



**Vestavia Hills
Planning and Zoning Commission Agenda
June 12, 2025
6:00 PM**

1. Roll Call
2. Pledge Of Allegiance
3. Approval Of Minutes
4. Selection Of Chair

Final Plats

5. FP-25-15 Richard Mullen Is Requesting **Final Plat Approval** For **Resurvey Of Lot 49 Old Overton Ridge**. The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Richard Mullen and Is Zoned Vestavia Hills PR-1.

Consent Agenda

6. FP-25-12 Charles Stanley Thigpen Is Requesting **Final Plat Approval** For **Thigpen's Resurvey**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Charles Stanley Thigpen and Is Zoned Vestavia Hills R-2.
7. FP-25-13 Robert T. Summerville Is Requesting **Final Plat Approval** For **Summerville's Resurvey**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Robert T. Summerville and Is Zoned Vestavia Hills R-2.
8. FP-25-12 Jennifer & Kevin McCain Are Requesting **Final Plat Approval** For **A Resurvey Of Lots 10 & 11, Block 13 Biltmore Estates**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Jennifer & Kevin McCain and Is Zoned Vestavia Hills R-2.

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
MAY 8, 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
Hasting Sykes
David Maluff
Jonathan Romeo
Rick Honeycutt
Ryan Farrell
Rusty Weaver
Ryan Blackenburg

MEMBERS ABSENT: Mike Vercher, Chairman

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 April meeting are presented for approval.

MOTION Motion to approve minutes 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 Mr. Blackenburg– yes
Mr. Maloof– yes Ms. Cochran– yes
Motion carried.

Rezoning

1. 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.

Mr. Garrison explained that the rezoning request would be for eleven townhomes. The project would also provide some infrastructure improvements

Jason Kessler was present to explain the project and answer any questions the Commission has.

Ms. Cochran opened the floor for a public hearing.

Shareen Zion spoke and stated that she believed that there was covenants on the lot preventing the rezoning.

Mr. Kessler stated that the covenants had been null for a number of years.

Neil Coullvian spoke and was concerned about walls and sight distance.

Mr. Fisher stated he reviewed the plans and thought the wall was far enough behind the intersection.

Ms. Cochran closed the public hearing and opened the floor for a motion.

MOTION Mr. Weaver made a motion to recommend Rezoning for 3279 Cahaba Heights Rd. and 4201 White Oak Dr. from Vestavia Hills R-5 & O-1 to Vestavia Hills R-9 with the following conditions:

1. Zoning approval conditioned upon materials presented.

Second was by Mr. Honeycutt. Motion was carried on a roll call; vote as follows:

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

Motion carried.

Conrad Garrison, City Planner



VESTAVIA HILLS

**Planning and Zoning Commission
Planners Report**

MEETING DATE

June 12, 2025

AGENDA ITEM

Selection Of Chair

BACKGROUND

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

Conrad Garrison
City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

June 12, 2025

AGENDA ITEM

FP-25-15 Richard Mullen Is Requesting **Final Plat Approval** For **Resurvey Of Lot 49 Old Overton Ridge**. The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Richard Mullen and Is Zoned Vestavia Hills PR-1.

BACKGROUND

Request will slightly expand the boundaries of Lot 49, creating a new Lot 49A. The plate also indicates vacation of an easement. That process is currently with City Council. Approval will need to be conditioned on Council approving vacation.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final




Conrad Garrison
City Planner

Final Plat Application

Applicant

Primary Location

FP-25-15

 Matt Akins
 205-704-9454
 akins@edgalabama.com

7612 GUNSTON PL
VESTAVIA HILLS, AL 35242

Submitted On: May 28, 2025

Project Information

Property Address

7612 Gunston Pl

Parcel ID Number

27 00 07 2 000 043.000

Legal Description

Lot 49, MB. 175, Pg. 85

Current Zoning Classification

PUD - PR-1

Acreage

3.06

Application Submission Date

2025-05-28

Reason for Request

Resurvey to add Acreage Parcel to the east and vacate a 17.5' Easement

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.

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Owner Name

Richard Mullen

Company Name

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Mailing Address

3817 Alston Crest

Owner Email

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Phone Number

205-384-7892

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.

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Representative for Owner

James Parsons

Company Name

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Email

jparsons@libertypark.com

Mailing Address of Representative

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Phone No. of Representative

205-910-5144

Surveyor Information

Name

Rodney Cunningham

Company

EDG

Mailing Address

120 Bishop Circle, Suite 300

Phone Number

205-403-9158

Registration Number

26013

Email

cunningham@edgalabama.com



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

June 12, 2025

AGENDA ITEM

FP-25-12 Charles Stanley Thigpen Is Requesting **Final Plat Approval** For **Thigpen's Resurvey**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Charles Stanley Thigpen and Is Zoned Vestavia Hills R-2.

BACKGROUND

Plat is combining Lots 21-24 to conform with Building/Zoning Codes.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final




Conrad Garrison
City Planner

Final Plat Application

Applicant

Primary Location

FP-25-12

 Thomas Dreher
 205-942-0086
 Info@weygand.com

2129 GEORGIA AVE
VESTAVIA HILLS, AL 35216

Submitted On: May 13, 2025

Project Information

Property Address

2129 Georgia Avenue

Parcel ID Number

2800301011001000

Legal Description

LOTS 21 THRU 24 BLK 4 SOUTH BHAM HEIGHTS LAND CO

Current Zoning Classification

R-2??

Acreage

0.69

Application Submission Date

05/13/25

Reason for Request

We are performing a clean up resurvey for this

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.

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Owner Name

Charles Stanley Thigpen

Company Name

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Mailing Address

2129 Georgia Avenue

Owner Email

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Phone Number

12057676542

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.

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Representative for Owner

Lisa Nicholson

Company Name

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Email

rnlisarn@yahoo.com

Mailing Address of Representative

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Phone No. of Representative

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Surveyor Information

Name

Thomas Dreher

Company

Weygand LLC

Mailing Address

173 Oxmoor Rd

Phone Number

2059420086

Registration Number

50407

Email

info@weygand.com



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

June 12, 2025

AGENDA ITEM

FP-25-13 Robert T. Summerville Is Requesting **Final Plat Approval** For **Summerville's Resurvey**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Robert T. Summerville and Is Zoned Vestavia Hills R-2.

BACKGROUND

Plat is combining Lots 5-7 into Lot 6A to conform with Building/Zoning Codes.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final




Conrad Garrison
City Planner

Final Plat Application

Applicant

Primary Location

FP-25-13

 Thomas Dreher
 205-942-0086
 Info@weygand.com

4220 MILHAVEN DR
VESTAVIA HILLS, AL 35243

Submitted On: May 16, 2025

Project Information

Property Address

4220 Milhaven Drive, Vestavia, AL 35243

Parcel ID Number

800233004005000

Legal Description

E 1/2 OF LOT 6 BLK 1 SHADES CAHABA ESTS 22/83

Current Zoning Classification

R-2

Acreage

0.34

Application Submission Date

5/16/2025

Reason for Request

Clean up resurvey for the legal description

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.

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Owner Name

Robert T Summerville

Company Name

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Mailing Address

4220 MILHAVEN DRIVE

Owner Email

katie@summco.com

Phone Number

12059031246

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

Thomas Dreher

Company Name

Weygand LLC

Email

info@weygand.com

Mailing Address of Representative

173 Oxmoor Rd

Phone No. of Representative

2059420086

Surveyor Information

Name

Thomas Dreher

Company

Weygand

Mailing Address

173 Oxmoor Rd

Phone Number

2059420086

Registration Number

50407

Email

info@weygand.com



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

June 12, 2025

AGENDA ITEM

FP-25-12 Jennifer & Kevin McCain Are Requesting **Final Plat Approval For A Resurvey Of Lots 10 & 11, Block 13 Biltmore Estates.** The Purpose For This Request Is To Combine Lots. The Property Is Owned By Jennifer & Kevin McCain and Is Zoned Vestavia Hills R-2.

BACKGROUND

Plat is combining Lots 10-11 and creating Lot 10A to conform with Building/Zoning Codes.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final




Conrad Garrison
City Planner

Final Plat Application

Applicant

Primary Location

FP-25-14

 Michael Eric Dale
 205-873-1676
 eric@ericdale.com

2126 SHADES AVE
VESTAVIA HILLS, AL 35216

Submitted On: May 20, 2025

Project Information

Property Address

2126 Shades Avenue

Parcel ID Number

28 00 19 4 003 010.000

Legal Description

Lots 10 & 11, Block 13 Biltmore Estates

Current Zoning Classification

R3

Acreage

0.33

Application Submission Date

05/20/25

Reason for Request

Resurvey of two lots into one recorded lot

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.

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Owner Name

Jennifer & Kevin McCain

Company Name

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Mailing Address

2126 Shades Avenue

Owner Email

jmccain@xnservices.com

Phone Number

205-876-5588

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

Michael Eric Dale

Company Name

Michael Eric Dale, Designer

Email

eric@ericdale.com

Mailing Address of Representative

935 Landale Road, Birmingham AL 35222

Phone No. of Representative

205-873-1676

Surveyor Information

Name

David Entrekin

Company

Surveying Solutions

Mailing Address

2232 Cahaba Valley Drive Suite M, Birmingham AL 35242

Phone Number

205-991-8965

Registration Number

30345

Email

dauidentrekin@ssi-ala.com

