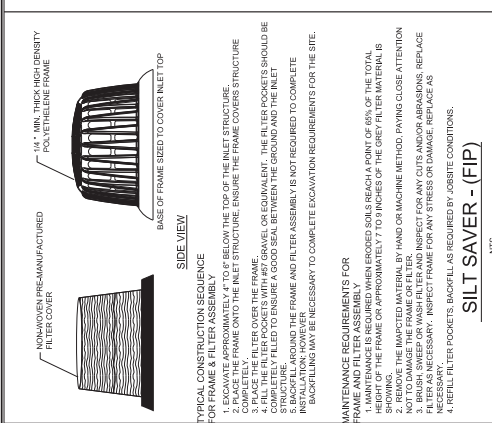
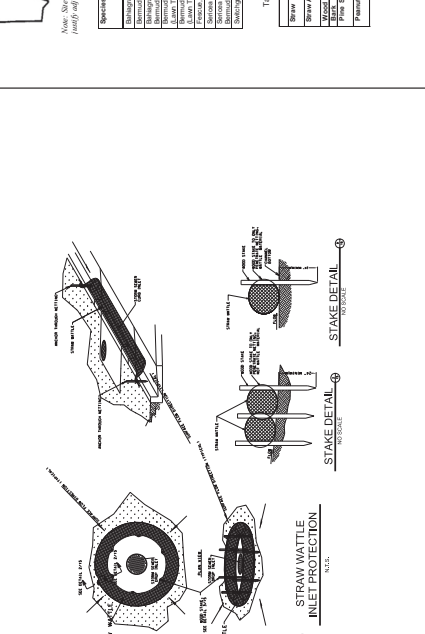
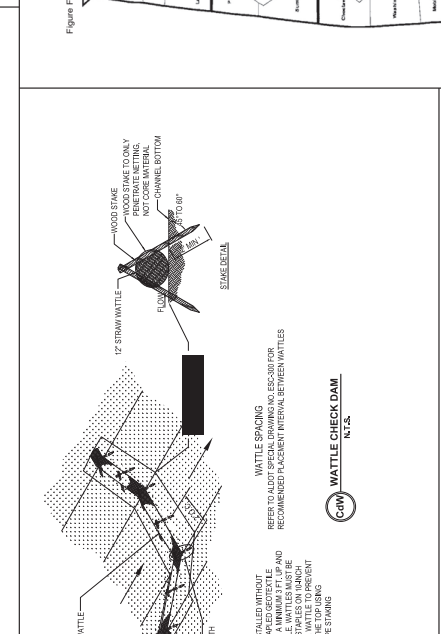
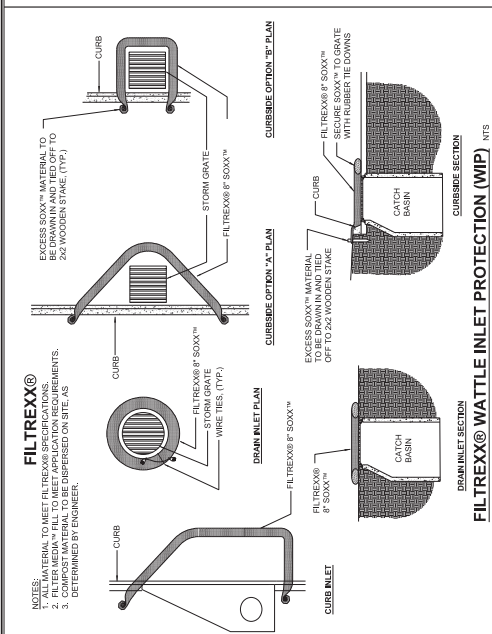


Table M6.1 - Mulching Materials and Application Rates

Species	Spacing	North	Central	South
Baltimore Oriole	4000 ft ²	10000	10000	10000
Blue Jay	4000 ft ²	10000	10000	10000
Chipping Sparrow	4000 ft ²	10000	10000	10000
Common Grackle	4000 ft ²	10000	10000	10000
Downy Woodpecker	4000 ft ²	10000	10000	10000
Eastern Bluebird	4000 ft ²	10000	10000	10000
Eastern Goldfinch	4000 ft ²	10000	10000	10000
Eastern Kingbird	4000 ft ²	10000	10000	10000
Eastern Meadowlark	4000 ft ²	10000	10000	10000
Eastern Phoebe	4000 ft ²	10000	10000	10000
Eastern Towhee	4000 ft ²	10000	10000	10000
Field Sparrow	4000 ft ²	10000	10000	10000
Florida Towhee	4000 ft ²	10000	10000	10000
Indigo Bunting	4000 ft ²	10000	10000	10000
Junco	4000 ft ²	10000	10000	10000
Mockingbird	4000 ft ²	10000	10000	10000
Robin	4000 ft ²	10000	10000	10000
Scarlet Tanager	4000 ft ²	10000	10000	10000
Summer Yellowthroat	4000 ft ²	10000	10000	10000
Tree Sparrow	4000 ft ²	10000	10000	10000
White-eyed Vireo	4000 ft ²	10000	10000	10000
Yellow Warbler	4000 ft ²	10000	10000	10000





Future Land Use

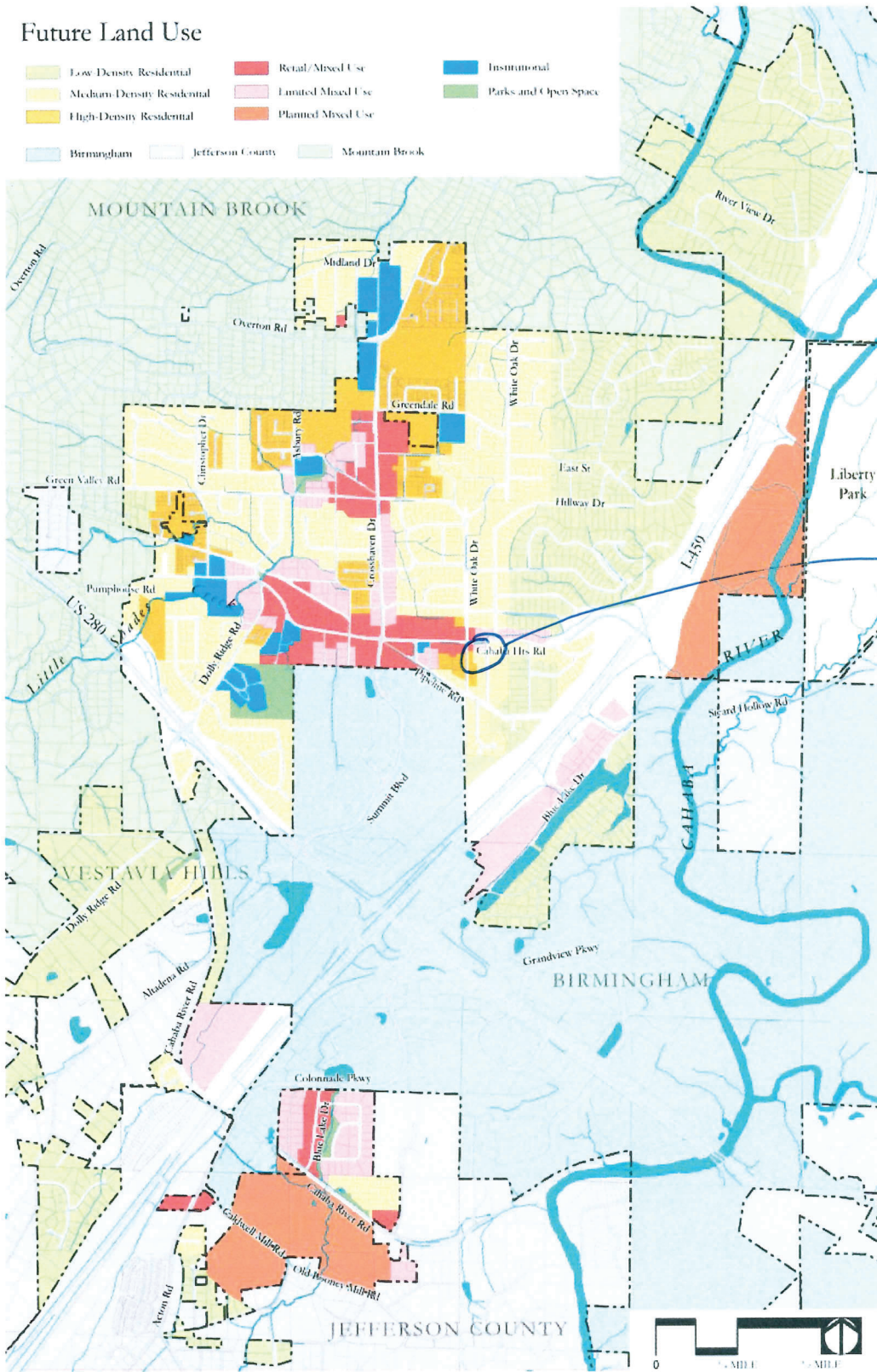
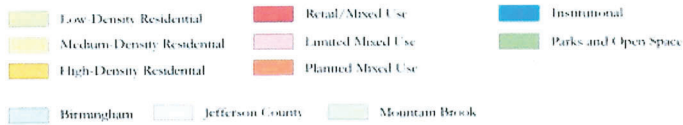


Figure 4: Future Land Use Map