



**Vestavia Hills
Planning and Zoning Commission Agenda
August 10, 2023
6:00 PM**

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

Final Plats

4. PP23-585 **PP-23-1** Paul Russell/Allison West Are Requesting **Final Plat Approval** For **Alta Glen Highlands First Addition**. The Purpose For This Request Is To Subdivide Three Lots. The Property Is Owned By Paul Russell and Is Zoned Vestavia Hills E-2.
5. FP23-586 **FP-23-5** Richard Stubbs Is Requesting **Final Plat Approval** For **McLaughlin And Weaver Add To Cahaba Heights Road**. The Purpose for This Request Is To Combine Lots. The Property Is Owned By Patrick McLaughlin & Patrick Weaver and Is Zoned Vestavia Hills R-4.
6. FP23-587 **FP-23-6** Phillip Young Is Requesting **Final Plat Approval** For **Resurvey Of Lots 4 & 5 Block 18 Of Biltmore Estates**. The Purpose for This Request Is To Resurvey Lot Lines. The Property Is Owned By Phillip Young and Is Zoned Vestavia Hills R-3.

Rezoning

7. RZ-23-588 **RZ-23-9** Barrel, LLC/David Pace Is Requesting **Compatible Rezoning** For **3512 Valley Cir.** from **Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.
8. RZ-23-589 **RZ-23-10** Taylor Burton Is Requesting **Rezoning** For **2551 & 2553 Rocky Ridge Rd.** from **Jefferson County R-6 & Court Odered Vestavia Hills O-1 to Vestavia Hills O-1** For The Purpose Of Annexation & 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

JULY 13, 2023

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:

Lyle Larson, Acting Chairman
Mike Vercher, Chairman
Ryan Farrell
Jonathan Romeo
Rusty Weaver
Rick Honeycutt
Erica Barnes
Hasting Sykes

MEMBERS ABSENT:

David Maluff

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner

**Appeared via Zoom*

APPROVAL OF MINUTES

Mr. Vercher stated that the minutes of the meeting June 8, 2023 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. Sykes – yes	Mr. Weaver– yes
Mr. Honeycutt – yes	Mrs. Barnes-abstained
Mr. Vercher– yes	Mr. Larson – yes

Motion carried.

Rezoning

RZ-23-8 The City of Vestavia Hills Is Requesting **Rezoning For 2100, 2118, & 2198 Columbiana Rd. from JC C-1 to Vestavia Hills B-2** For Commercial Development.

Mr. Garrison explained the request was and stated the legal description was incorrect at the time of annexation and rezoning and this action would correct the mistake.

Mr. Larson opened the floor for a public hearing.

Dr. Sara Alvarez, an applicant, was present

Mr. Larson closed the public hearing and opened the floor for motions.

MOTION Mrs. Barnes made a motion to recommend Rezoning for 2100, 2118, & 2198 Columbiana Rd. from Jefferson County C-1 to Vestavia Hills B-2. Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes	Mr. Romeo – yes
Mrs. Barnes – yes	Mr. Weaver– yes
Mr. Honeycutt – yes	Mr. Vercher-yes
Mr. Sykes- yes	Mr. Larson– yes

Motion carried.

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

August 10, 2023

AGENDA ITEM

PP23-585 **PP-23-1** Paul Russell/Allison West Are Requesting **Final Plat Approval** For **Alta Glen Highlands First Addition**. The Purpose For This Request Is To Subdivide Three Lots. The Property Is Owned By Paul Russell and Is Zoned Vestavia Hills E-2.

BACKGROUND

Plat will subdivide create three lots and access within Jefferson County. There is a 10' strip along I-459 that is within City limits and that is the ONLY reason this Commission granting approval. Plat will still need to be approved by Jefferson County. City will have no responsibility over access, engineering, building permits, etc. Approval only acknowledges the 10' strip.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. app
2. ALTA_GLEN_HIGHLANDS_1ST_ADD_REC_MAP_Mon_Jul_17_2023_at_07-51-23

Conrad Garrison
City Planner

Preliminary Plat Application

Applicant

Primary Location

PP-23-1

Submitted On: Jul 17, 2023

 Allison West
 2052400464
 awest@arcrealtyco.com

2629 J ALTA GLEN DR
VESTAVIA HILLS, AL 35243

Project Information

Property Address

2629 J Alta Glen Drive

Parcel ID Number

28-00-33-4-001-002.002

Legal Description

ALTA GLEN HIGHLANDS 1ST ADDITION

Current Zoning Classification

E1

Acreage

0.46

Application Submission Date

July 17, 2023

Reason for Request

Separating adjacent Jefferson County parcels

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 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

Owner Name

Paul E Russell

Company Name

--

Mailing Address

Box 99, McCalla, AL 35111

Owner Email

Awest@arcrealtyco.com

Phone Number

2052400464

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.

true

Representative for Owner

Allison West

Company Name

--

Email

Awest@arcrealtyco.com

Mailing Address of Representative

3609 Settlers Lane, Vestavia Hills AL35243

Phone No. of Representative

2052400464

Surveyor Information

Name

David Entrekin

Mailing Address

2232 Cahaba Valley Drive Suite M Birmingham, Al 35242

Registration Number

--

Company

Survey Solutions

Phone Number

2059918965

Email

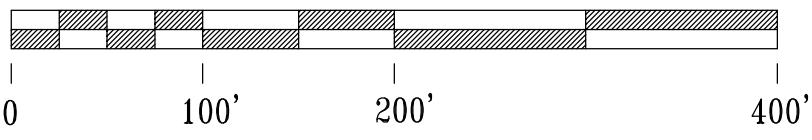
davidentrekin@ssi-ala.com

ALTA GLEN HIGHLANDS
FIRST ADDITION

SITUATED IN THE SW 1/4 OF THE NE 1/4
AND THE NW 1/4 OF THE SE 1/4 OF
SECTION 33, TOWNSHIP 18 SOUTH, RANGE 2 WEST,
JEFFERSON COUNTY, ALABAMA

PREPARED BY:
SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE M
BIRMINGHAM, ALABAMA 35242
(205) 991-8965

OWNER:
PAUL E. RUSSELL



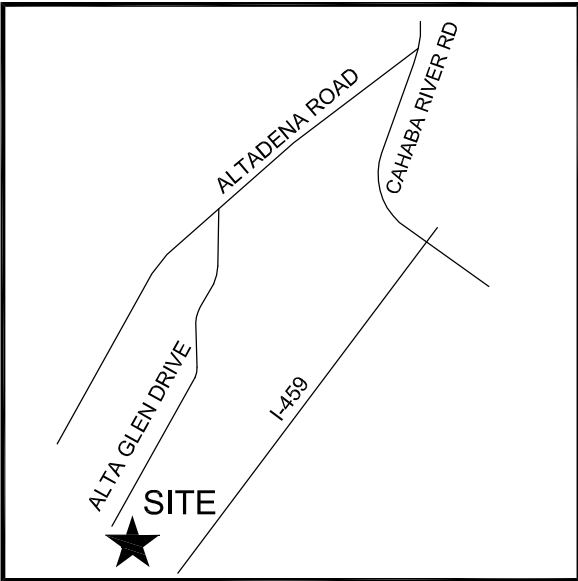
GRAPHIC SCALE: 1" = 100'

SCALE: 1"= 100'

DATE: JUNE 27, 2023



- LEGEND
- WATERLINE — W — W —
 - SQ FT: SQUARE FEET
 - ±: MORE OR LESS
 - D: DELTA ANGLE
 - d: DEFLECTION ANGLE
 - T: TANGENT
 - R: RADIUS
 - CH: CHORD
 - ESMT: EASEMENT
 - RCP: REINFORCED CONCRETE PIPE
 - FH: FIRE HYDRANT
 - HW: HEADWALL
 - INL: INLET
 - L: LENGTH
 - CL: CENTERLINE
 - #: HOUSE NUMBER
 - B-B: BACK OF CURB TO BACK OF CURB
 - B/C: BACK OF CURB
 - MB: MAP BOOK
 - PG: PAGE
 - EX: EXISTING
 - Y: YARD INLET; YI
 - : STOP SIGN
 - FD: FOUND
 - : SANITARY SEWER MANHOLE
 - SS: SANITARY SEWER
 - : STORM SEWER
 - : STORM SEWER MANHOLE
 - FM: FORCE MAIN
 - : FIRE HYDRANT = FH
 - : CURB INLET
 - : HEADWALL
 - MEAS: MEASURED



VINICITY MAP
NOT TO SCALE

THE PURPOSE OF THIS SUBDIVISION IS TO CREATE A THREE LOT SUBDIVISION.

STATE OF ALABAMA
COUNTY OF JEFFERSON

THE UNDERSIGNED, Carl Daniel Moore REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND Paul E. Russell, OWNER, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LAND SHOWN THEREIN AND KNOWN AS OR TO BE KNOWN AS ALTA GLEN HIGHLANDS FIRST ADDITION; SHOWING SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS; GIVING THE LENGTH AND THE 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, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK; ALSO SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA; AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. SAID OWNER FURTHER CERTIFY THAT THEY ARE THE OWNER OF SAID PROPERTY AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE.

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

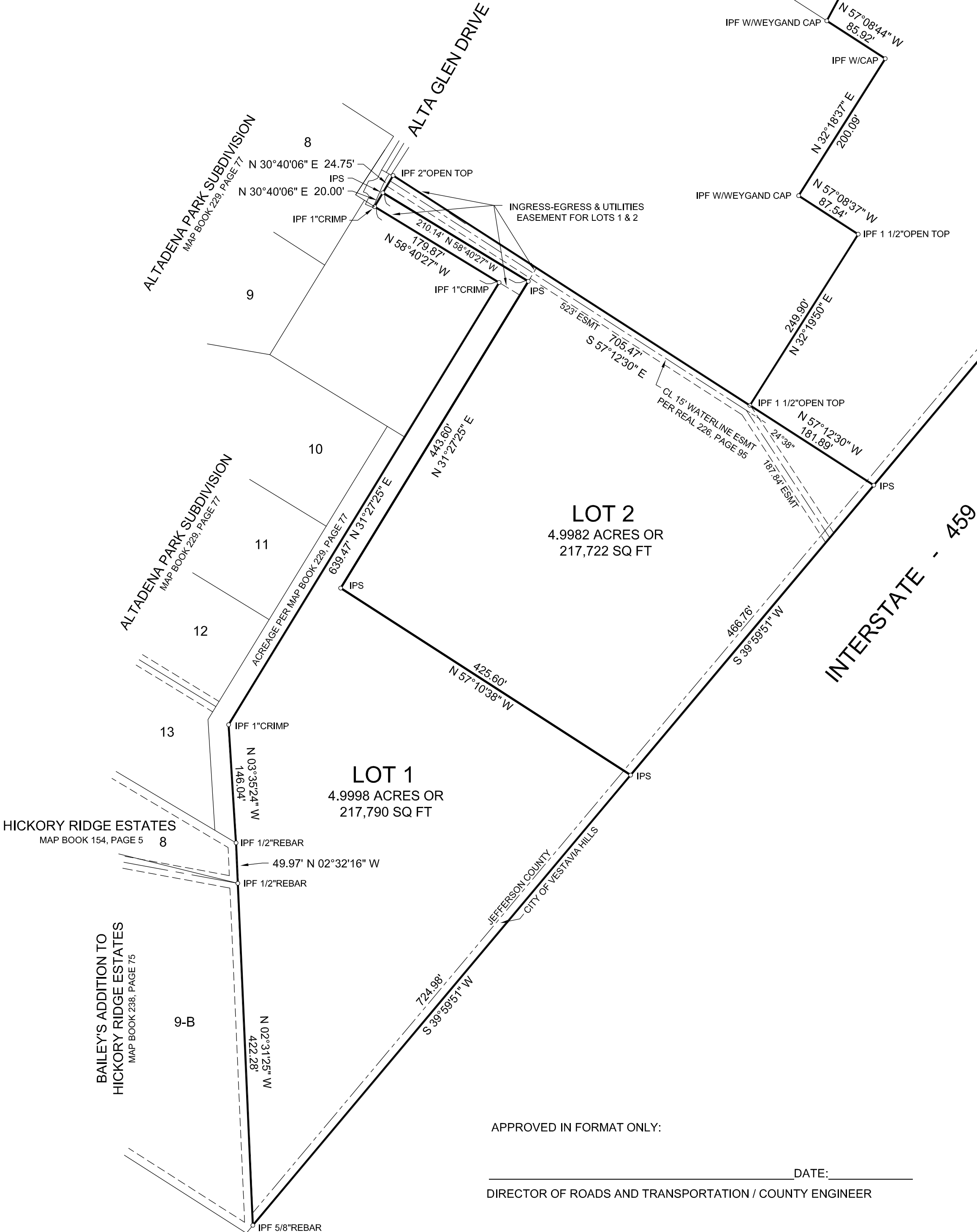
Date: _____

By: _____
Carl Daniel Moore, Reg. L.S. #12159



By: _____ Date: _____

Print name: _____
Paul E. Russell, Owner



NOTES:

THIS PROPERTY IS IN ZONE "X" ACCORDING TO THE "FEDERAL INSURANCE RATE MAP", OF JEFFERSON COUNTY, ALABAMA, PANEL NUMBER 01073C0567 J & 01073C0586 J, EFFECTIVE DATE OF SEPTEMBER 24, 2021.

UNLESS OTHERWISE SHOWN OR STATED, ALL EASEMENTS SHOWN HEREON ARE FOR STORM SEWERS, SANITARY SEWERS, PUBLIC UTILITIES, OR INGRESS AND EGRESS, AND ARE TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION.

SURFACE DRAINAGE NOT WITHIN THE ACCEPTED AND MAINTAINED COUNTY RIGHT-OF-WAY WILL NOT BE MAINTAINED BY JEFFERSON COUNTY.

ANY/ALL DRIVEWAY CONNECTIONS TO JEFFERSON COUNTY MAINTAINED ROADS REQUIRES APPROVAL FROM THE JEFFERSON COUNTY DEPARTMENT OF ROADS AND TRANSPORTATION .

THE INGRESS/EGRESS EASEMENT SHOWN HEREIN IS A PRIVATE EASEMENT TO BE MAINTAINED BY THOSE WITH AN INTEREST IN SAID EASEMENT. THIS EASEMENT AND ANY IMPROVEMENTS WITHIN ARE NOT CURRENTLY MAINTAINED BY JEFFERSON COUNTY, NOR WILL THEY BE MAINTAINED BY JEFFERSON COUNTY AT ANY POINT IN THE FUTURE. ALL DEEDS AND TRANSFERS OF TITLE TO THESE PROPERTIES NOW OR IN THE FUTURE SHALL REFERENCE THIS PLAT AND THIS NOTE TO CONVEY THIS INFORMATION TO ALL FUTURE OWNERS OF THE SUBJECT PROPERTIES.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County in said State, do hereby certify that Carl Daniel Moore, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said Land Surveyor, on the day the same bears date.

Given under my hand and seal this the _____ day of _____, 20____.

By: _____
Notary Public

My commission Expires: _____

STATE OF ALABAMA
COUNTY OF _____)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that, Paul E. Russell, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me on this date that being duly informed of the contents of said certificate, he/she executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this _____ day of _____, 20____.

By: _____
Notary Public
My commission Expires: _____

APPROVED:

By: _____
CITY ENGINEER

By: _____
CHAIRMAN VESTAVIA HILLS PLANNING & ZONING COMMISSION

By: _____
CITY CLERK

APPROVED: _____ DATE: _____
DIRECTOR OF ENVIRONMENTAL SERVICES
FOR RECORDING PURPOSES ONLY

Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however this does not mean sanitary sewers have been built or will be built in the future. Any change in Right of Way or Easement boundaries after this date may void this approval.

APPROVED IN FORMAT ONLY:

DATE: _____
DIRECTOR OF ROADS AND TRANSPORTATION / COUNTY ENGINEER

DATE: _____
CHAIRMAN, JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

DATE: _____
DIRECTOR OF DEVELOPMENT SERVICES

DATE: _____
HEALTH DEPARTMENT, JEFFERSON COUNTY



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

August 10, 2023

AGENDA ITEM

FP23-586 **FP-23-5** Richard Stubbs Is Requesting **Final Plat Approval** For **McLaughlin And Weaver Add To Cahaba Heights Road**. The Purpose for This Request Is To Combine Lots. The Property Is Owned By Patrick McLaughlin & Patrick Weaver and Is Zoned Vestavia Hills R-4.

BACKGROUND

Plat will combine Lot 3 & Lot 4 to create Lot 3A. Both lots are vacant. New lot will meet the minimum requirements for R-4 zoning.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. app
2. TEST0042_CAHABA_HEIGHTS_RD_RESURVEY_2023-07-19B_Wed_Jul_19_2023_10-07-29

Conrad Garrison
City Planner

8/1/23, 11:49 AM

about:blank

Final Plat Application

FP-23-5

Submitted On: Jul 19, 2023

Applicant

Richard Stubbs

2054039158

@ stubbs@edgalabama.com

Primary Location

3324 CAHABA HEIGHTS RD
VESTAVIA HILLS, AL 35243

Additional Locations

3328 CAHABA HEIGHTS RD, VESTAVIA HILLS AL 35243

Project Information

Property Address

3324 & 3328 Cahaba Heights Road

Legal Description

Lots 3 & 4 Block 6 2nd Add to Shades Cahaba Estates MB 30
PG36

Application Submission Date

07/19/2023

Reason for Request

Combine two lots into one lot

Parcel ID Number

2800232011004.001 & 2800232011010.000

Current Zoning Classification

R-4

Acreage

1.02

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 Name

Patrick McLaughlin & Patrick Weaver

Mailing Address

2511 Ruffner Road Birmingham AL 35210

Phone Number

205-288-7355

Representative for Owner

Richard Stubbs PLS

Email

stubbs@edgalabama.com

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

Company Name

--

Owner Email

pmclaughlin@testevens.com

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

Company Name

Engineering Design Group LLC

Mailing Address of Representative

120 Bishop Circle Suite 300 Pelham AL 35124

about:blank

Page 10 of 31

Phone No. of Representative
205-403-9158

Surveyor Information

Name

Rodney Cunningham

Company

Engineering Design Group LLC

Mailing Address

120 Bishop Circle Suite 300 Pelham AL 35124

Phone Number

205-403-9158

Registration Number

26013

Email

Cunningham@edgalabama.com

MCLAUGHLIN AND WEAVER ADD TO CAHABA HEIGHTS ROAD

SITUATED IN SECTION 23, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

BEING A RESURVEY OF LOT 3 AND 4 BLOCK 6 LESS AND EXCEPT THE NORTH 200' OF EACH LOT, ACCORDING TO SECOND ADDITION TO SHADES CAHABA ESTATES, AS RECORDED IN MAP BOOK 30, PG. 36, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

PURPOSE OF THIS RESURVEY IS TO COMBINE PART OF LOT 3 AND 4 OF BLOCK 6 INTO ONE LOT.

STATE OF ALABAMA
COUNTY OF JEFFERSON

THE UNDERSIGNED, RODNEY K. CUNNINGHAM, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND PATRICK MCLAUGHLIN, AND PATRICK WEAVER, OWNERS, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS 'MCLAUGHLIN AND WEAVER ADD TO CAHABA HEIGHTS ROAD' 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, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY; AND THAT IRON PINS HAVE BEEN FOUND IRON OR SET AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL SOLID CIRCLES ON SAID PLAT OR MAP. SAID OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE.

I HEREBY STATE 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.

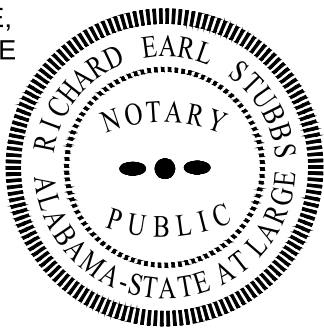
SURVEYOR:

RODNEY K. CUNNINGHAM
ALABAMA LIC. NO.26013



STATE OF ALABAMA
COUNTY OF SHELBY

I, RICHARD EARL STUBBS, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT RODNEY K. CUNNINGHAM, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.



GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES NOV. 10, 2025

OWNERS:

PATRICK MCLAUGHLIN

PATRICK WEAVER

STATE OF ALABAMA
COUNTY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT PATRICK MCLAUGHLIN, WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

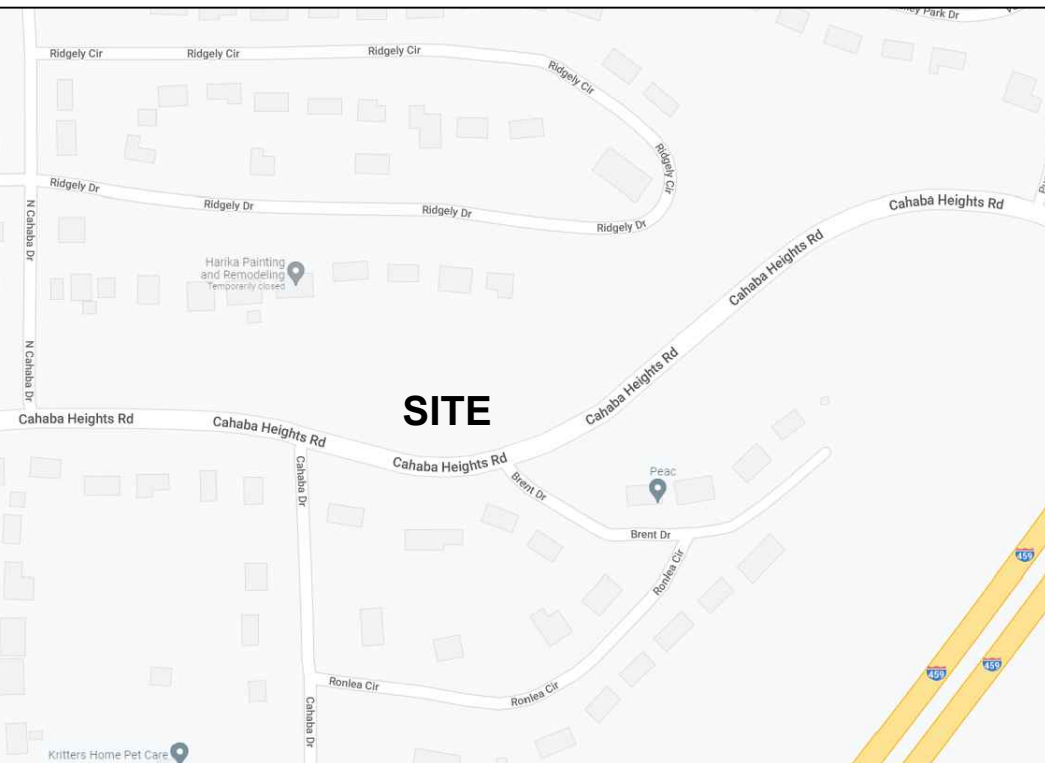
STATE OF ALABAMA
COUNTY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT PATRICK WEAVER, WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

VICINITY MAP
NTS



DIRECTOR OF ENVIRONMENTAL SERVICES DATE

ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR PROVISION OF FUTURE OR EXISTING SANITARY SEWERS; HOWEVER THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

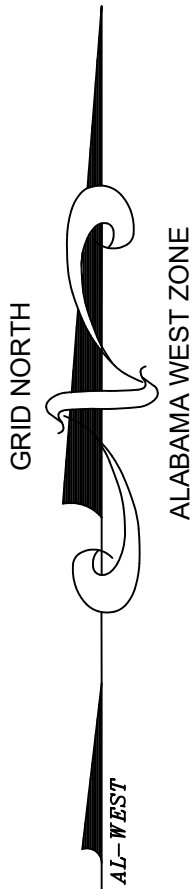
APPROVED BY: _____ DATE: _____
CITY ENGINEER

APPROVED BY: _____ DATE: _____
VESTAVIA HILLS PLANNING & ZONING COMMISSION

APPROVED BY: _____ DATE: _____
MANAGER AND CITY CLERK

NOTES

- ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE OF HAVE BEEN SHOWN HERON.
- CONTRACTOR" AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
- NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF VESTAVIA PLANNING COMMISSION.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (COMMUNITY PANEL 01073C00576J, EFFECTIVE DATE 09/24/2021).
- ZONING: R-4.



SCALE: 1" = 20'
0' 20' 40' 60'

PROJECT: LOTS 3 AND 4 BLOCK 6 OF 2ND ADD TO SHADES CAHABA ESTATES MB 30 PG 36 IN SECTION 23, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA		DRAWN BY: RES	
TITLE: FINAL PLAT		CHECKED BY: RKC	
PROJECT No.: TEST0042		PROJECT No.: TEST0042	
CAD FILE: TEST0042 CAHABA HEIGHTS RD.dwg		SCALE: 1" = 20'	

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158

SHEET NO.
1 OF 1



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

August 10, 2023

AGENDA ITEM

FP23-587 **FP-23-6** Phillip Young Is Requesting **Final Plat Approval** For **Resurvey Of Lots 4 & 5 Block 18 Of Biltmore Estates**. The Purpose for This Request Is To Resurvey Lot Lines. The Property Is Owned By Phillip Young and Is Zoned Vestavia Hills R-3.

BACKGROUND

Plat will combine parts of Lot 4 & 5 into Lot 4-A to conform to building codes and allow for building permits. Property owner has already applied for an received variances for lot size and lot width, as neither meet the minimums for zoning.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. app
2. Lot_4_north_half_Lot5_Bl18_Resurvey-Model_Tue_Jul_25_2023_15-15-42

Conrad Garrison
City Planner

Final Plat Application	Applicant	Primary Location
FP-23-6	 Philip Young	404 FERNWOOD DR
Submitted On: Jul 25, 2023	 2055403379	VESTAVIA HILLS, AL 35216
	 pyoung@crcgroup.com	

Project Information

Property Address	Parcel ID Number
404 Fernwood Drive	--
Legal Description	Current Zoning Classification
Residential	Residential
Acreage	Application Submission Date
1	7/25/23
Reason for Request	
Correcting survey for platt approval to clean up lot line.	

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	Company Name
Philip Young	--
Mailing Address	Owner Email
404 Fernwood Drive	pyoung@crcgroup.com
Phone Number	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.
205-540-3379	false
Representative for Owner	Company Name
--	--
Email	Mailing Address of Representative
pyoung@crcgroup.com	--
Phone No. of Representative	
--	

Surveyor Information

Name

Robert Reynolds

Company

Reynolds Surveying Co. Inc.

Mailing Address

1572 Montgomery Highway Suite 108

Phone Number

205-823-7900

Registration Number

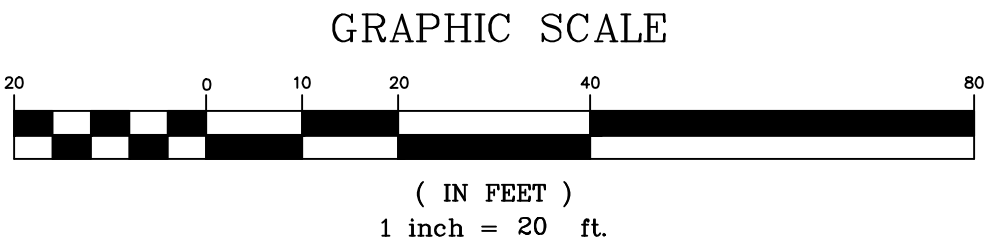
--

Email

reynoldsr876@gmail.com

RESURVEY OF LOT 4 & 5, BLOCK 18 OF BILTMORE ESTATES

AS RECORDED IN M.B. 17, PG. 59 JEFFERSON COUNTY, ALABAMA
LOCATED IN SE 1/4 SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 WEST, VESTAVIA HILLS, JEFFERSON COUNTY, ALABAMA



OWNER: PHILLIP HOWARD JR. & BREANNA HARRIS YOUNG
404 FERNWOOD DRIVE
VESTAVIA HILLS, AL. 35216

REYNOLDS SURVEYING CO., INC.
1572 MONTGOMERY HIGHWAY
SUITE 108
BIRMINGHAM, ALABAMA 35216
205-823-7900

STATE OF ALABAMA
JEFFERSON COUNTY

THE UNDERSIGNED, ROBERT REYNOLDS, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, PHILLIP HOWARD JR. AND BREANNA HARRIS YOUNG, AS OWNERS, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNERS; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN HEREIN AND KNOWN, OR TO BE KNOWN AS RESURVEY OF LOT 4 & 5, BLOCK 18 OF BILTMORE ESTATES AS, SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTHS AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE BEARINGS, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATION OF THE LANDS SO PLATTED TO BLOCK 18 OF BILTMORE ESTATES AS RECORDED IN MAP BOOK 17, PAGE 59 IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA; AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS 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 IS NOT SUBJECT TO ANY MORTGAGE, EXCEPT A MORTGAGE HELD BY TRUIST BANK.

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE OF SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. ACCORDING TO MY SURVEY THIS THE ____ DAY OF _____, 2023.



ROBERT REYNOLDS
AL. REG. NO. 25657

PHILLIP HOWARD YOUNG JR.
(OWNER)

BREANNA HARRIS YOUNG (OWNER)

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT ROBERT REYNOLDS WHOSE NAME IS SIGNED TO THE FORGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 2023

BY: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT PHILLIP HOWARD YOUNG JR., WHOSE NAME IS SIGNED TO THE FORGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 2023

BY: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT BREANNA HARRIS YOUNG, WHOSE NAME IS SIGNED TO THE FORGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 2021

BY: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

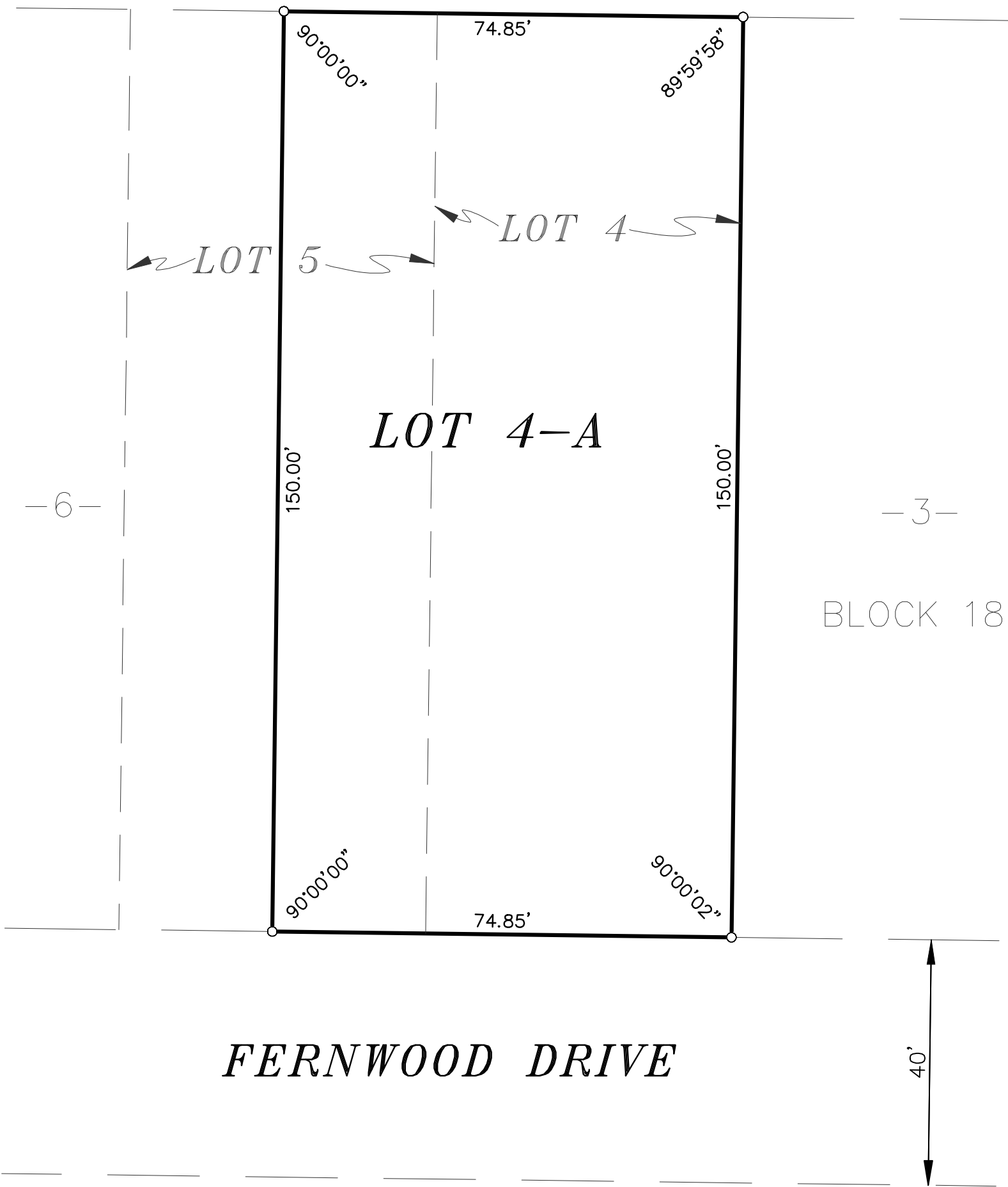
STATE OF _____
_____ COUNTY

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ OF TRUIST BANK AS AUTHORIZED AGENT, WHOSE NAME IS SIGNED TO THE FORGOING CERTIFICATE AS MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 2023

BY: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



APPROVED: _____ DATE: _____
VESTAVIA HILL PLANNING & ZONING COMMISSION

APPROVED: _____ DATE: _____
VESTAVIA HILLS CITY ENGINEER

APPROVED: _____ DATE: _____
VESTAVIA HILLS CITY CLERK

APPROVED: _____ DATE: _____
DIRECTOR OF ENVIRONMENTAL SERVICES

ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR PROVISION OF FUTURE OR EXISTING SANITARY SEWERS; HOWEVER THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT-OF-WAY OF EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.



VESTAVIA HILLS

**Planning and Zoning Commission
Planners Report**

MEETING DATE

August 10, 2023

AGENDA ITEM

RZ-23-588 **RZ-23-9** Barrel, LLC/David Pace Is Requesting **Compatible Rezoning** For **3512 Valley Cir.** from **Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.

BACKGROUND

Property was annexed overnight by City Council on June 26, 2023 (Ordinance 3182). This is a compatible rezoning.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. app
2. Pages from document
3. zoning

Conrad Garrison
City Planner

Rezoning Application	Applicant	Primary Location
RZ-23-9	 David Pace	3512 VALLEY CIR
Submitted On: Jul 5, 2023	 770-480-7733	VESTAVIA HILLS, AL 35243
	 dpace@davidpacere.com	

Property Information

Subject Property Address	Tax Parcel ID Number
3512 Valley Circle	28-00-32-4-005-019.000
Legal Description	
--	
Existing Parking Spaces	Proposed Parking Spaces
2	0
Submission Date	Type of Project
06/28/2023	Annexation of a Single-Family Home

Action Requested:

From Existing Zoning Classification	To Requested Zoning Classification
E2	R1
For the Intended Purpose of:	
Annexication	
Acreage of Subject Property	Acreage of Property to be Disturbed
0.4894	0

Setbacks

Front	Back
60	30
Side	Open Space
17	0
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).
0	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.	Property Owner Name
	Barrel, LLC

8/2/23, 11:23 AM

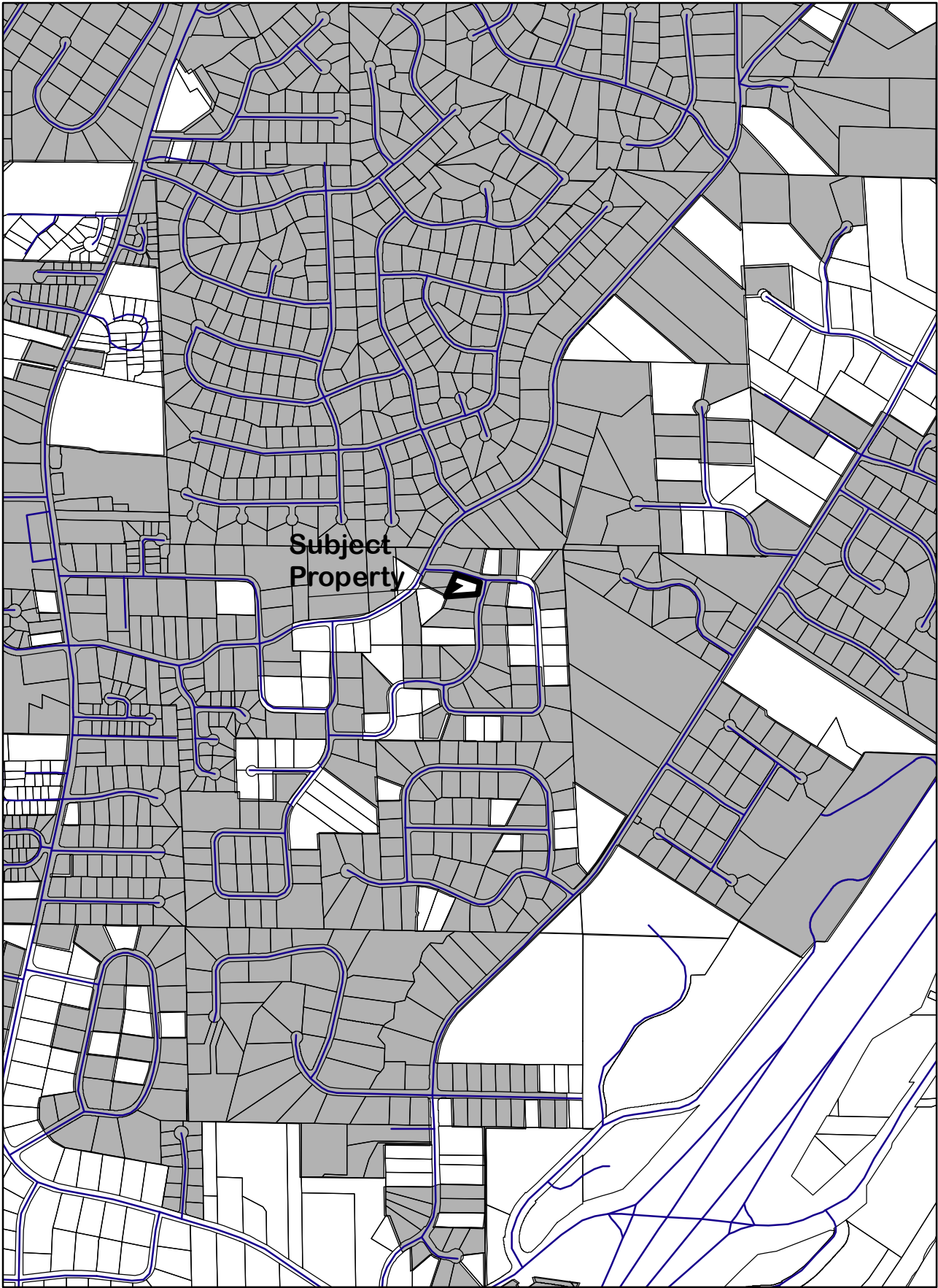
about:blank

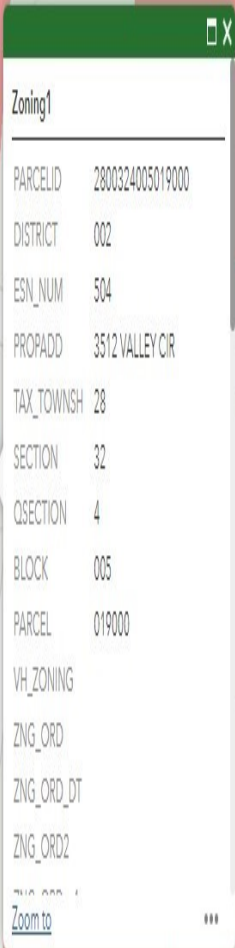
Company Name	
Barrel, LLC	
Owner Address City State Zip	
2275 Marietta Boulevard NW Suite 270-367 Atlanta Ga 30318	
Owner's Phone Number	Email Address of Owner
7704807733	dpace@davidpacere.com
By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent 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.	Owner Representative/Responsible Party
true	David Pace
	Company Name
	Barrel, LLC
	Contact Email of Responsible Party
	dpace@davidpacere.com
Mailing Address of Responsible Party	
2275 Marietta Boulevard NW Suite 270-367 Atlanta Ga 30318	
Phone No. of Responsible Party	Email Address of Responsible Party
7704807733	dpace@davidpacere.com

Project Engineer Information (if applicable)

Name	Company
--	--
Mailing Address	
--	
Phone Number	Email
--	--

3512 Valley Circle







VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

August 10, 2023

AGENDA ITEM

RZ-23-589 **RZ-23-10** Taylor Burton Is Requesting **Rezoning** For **2551 & 2553 Rocky Ridge Rd.** from **Jefferson County R-6 & Court Odered Vestavia Hills O-1 to Vestavia Hills O-1** For The Purpose Of Annexation & Office Development.

BACKGROUND

Taylor Burton is seeking rezoning on Rocky Ridge Rd. for his business office. The rezoning/project is broken up into four components. The first section (2551 Rocky Ridge Rd.) of the rezoning will be for the actual office. That parcel was zoned O-1 via court order. However, the terms of the court order allowed for an updated rezoning to take place. The second section (2553 Rocky Ridge Rd.), is in the 90 day annexation process and will serve as a sewer/utility connection for the office. The third section, is at the back of 2551 Rocky Ridge Rd. and will be de-annexed and will be subdivided into 2 residential lots in the unincorporated Grammercy Parc subdivision. The fourth section will remain undeveloped and unincorporated.

Both the annexation and de-annexation have been approved via resolution by City Council on 6/26/23. The proposed office meets the minimum requirements for the O-1 zoning.

PLANNER'S REVIEW/RECOMMENDATION

Approval conditioned on site plan presented and office designed in a residential style.

ATTACHMENTS

1. app
2. 2551 - 2553 Rocky Ridge Road - Rezoning Site Plan
3. 2551_rocky_ridge_rd_single_cut_option_5_Thu_Jul_6_2023_12-58-36
4. exhibit
5. Tree Save - 2551-2553 Rocky Ridge Road -
6. Map
7. zoning

Conrad Garrison
City Planner

8/3/23, 11:53 AM

about:blank

Rezoning Application

RZ-23-10

Submitted On: Jul 6, 2023

Applicant

Del Romero

205-822-7936

del@taylorburton.com

Primary Location

2553 ROCKY RIDGE RD
Vestavia Hills, AL 35243

Additional Locations

2551 ROCKY RIDGE RD, VESTAVIA HILLS AL 35243

Property Information

Subject Property Address

2553 & 2551 Rocky Ridge Road

Tax Parcel ID Number

28 00 32 2 001 007.001

Legal Description

Existing Parking Spaces

--

Proposed Parking Spaces

--

Submission Date

07/06/2023

Type of Project

New Commercial Development

Action Requested:

From Existing Zoning Classification

Vestavia Hills (court ordered) O-1 /Jefferson County R-G

To Requested Zoning Classification

Vestavia Hills O-1

For the Intended Purpose of:

Taylor Burton Company new office building.

Acreage of Subject Property

.5

Acreage of Property to be Disturbed

.25

Setbacks

Front

--

Side

--

Lot Coverage Percentage

--

Back

--

Open Space

--

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

about:blank

Page 24 of 31

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

3239 Lorna Road, Suite 108, Birmingham, AL 35216

Owner's Phone Number

205-822-7936

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.

true

Mailing Address of Responsible Party

3239 Lorna Road, Suite 108, Birmingham, AL 35216

Phone No. of Responsible Party

205-822-7936

Property Owner Name

Taylor Burton Company

Company Name

--

Email Address of Owner

taylor@taylorburton.com

Owner Representative/Responsible Party

Taylor Burton

Company Name

Taylor Burton Company

Contact Email of Responsible Party

taylor@taylorburton.com

Project Engineer Information (if applicable)

Name

Bob Easley

Mailing Address

1214 Alford Ave, Birmingham, AL 35226

Phone Number

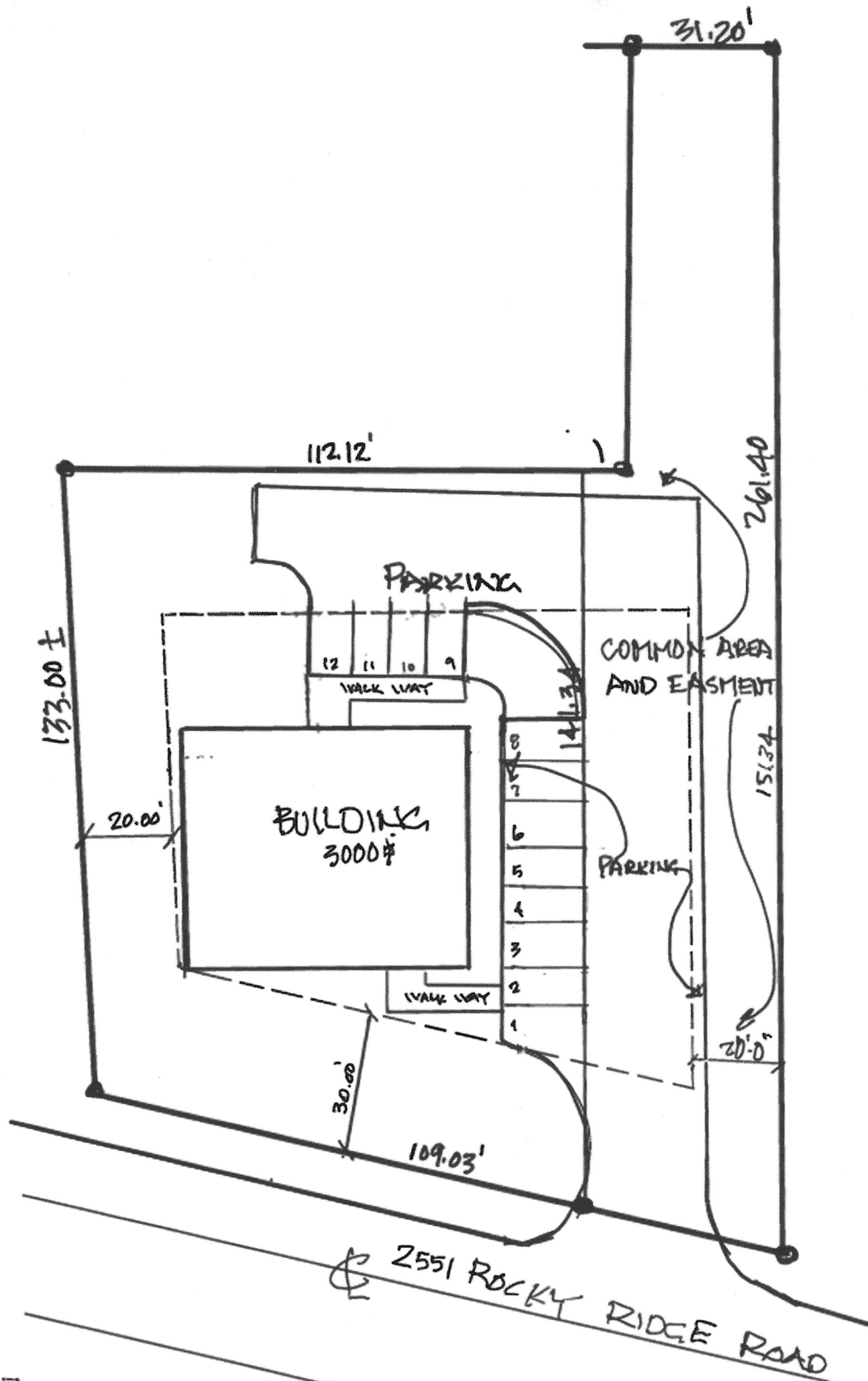
205-803-2161

Company

Alabama Engineering

Email

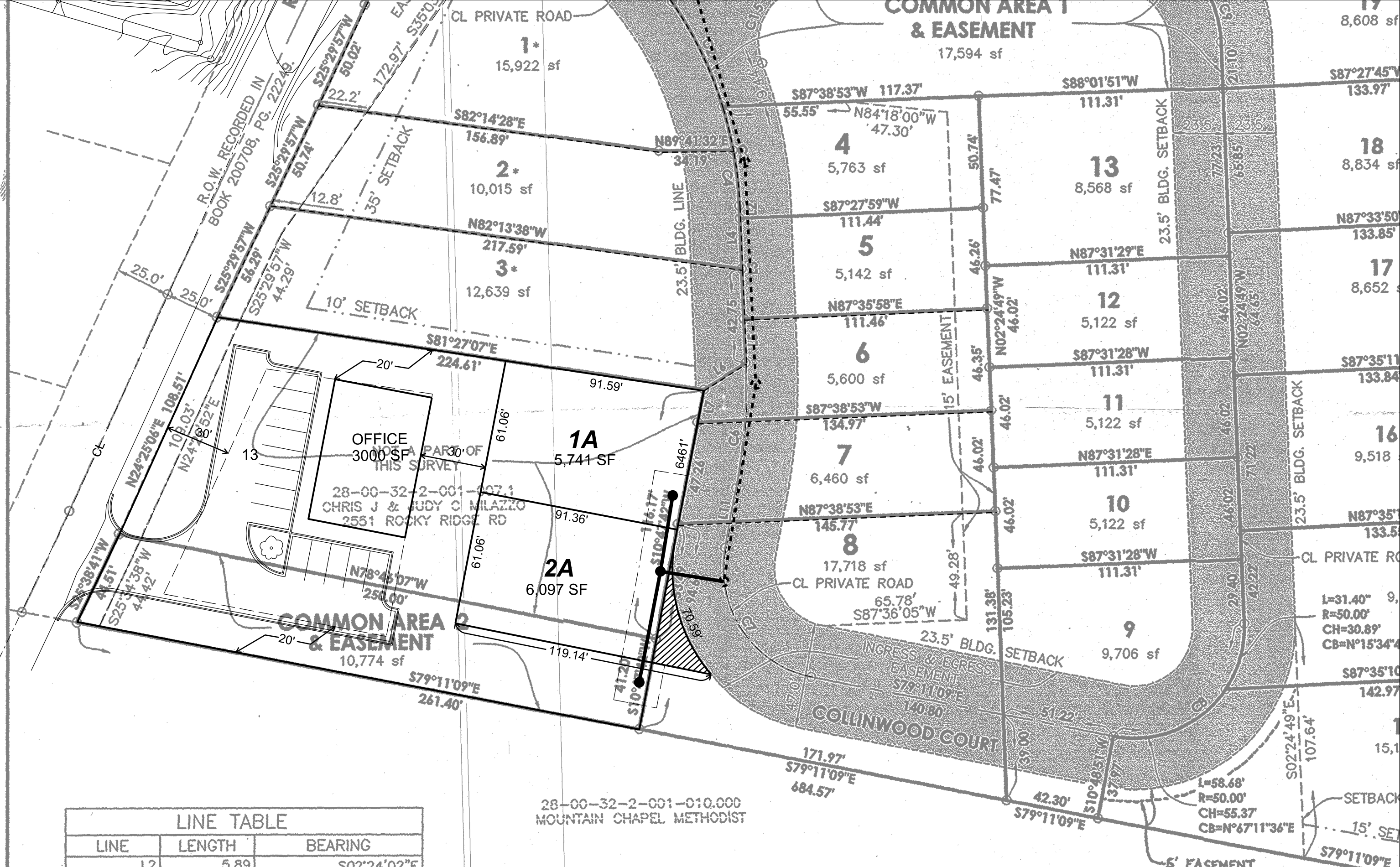
bob@alaeng.com



Smelcer
Design

PLOT PLAN
2551 ROCKY RIDGE ROAD

COMMON AREA 1 & EASEMENT

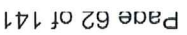


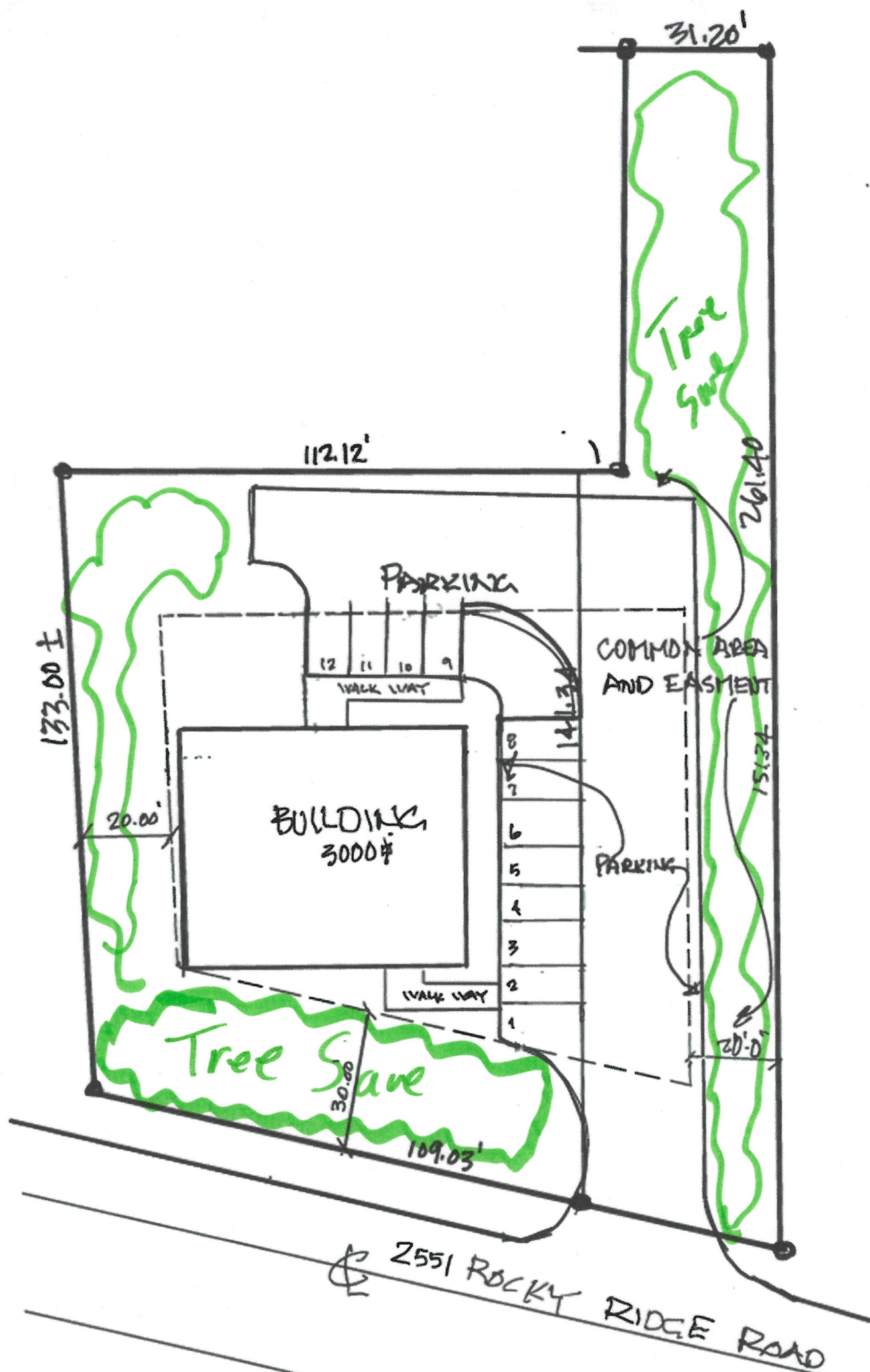
LINE TABLE		
LINE	LENGTH	BEARING
L2	5.89	S02°24'02"E
L3	46.01	S02°23'41"E
L4	29.14	S02°24'02"E
L5	20.00	S02°24'49"E
L6	22.93	S58°17'03"W
L7	15.42	S10°47'42"W

PRELIMINARY SITE PLAN
NOT FOR CONSTRUCTION
OR PERMITTING

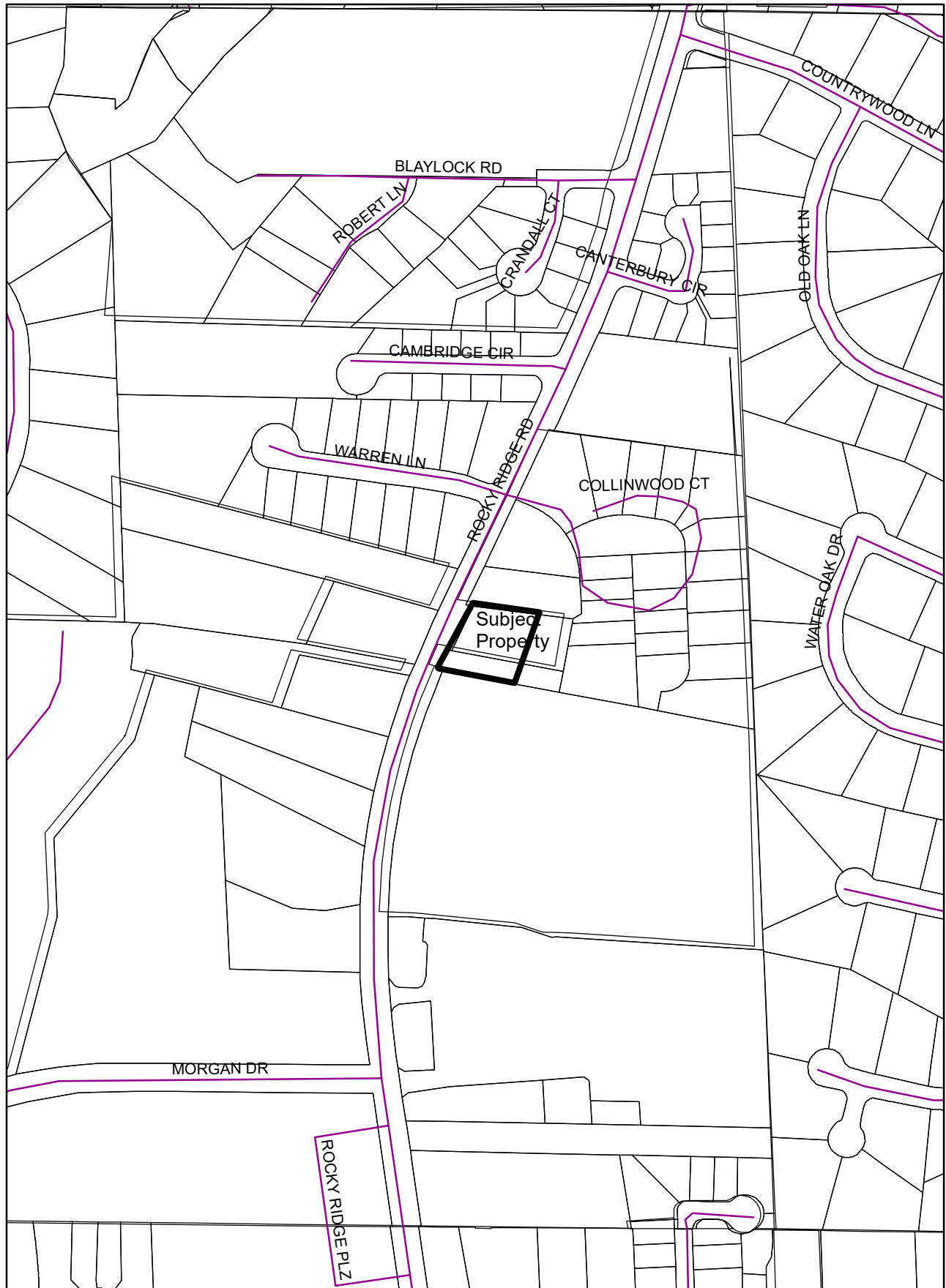
28-00-32-2-001-010.000
MOUNTAIN CHAPEL METHODIST

PROPOSED STREETS IN THIS DEVELOPMENT ARE PRIVATE.
& S PROPERTIES, LLC SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF THE PRIVATE ROADS.
THE PRIVATE ROADS AND UTILITY EASEMENTS SHOWN HEREON ARE FOR ACCESS TO ADJOINING LOTS OF





Portion of 2551 and 2553 Rocky Ridge Road





Zoning1

PARCELID	2800322001007001
DISTRICT	020
ESN_NUM	62
PROPADD	2551 ROCKY RIDGE RD
TAX_TOWNSH	28
SECTION	32
QSECTION	2
BLOCK	001
PARCEL	007001
VH_ZONING	O-1
ZNG_ORD	Jefferson County Circiut Order Number CV-93-6821
ZNG_ORD_DT	12/11/1995
ZNG_ORD2	1186

[Zoom to](#)

...