Vestavia Hills
City Council Agenda
June 23, 2025
6:00 PM

1. Call to Order
2. Roll Call
3. Invocation - Butch Williams, Vestavia Hills Chaplain
4. Pledge Of Allegiance
5. Approval Of The Agenda
6. Announcements, Candidates and Guest Recognition
7. City Manager's Report
8. Councilors' Reports
9. Financial Reports - Zachary Clifton, Deputy Finance Director
10. Approval Of Minutes - June 9, 2025, work session and June 9, 2025, regular meeting minutes

Old Business (Public Hearing)

11. Public Hearing - Resolution Number 5567 - Annexation - 90 day - 2610 Stony Branch Road; Lot 1, Stony Branch Subdivision; William Green, owner
12. Public Hearing - Ordinance Number 3274 - Annexation - Overnight - 2610 Stony Branch Road; Lot 1, Stony Branch Subdivision; William Green, owner
13. Public Hearing - Resolution Number 5568 - Annexation - 90-day - 2620 Stony Branch Road; Lot 3, Stony Branch Subdivision; William and Karen Paul, owners
14. Public Hearing - Ordinance Number 3275 - Annexation - Overnight - 2620 Stony Branch Road; Lot 3, Stony Branch Subdivision; William and Karen Paul, owners
15. Public Hearing - Ordinance Number 3276 - An Ordinance Authorizing the Mayor and City Manager to Execute Any and All Documents Related to a Lease Extension for New Cingular Wireless, PCS as Tenant at the Cell Tower Located at 509 Montgomery Highway

New Business

16. Resolution Number 5571 - A Resolution appointing an Election Manager for the 2025 Vestavia Hills municipal elections

New Business Requesting Unanimous Consent (Public Hearing)

First Reading (No Action To Be Taken At This Meeting)

17. Public Hearing - Ordinance Number 3273- Rezoning - 3279 Cahaba Heights Road; Rezone from Vestavia Hills R-5 (multifamily) and Vestavia Hills O-1 (office) to Vestavia Hills R-9 (planned residential) for construction of eleven townhomes; KADCO, owner; Jason Kessler, KADCO and David Bruno, representing
18. Public Hearing - Resolution Number 5572 - A Request for Budget Appropriation for the Vestavia Hills Municipal Court FY25
19. Public Hearing - Resolution Number 5573 - Annexation - 90 day - 2560 Rocky Ridge Road; Hartford Development LLC
20. Citizens Comments
21. Time Of Adjournment

PUBLIC HEARING PROCEDURES

The following procedures shall be followed for every public hearing of the City Council:

- All comments shall be limited to **3 minutes**. A countdown clock will be provided on the video screens.
- Do not duplicate comments made by previous speakers. For example, if traffic is mentioned as an issue, do not readdress that issue.
- All comments shall be directed to the Mayor and/or presiding officer. Do not address the audience or the applicant.
- Each speaker shall identify himself, including full name and address.

SPECIAL NOTICE CONCERNING CITY COUNCIL MEETINGS

If you prefer not to attend a City Council meeting or work session in person, you may participate remotely:

- **Videoconference:** To participate by videoconference, you may access the meeting via Zoom at https://us02web.zoom.us/j/5539517181. When the Zoom.us window opens in your browser, click "Allow" to be placed in a virtual "waiting room." The host will open the meeting and allow all participants to join the meeting 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 "video" feature and unmute yourself by toggling the mute button. When the Mayor recognizes you and gives you the floor, state your name and address for the record and then you may address the Council. Some useful Zoom functions include: microphone Mute/Unmute; Start/Stop Video; and View Participants – opens a pop-out screen that includes the "Raise Hand" icon that you may use to raise a virtual hand.
- **Teleconference:** To participate by telephone, dial 312.626.6799 and enter the meeting ID: 5539517181. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, unmute yourself by pressing *6 on your keypad. Then state your name and wait for the Mayor to recognize you. When the Mayor recognizes you and gives you the floor, state your name and address for the record and then address the Council.

Meetings may be recorded. By participating in the meeting, you are consenting to be recorded.

"Zoom-bombing." 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 terminated 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.

Summary
Financial Report
May 2024-2025

1.) Reconciled Cash Balance

The overall reconciled cash balance for the month of May was $54,093,209 which is comprised of the following funds:

General Funds	$44,799,476
Restricted Funds	$9,290,553
Petty Cash	$3,180
Total	**$54,093,209**

2.) The "Financial Overview" for the month and YTD through May is as follows:

Monthly Revenues	$4,132,092	YTD Revenues	$56,350,982
Monthly Expenses	$5,056,922	YTD Expenses	$49,657,657
Monthly Fund Balance	($924,830)	YTD Fund Balance	$6,693,325

3.) Comparative Fund Balances:

	YTD	Variance
Actual - 2024-2025	$6,693,325	
Budget - 2024-2025	$5,269,939	$1,423,386
Last Year - 2023-2024	$10,290,837	($3,597,512)

Note:

The "Actual Fund Balance" is $1,423,386 greater than the "Budgeted Fund Balance" and $3,597,512 less than "Last Year Fund Balance".

Summary
Financial Report
May 2024-2025

	MTD			YTD			Variance	
	Actual	Budget	Last Year	Actual	Budget	Last Year	Act vs. Bdgt	Act vs LY
REVENUES	4,132,092	4,185,781	4,759,877	56,350,982	54,631,157	57,066,870	1,719,825	(715,888)
EXPENSES	5,056,922	4,978,989	4,622,369	49,657,657	49,361,218	46,776,033	(296,438)	(2,881,623)
FUND BALANCE	(924,830)	(793,208)	137,508	6,693,325	5,269,939	10,290,837	1,423,386	(3,597,512)
Advalorem - Real	241	51,481	22,024	21,329,707	21,203,144	20,931,691	126,563	398,016
Sales Tax	2,700,563	2,460,168	2,578,072	20,022,575	18,419,090	18,452,677	1,603,485	1,569,898
Utility Franchise Fees	0	47	69	2,692,464	2,613,475	2,613,640	78,989	78,824
Business License	296,517	273,597	84,905	4,193,931	4,142,371	4,298,694	51,560	(104,763)
Advalorem - Personal	223,520	196,841	208,037	1,618,319	1,476,897	1,564,931	141,422	53,388

October thru May 2025 (8 months) **2024-2025**

	Actual	Budget Total	Outstanding Bal	% Received	% Outstanding	Verification
Advalorem - Real	21,329,707	21,245,666	84,041	100.40%	-0.40%	100.00%
Sales Taxes	20,022,575	28,094,201	(8,071,626)	71.27%	28.73%	100.00%
Utility Franchise Fees	2,692,464	2,613,571	78,893	103.02%	-3.02%	100.00%
Business License	4,193,931	4,374,434	(180,503)	95.87%	4.13%	100.00%
Advalorem - Personal	1,618,319	2,319,009	(700,690)	69.78%	30.22%	100.00%

MAY	**MTD**			**MTD**	
			Variance	Last Year	Act vs LY
Advalorem - Real	241	51,481	(51,240)	22,024	(21,783)
Sales Taxes	2,700,563	2,460,168	240,395	2,578,072	122,490
Utility Franchise Fees	0	47	(47)	69	(69)
Business License	296,517	273,597	22,920	84,905	211,613
Advalorem - Personal	223,520	196,841	26,679	208,037	15,483

CITY OF VESTAVIA HILLS
MONTHLY CASH REPORT
"RECONCILED BALANCES"

General Funds	Banking Institutions	APR	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025
General / Operational Funds	Region Bank	4.03%	14,436,292.53	12,801,155.18	9,516,369.01	4,077,735.30	2,844,714.72	1,979,485.71	4,380,644.42	4,836,106.35	24,990,834.56	22,171,177.13	13,955,675.26	16,263,402.43	14,503,397.35
Enhanced Cash Strategy	Region Bank	4.31%	10,223,363.54	10,270,541.52	10,351,509.61	10,418,980.96	10,489,627.78	8,367,221.84	8,499,882.97	8,529,641.86	8,563,732.21	8,607,005.14	8,640,328.91	8,686,461.32	8,687,530.80
Payroll Fund	Region Bank	0.25%	0.00	0.00	0.00	0.00	0.00	0.00	24,133.01	24,133.01	24,133.01	24,133.01	24,133.01	0.00	0.00
Emergency Reserve Fund	PNC Bank	4.25%	20,551,408.03	20,661,720.70	20,855,623.62	20,947,224.55	21,071,036.31	21,070,949.87	21,107,572.98	21,230,188.91	21,316,814.11	21,379,333.55	21,445,489.03	21,519,598.66	21,491,244.88
Court & Corrections Fund	Region Bank	0.25%	89,815.80	113,043.20	132,868.20	114,716.50	112,200.50	137,869.94	98,792.61	91,015.93	143,258.43	101,119.49	134,947.74	128,335.55	117,301.55
American Rescue Plan (COVID-19)	SouthPoint	4.40%	2,803,969.87	2,814,127.93	2,824,663.25	1,773,884.08	1,779,878.81	1,785,177.23	1,790,165.28	1,710,094.74	1,714,675.61	1,718,823.73	1,723,428.05	1,043.47	0.99
Total - Balance			**$48,104,849.77**	**$46,660,588.53**	**$43,681,033.69**	**$37,332,541.39**	**$36,297,458.12**	**$33,340,704.59**	**$35,901,191.27**	**$36,421,180.80**	**$56,753,447.93**	**$54,001,592.05**	**$45,924,002.00**	**$46,598,841.43**	**$44,799,475.57**
Restricted Funds															
Court Cash Bonds	Regions Bank	0.25%	119,416.00	113,621.00	111,646.00	104,646.00	101,421.00	99,551.00	94,182.00	89,272.00	91,082.00	91,652.00	93,552.00	76,156.00	79,856.00
Contractors' Bonds & CDs on Hand	City Clerk's Office	n/a	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42	4,187,938.42
Contractors' Cash Bonds	SouthPoint	0.25%	630,929.54	601,364.94	609,197.10	585,375.54	594,199.62	593,428.25	573,252.03	578,678.21	582,010.47	575,674.35	580,499.93	599,122.39	559,199.24
Confiscated Funds	SouthPoint	1.25%	59,184.90	59,245.54	59,308.27	59,371.06	59,431.89	59,494.81	59,555.77	61,848.74	69,629.47	69,696.24	69,770.23	78,332.20	78,415.36
2013 GOW - QEBC Sinking Fund	Bank of New York	2.35%	1,911,964.89	1,911,964.89	1,911,964.89	1,911,964.89	2,127,191.68	2,127,191.68	2,127,191.68	2,127,191.68	2,127,191.68	2,127,191.68	2,127,191.68	2,321,641.45	2,321,641.45
Lease Escrow Funds	Truist & Robertson		654,497.10	655,560.15	656,660.45	657,763.60	3,967,756.36	3,968,666.45	3,151,303.96	3,152,045.67	2,490,839.60	2,193,074.50	2,193,074.50	2,063,502.61	2,063,502.61
Total Balance			**$7,563,930.85**	**$7,529,694.94**	**$7,536,715.13**	**$7,507,059.51**	**$11,037,938.97**	**$11,036,270.61**	**$10,193,423.86**	**$10,196,974.72**	**$9,548,691.64**	**$9,245,227.19**	**$9,252,026.76**	**$9,326,693.07**	**$9,290,553.08**
Cash on Hand															
Petty Cash - City Depts.			880.00	880.00	880.00	880.00	880.00	880.00	880.00	880.00	880.00	880.00	880.00	880.00	880.00
Petty Cash - Courts/Jail			600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	700.00	700.00
Petty Cash - Library			600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00
Petty Cash - Vehicle Tags			1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
Total - Petty Cash			**$3,080.00**	**$3,080.00**	**$3,080.00**	**$3,080.00**	**$3,080.00**	**$3,080.00**	**$3,080.00**	**$3,080.00**	**$3,080.00**	**$3,080.00**	**$3,080.00**	**$3,180.00**	**$3,180.00**
Grand Total - All Funds			**$55,671,860.62**	**$54,193,363.47**	**$51,220,828.82**	**$44,842,680.90**	**$47,338,477.09**	**$44,380,055.20**	**$46,097,695.13**	**$46,621,235.52**	**$66,305,219.57**	**$63,249,899.24**	**$55,179,108.76**	**$55,928,714.50**	**$54,093,208.65**

Petty Cash Itemization		
City Clerk Dept.	none	
Court Dept.	$700.00	
Finance Dept. & Vehicle Tags	$1,050.00	Tags & City Depts
Fire Dept.	$100.00	City Depts
Inspection Dept.	$30.00	City Depts
Library	$600.00	
Mayor's Office	$200.00	City Depts
Parks & Leisure Services	$300.00	City Depts
Police Dept.	$200.00	City Depts
Public Services	none	
Total	**$3,180.00**	

FINANCIAL SUMMARY REPORT
"MAY 2024-2025"

	MONTH OF MAY 2025							YEAR-TO- DATE THROUGH MAY 2025						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
REVENUE SUMMARY	2024-2025	2024-2025	2023-2024	Actual to Budget		Actual to Last Year		2024-2025	2024-2025	2023-2024	Actual to Budget		Actual to Last Year	
	Actual	Budget	Actual	Amount	Percentage	Amount	Percentage	Actual	Budget	Actual	Amount	Percentage	Amount	Percentage
STATE REVENUE	26,360	16,874	26,524	9,486	56.22%	(164)	-0.62%	191,982	116,879	134,194	75,103	64.26%	57,788	43.06%
COUNTY REVENUE	246,225	270,160	252,321	(23,935)	-8.86%	(6,096)	-2.42%	23,126,426	22,862,674	22,681,899	263,752	1.15%	444,527	1.96%
CITY REVENUE	3,481,367	3,582,605	4,169,812	(101,238)	-2.83%	(688,445)	-16.51%	31,818,936	30,634,531	33,173,177	1,184,405	3.87%	(1,354,241)	-4.08%
PARK & RECREATION	378,140	316,142	311,220	61,998	19.61%	66,920	21.50%	1,213,638	1,017,073	1,077,601	196,565	19.33%	136,037	12.62%
TOTAL REVENUES	**4,132,092**	**4,185,781**	**4,759,877**	**(53,689)**		**(627,785)**		**56,350,982**	**54,631,157**	**57,066,870**	**1,719,825**		**(715,888)**	
EXPENDITURE SUMMARY														
NON DEPARTMENTAL	956,177	1,007,723	902,315	51,546	5.12%	(53,862)	-5.97%	17,624,949	16,597,164	17,142,435	(1,027,785)	-6.19%	(482,513)	-2.81%
CITY COUNCIL	4,912	6,475	6,714	1,563	24.14%	1,802	26.83%	53,166	68,450	60,485	15,284	22.33%	7,319	12.10%
MAYOR & ADMINISTRATION	222,365	201,381	170,536	(20,984)	-10.42%	(51,829)	-30.39%	1,704,238	1,861,419	1,388,050	157,181	8.44%	(316,188)	-22.78%
CITY CLERK	45,974	49,126	42,234	3,152	6.42%	(3,740)	-8.86%	399,229	407,545	359,215	8,316	2.04%	(40,014)	-11.14%
MUNICIPAL COMPLEX	42,503	33,457	22,623	(9,046)	-27.04%	(19,880)	-87.88%	302,733	309,486	281,155	6,753	2.18%	(21,578)	-7.67%
INFORMATION SERVICES	63,689	67,878	64,296	4,189	6.17%	606	0.94%	483,058	564,665	503,095	81,607	14.45%	20,037	3.98%
POLICE	1,271,829	1,293,043	1,170,166	21,214	1.64%	(101,663)	-8.69%	9,907,328	10,410,400	9,089,354	503,072	4.83%	(817,974)	-9.00%
FIRE	1,232,546	1,136,157	1,105,415	(96,389)	-8.48%	(127,132)	-11.50%	9,369,559	9,535,887	8,773,019	166,328	1.74%	(596,540)	-6.80%
INSPECTION	77,704	104,248	69,324	26,544	25.46%	(8,380)	-12.09%	616,430	636,218	556,537	19,788	3.11%	(59,893)	-10.76%
PUBLIC SERVICES	463,124	430,468	450,172	(32,656)	-7.59%	(12,952)	-2.88%	3,758,109	3,722,805	3,623,130	(35,304)	-0.95%	(134,978)	-3.73%
PUBLIC LIBRARY	249,361	274,955	242,546	25,594	9.31%	(6,815)	-2.81%	1,989,788	2,220,897	1,931,119	231,109	10.41%	(58,669)	-3.04%
PARKS & LEISURE SERVICES	426,738	374,078	376,029	(52,660)	-14.08%	(50,709)	-13.49%	3,449,069	3,026,282	3,068,437	(422,787)	-13.97%	(380,632)	-12.40%
TOTAL EXPENDITURES	**5,056,922**	**4,978,989**	**4,622,369**	**(77,932)**		**(434,553)**		**49,657,657**	**49,361,218**	**46,776,033**	**(296,438)**		**(2,881,623)**	
SURPLUS / (DEFICIT)	**(924,830)**	**(793,208)**	**137,508**	**(131,622)**		**(1,062,338)**		**6,693,325**	**5,269,939**	**10,290,837**	**1,423,386**		**(3,597,512)**	

Vestavia Hills
City Council Work Session Minutes
June 9, 2025
5:00 PM

1. Call to Order

The City Council of Vestavia Hills met in special work session on this date at 5:00 PM, following publication and posting pursuant to Alabama law. A number of staff and members of the general public also attended virtually, via Zoom.com, following publication pursuant to Alabama law. The Mayor called the work session to order and the City Clerk called the roll with the following:

2. Roll Call

Roll call was as follows:

MEMBERS PRESENT: Mayor Ashley Curry, Mayor Pro-Tem Rusty Weaver, City Councilors Kimberly Cook, Paul Head, and George Pierce

MEMBERS ABSENT: None.

OTHER OFFICIALS PRESENT: Jeff Downes, City Manager; Patrick H. Boone, City Attorney; Cinnamon McCulley, Asst. City Manager; Rebecca Leavings, City Clerk; Shane Ware, Police Chief

Executive Session

3. Executive Session - Possible Sale/Purchase of Real Estate

The Mayor stated that an executive session was needed for the possible purchase/sale of real estate and pending litigation for an estimated 45 minutes. He opened the floor for a motion.

Mr. Boone, City Attorney confirmed that these were legal reasons for the executive session and that he would attend it.

Mr. Downes stated that Asst. City Manager Cinnamon McCulley and Police Chief Shane Ware would also attend.

MOTION: Adjourn in executive session for an estimated 45 minutes about the possible purchase/sale of real estate and for pending litigation. Motion By: George Pierce. Seconded

By: Kimberly Cook.

VOTE: Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Paul Head, George Pierce.
No: None. Abstain: None. Motion passed.

The Council exited the Chambers and entered into Executive Session at 5:05 PM. At 5:48, the Council exited the Executive Session and the Mayor called the meeting back to order.

Time of Adjournment

There being no further business, Mrs. Cook made a motion to adjourn. The Mayor adjourned the meeting at 5:51 PM.

Ashley C. Curry, Mayor

ATTESTED BY:

Rebecca Leavings, City Clerk

Vestavia Hills
City Council Minutes
June 9, 2025
6:00 PM

1. Call to Order

The City Council of Vestavia Hills met in regular session on this date at 6:00 PM, following publication and posting pursuant to Alabama law. A number of staff and members of the general public also attended virtually, via Zoom.com, following publication pursuant to Alabama law. The Mayor called the meeting to order and the City Clerk called the roll with the following:

2. Roll Call

Roll call was as follows:

MEMBERS PRESENT: Mayor Ashley Curry, Mayor Pro-Tem Rusty Weaver, City Councilors Kimberly Cook, Paul Head, and George Pierce

MEMBERS ABSENT: None.

OTHER OFFICIALS PRESENT: Jeff Downes, City Manager; Patrick H. Boone, City Attorney; Cinnamon McCulley, Asst. City Manager; Rebecca Leavings, City Clerk; Shane Ware, Police Chief; Melvin Turner, Finance Director; Zachary Clifton, Asst. Finance Director; Lori Beth Kearley, Public Works Director; Marvin, Green, Fire Chief; Steven Michael, Fire Captain; Umang Patel, Court Director*; Keith Blanton, Building Safety Director*

3. Invocation - Steve Dedman, Vestavia Hills Chaplain

4. Pledge Of Allegiance

5. Approval Of The Agenda

The Mayor opened the floor for a motion to approve the agenda as presented.

MOTION: Approve the agenda as presented. Motion By: Rusty Weaver. Seconded By: George Pierce.

VOTE: Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Paul Head, George Pierce.
No: None. Abstain: None. Motion passed.

6. Proclamation - Flag Day - June 14, 2025

The Mayor presented a Proclamation designating June 14, 2025, as "Flag Day." Mr. Downes read the Proclamation aloud and the Mayor presented it to Michael Smith, Scoutmaster, Troop 4.

Mayor Curry thanked Scoutmaster Smith and indicated that Troop 4 is one of the most active Troops in the City. He said he is also appreciative of the work they do putting up the flags along Montgomery Highway each year.

Scoutmaster Smith stated that they have been around for over 107 years with over 60 Scouts enrolled and over 50 cub scouts. The Scouting program in Vestavia Hills is strong and they appreciate the support.

7. Announcements, Candidates and Guest Recognition

- Mr. Pierce welcomed Brian Fisher and Kevin Wade to the meeting, representing the Chamber of Commerce Board.
- Mr. Weaver announced that the regular meeting of the Vestavia Hills Planning and Zoning Commission will be held Thursday evening beginning at 6 PM in the Council Chambers.
- Mr. Head announced that the regular meeting of the Vestavia Hills Parks and Recreation Board will be Tuesday morning at the Civic Center beginning at 7:30 AM.
- The Mayor and Mrs. Cook presented a Certificate of Recognition to Scott Brown in recognition of his five years of service on the Vestavia Hills Board of Education. Mr. Downes read the Certificate aloud and the Mayor thanked him for his service.
    - Mrs. Cook stated that the Council doesn't have a way to look into the future, when they choose a member to the Board, to know what situations a board member may encounter. She stated Brown emerged as a strong leader of the Board during the pandemic, thoroughly assessing the factors involved to make decisions that were best for students. Brown was a leader who helped the Board to navigate a very stressful time for families and teachers. She thanked him for his service and leadership over the past five years on the Board.

8. City Manager’s Report

- Mr. Downes stated that his announcements tonight would center around the word "finish":
    - The Council has long discussed adding a generator to City Hall and this will finally come before the Council soon, so it can be installed and marked “finished”.
    - The Council has long discussed the need for a fire training facility and, it too, is about to begin construction and soon will be finished.
    - The pedestrian bridge will be erected the night of June 22 and into the next day; it will also soon be finished, weather permitting.
- The City has invited proposals for a construction manager to assist the City through several anticipated building projects at SHAC, including renovation of the Liberty Park fire station. Proposals are due June 20, and he has already received some responses well known firms

9. Councilors’ Reports

- None.

10. Approval Of Minutes - May 21, 2025 regular meeting minutes

The Mayor opened the floor for a motion to approve the agenda as presented.

MOTION: Approve the minutes of the May 21, 2025, regular meeting. Motion By: Kimberly Cook. Seconded By: Rusty Weaver.

VOTE: Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Paul Head, George Pierce.
No: None. Abstain: None. Motion passed.

Old Business (Public Hearing)

New Business

11. Resolution Number 5569 - A resolution declaring certain personal property as surplus and authorizing the City Manager to dispose/sell said property

MOTION: Approve Resolution Number 5569 as presented. Motion by: Rusty Weaver. Seconded by: George Pierce.

Mr. Downes stated the police vehicles marked for disposal are at the end of life.

VOTE: Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Paul Head, George Pierce.
No: None. Abstain: None. Motion passed.

12. Resolution Number 5570 - A resolution accepting a bid for a specially designed Fire Training Facility for the Vestavia Hills Fire Department

MOTION: Approve. Motion by: Rusty Weaver. Seconded by: Kimberly Cook.

The Mayor stated that this is for the construction of a fire training facility.

Chief Green stated that they anticipate 90-day completion if all goes well.

VOTE: Roll call vote as follows: Yes: Ashley Curry, Rusty Weaver, Kimberly Cook, Paul Head, George Pierce.
No: None. Abstain: None. Motion passed.

New Business Requesting Unanimous Consent (Public Hearing)

First Reading (No Action To Be Taken At This Meeting)

13. Public Hearing - Resolution Number 5567 - Annexation - 90 day - 2610 Stony Branch Road; Lot 1, Stony Branch Subdivision; William Green, owner

14. Public Hearing - Ordinance Number 3274 - Annexation - Overnight - 2610 Stony Branch Road; Lot 1, Stony Branch Subdivision; William Green, owner

15. Public Hearing - Resolution Number 5568 - Annexation - 90-day - 2620 Stony Branch Road; Lot 3, Stony Branch Subdivision; William and Karen Paul, owners

16. Public Hearing - Ordinance Number 3275 - Annexation - Overnight - 2620 Stony Branch Road; Lot 3, Stony Branch Subdivision; William and Karen Paul, owners

17. Public Hearing - Ordinance Number 3276 - An Ordinance Authorizing the Mayor and City Manager to Execute Any and All Documents Related to a Lease Extension for New Cingular Wireless, PCS as Tenant at the Cell Tower Located at 509 Montgomery Highway

18. Citizens Comments

- David Harwell, 1803 Catala Road, stated that he understands that Mrs. Leavings and Mr. Turner both intend to retire soon. He appreciates the assistance that he has always received over the years from these two individuals. He recently renewed his notary appointment, and Mrs. Leavings provided him with the information needed on how to do the new training for the appointment. It will take a lot to replace these two individuals.
- Mr. Pierce stated he has worked a long time with Mrs. Leavings and Mr. Turner and both will be difficult to replace. He has worked with them for the 17 years he's been on City Council and that, after careful consideration and prayer, he has decided not to seek re-election but will be endorsing a candidate to replace him.

19. Time Of Adjournment

There being no further business, Mrs. Cook made a motion to adjourn. The Mayor adjourned the meeting at 6:27 PM.

Ashley C. Curry, Mayor

ATTESTED BY:

Rebecca Leavings, City Clerk

CITY OF VESTAVIA HILLS
CITY CLERK
INTER-DEPARTMENT MEMO

June 23, 2025

To: Jeff Downes, City Manager

From: Rebecca Leavings, City Clerk

Cc:

RE: Public Hearing - Resolution Number 5567 - Annexation - 90 day - 2610 Stony Branch Road; Lot 1, Stony Branch Subdivision; William Green, owner

---

Background:
Requested Annexation for 2610 and 2620 Stony Branch Road. These requests were heard at the last Standing Annexation Committee meeting. When reservations were expressed by the VHFD and engineering, the owners worked on and approved plans for improvements of the private drive to allow a turnaround for larger apparatus. The owners will begin work soon and have agreed to have all improvements done prior to the final request for rezoning and 90-day final annexation. A copy of the planned improvements are attached to this resolution and also affect the following resolution and annexation request.

Recommendation:
The plans were approved by the City Engineer and VHFD who will inspect and approve the improvements prior to the 90-day annexation final.

Fiscal Impact:
na

Attachments:
1. Resolution 5567

RESOLUTION NUMBER 5567

A RESOLUTION PROPOSING THE ANNEXATION OF CERTAIN TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF VESTAVIA HILLS, ALABAMA.

WHEREAS, there has been a petition filed with the City Clerk of the City of Vestavia Hills, Alabama, and herein presented to the City Council of the City of Vestavia Hills, Alabama, dated July 19, 2024, wherein all owners of certain property contiguous to the City Limits of the City of Vestavia Hills, Alabama, ask that their property be annexed to the City of Vestavia Hills, Alabama; and

WHEREAS, said Petition has been presented to the City Council of the City of Vestavia Hills, Alabama, on the 23rd day of June, 2025; and

WHEREAS, it would be in the best interest of the City of Vestavia Hills, Alabama, and to the citizens thereof to consider annexation of said territory and bringing it within the corporate limits of this Municipality; and

WHEREAS, said petitioners must comply with Act #604, 1970 Alabama Legislature regarding Fire Districts (property owners are to be responsible for fire dues if they are within another Fire District at the time of the annexation petition).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vestavia Hills, Alabama, as follows:

1. That the said Petition shall be published one (1) time in *The Alabama Messenger*, a newspaper of general circulation in Vestavia Hills, Jefferson County, Alabama, on the 25th day of June, 2025.

2. That on the 22nd day of September, 2025, in the Vestavia Hills City Hall, a public hearing will be held to determine the truths of the matter set forth in said petition and to consider any protests or objections filed in writing with the City Clerk prior to such hearing, to determine whether it is in the public interest or not that said property be annexed to the City of Vestavia Hills, Alabama, and to consider adoption of an Ordinance annexing the territory described in said petition to this Municipality.

3. That this Resolution shall become known and referred to as Resolution Number 5567 by the City Council of the City of Vestavia Hills, Alabama, and as annexation of the following described property by the City Council of the City of Vestavia Hills, Alabama:

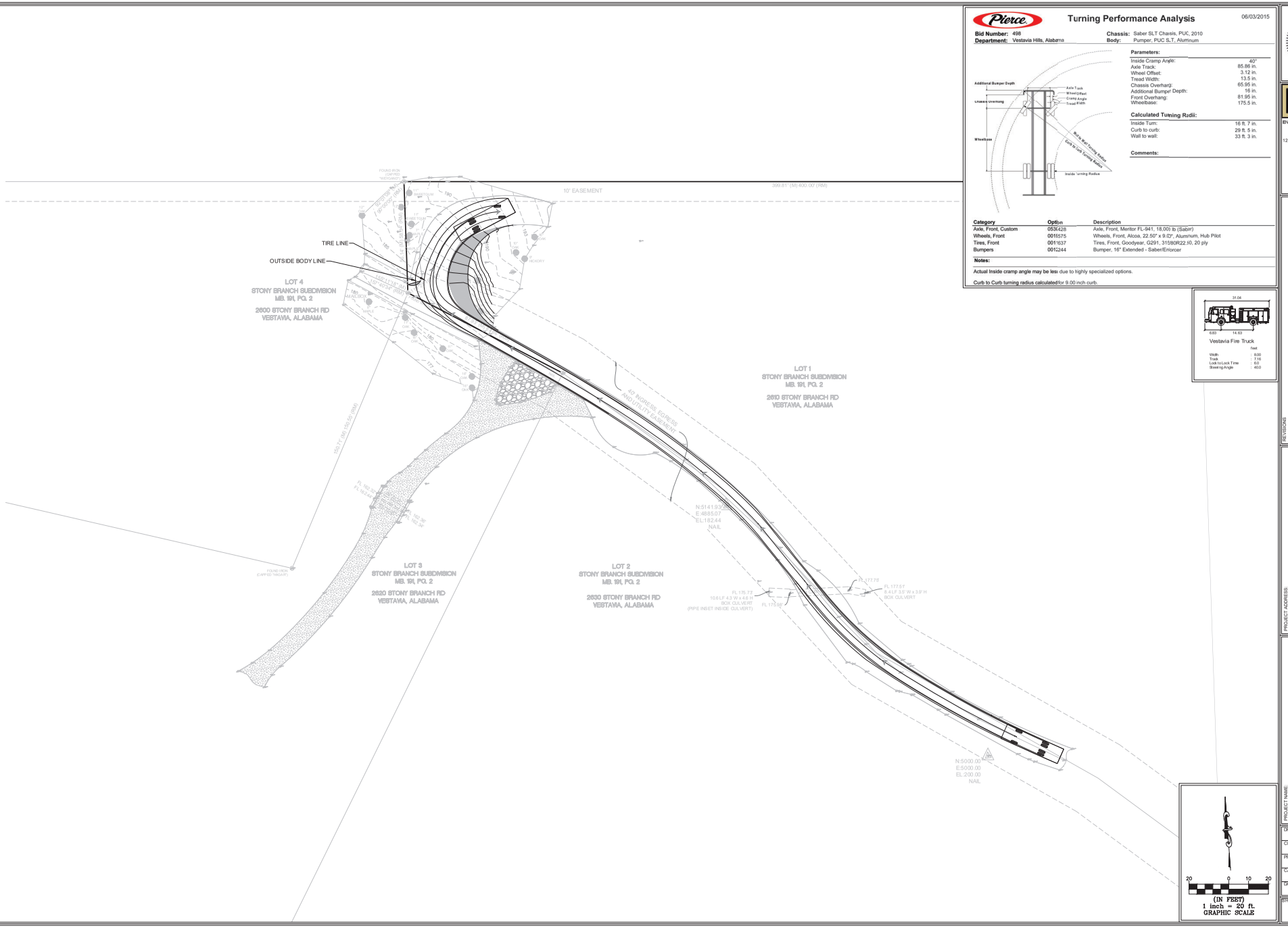
2610 Stony Branch Road
Lot 1, Stony Branch Subdivision
William Gregory Green, Owner(s)

APPROVED and ADOPTED this the 23rd day of June, 2025.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk



Pierce

Turning Performance Analysis

06/03/2015

Bid Number: 498
Department: Vestavia Hills, Alabama

Chassis: Saber SLT Chassis, PUC, 2010
Body: Pumper, PUC S,T, Aluminum

Parameters:

Inside Cramp Angle:	40°
Axle Track:	85.86 in.
Wheel Offset:	3.12 in.
Tread Width:	13.5 in.
Chassis Overhang:	65.95 in.
Additional Bumper Depth:	16 in.
Front Overhang:	81.95 in.
Wheelbase:	175.5 in.

Calculated Turning Radii:

Inside Turn:	16 ft. 7 in.
Curb to curb:	29 ft. 5 in.
Wall to wall:	33 ft. 3 in.

Comments:

Category	Option	Description
Axle, Front, Custom	0533428	Axle, Front, Meritor FL-941, 18,000 lb (Sabir)
Wheels, Front	0011675	Wheels, Front, Alcoa, 22.50" x 9.00", Aluminum, Hub Pilot
Tires, Front	0011637	Tires, Front, Goodyear, G291, 315/80R22.l0, 20 ply
Bumpers	0012244	Bumper, 16" Extended - Saber/Enforcer

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

Vestavia Fire Truck

	feet
Width	: 8.00
Track	: 7.16
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

ALABAMA LICENSED No. 27002 PROFESSIONAL ENGINEER JAMES H. LOVVORN III

EDG
ENGINEERING DESIGN GROUP
PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
(205) 403 - 9158

FOLEY, AL
1000 E. LAUREL AVENUE
FOLEY, AL 36535
(251) 943 - 8960

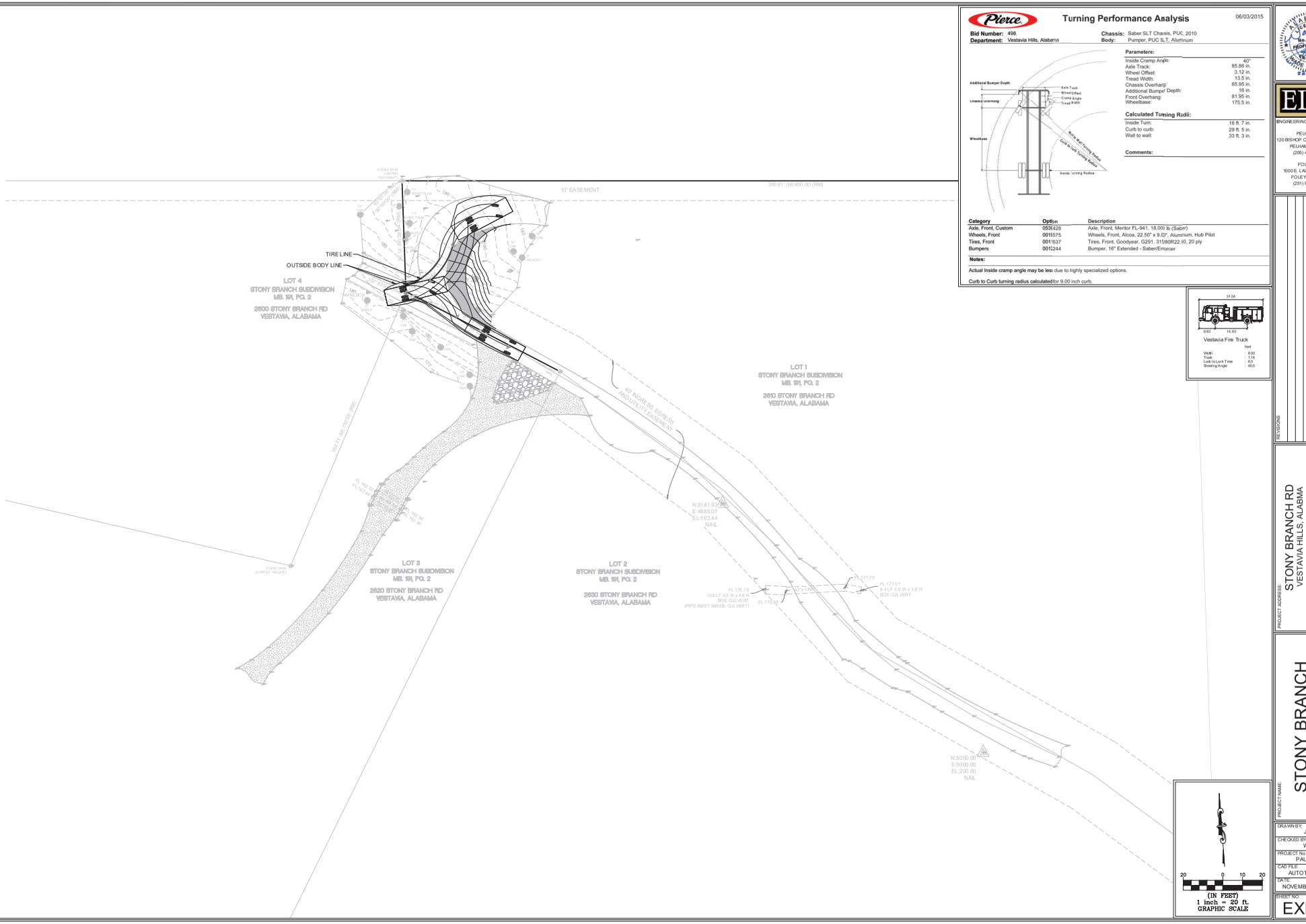
REVISIONS

PROJECT ADDRESS: STONY BRANCH RD
VESTAVIA HILLS, ALABAMA

SHEET TITLE: VESTAVIA FIRE DEPT.
AUTO TURN - FOWARD

PROJECT NAME: STONY BRANCH SUBDIVISION

DRAWN BY: JCS
CHECKED BY: WHL
PROJECT No.: PAUL0001
CAD FILE: AUTOTURN.dwg
DATE: NOVEMBER 26, 2024
SHEET NO.: EXB1.0



Pierce

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Bumpers	0012244	Bumper, 16" Extended - Saber/Enforcer

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

Vestavia Fire Truck

	feet
Width	: 8.00
Track	: 7.16
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

(IN FEET)
1 inch = 20 ft.
GRAPHIC SCALE

ALABAMA LICENSED No. 27002 PROFESSIONAL ENGINEER WILLIAM H. LOVELACE, III

EDG

ENGINEERING DESIGN GROUP

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

FOLEY, AL
1000 E. LAUREL AVENUE
FOLEY, AL 36535
(251) 943 - 8960

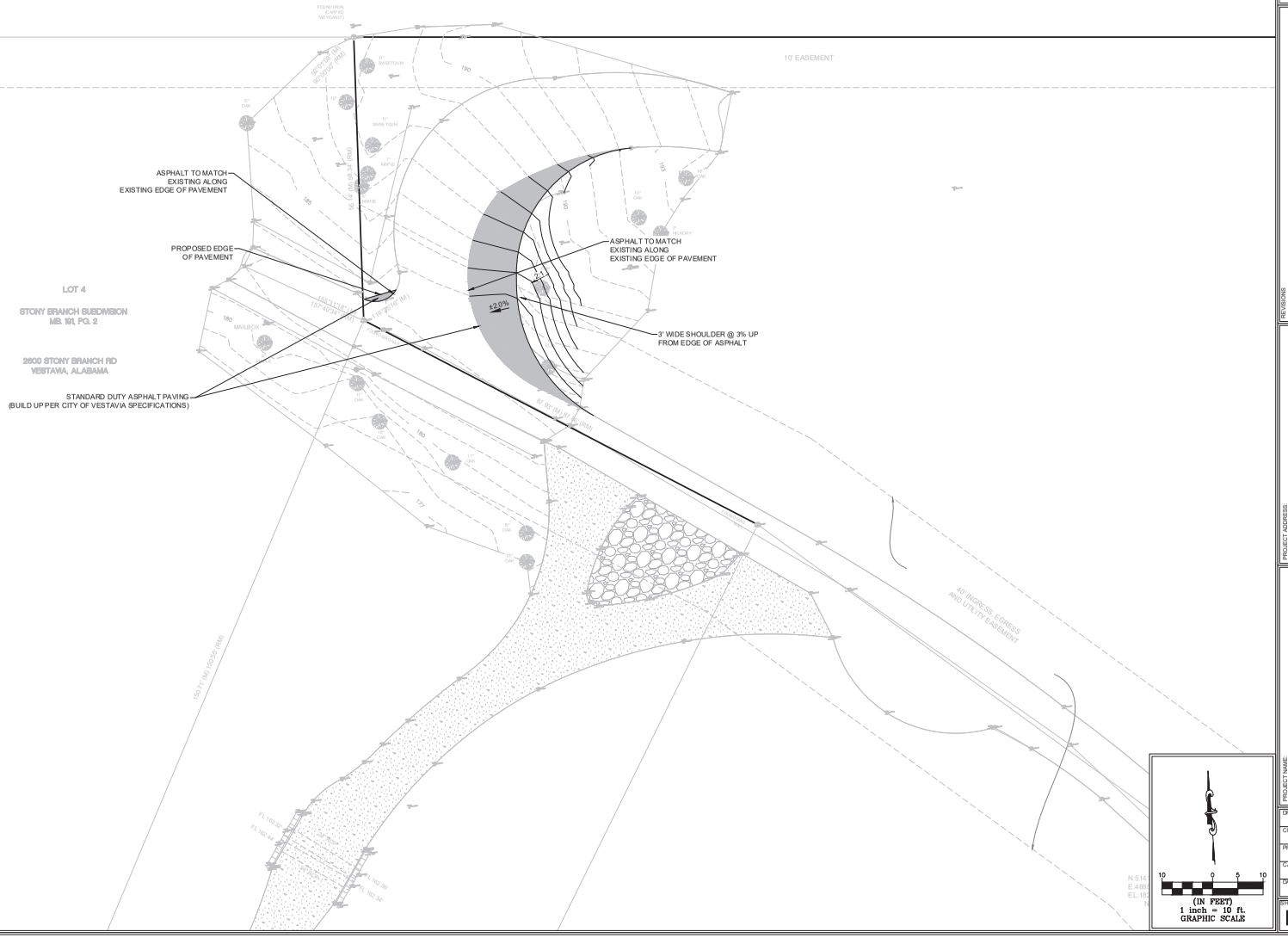
REVISIONS

PROJECT ADDRESS
STONY BRANCH RD
VESTAVIA HILLS, ALABAMA

SHEET TITLE
VESTAVIA FIRE DEPT.
AUTO TURN-REVERSE

PROJECT NAME
STONY BRANCH
SUBDIVISION

DRAWN BY: JCS
CHECKED BY: WHL
PROJECT No.: PAUL0001
CAD FILE: AUTOTURN.dwg
DATE: NOVEMBER 26, 2024
SHEET NO.: EXB1.1



ALABAMA LICENSED No. 27002 PROFESSIONAL ENGINEER WHITNEY H. LOVVORN

EDG

ENGINEERING DESIGN GROUP

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

FOLEY, AL
1000 E. LAUREL AVENUE
FOLEY, AL 36535
(251) 943 - 8660

REVISIONS

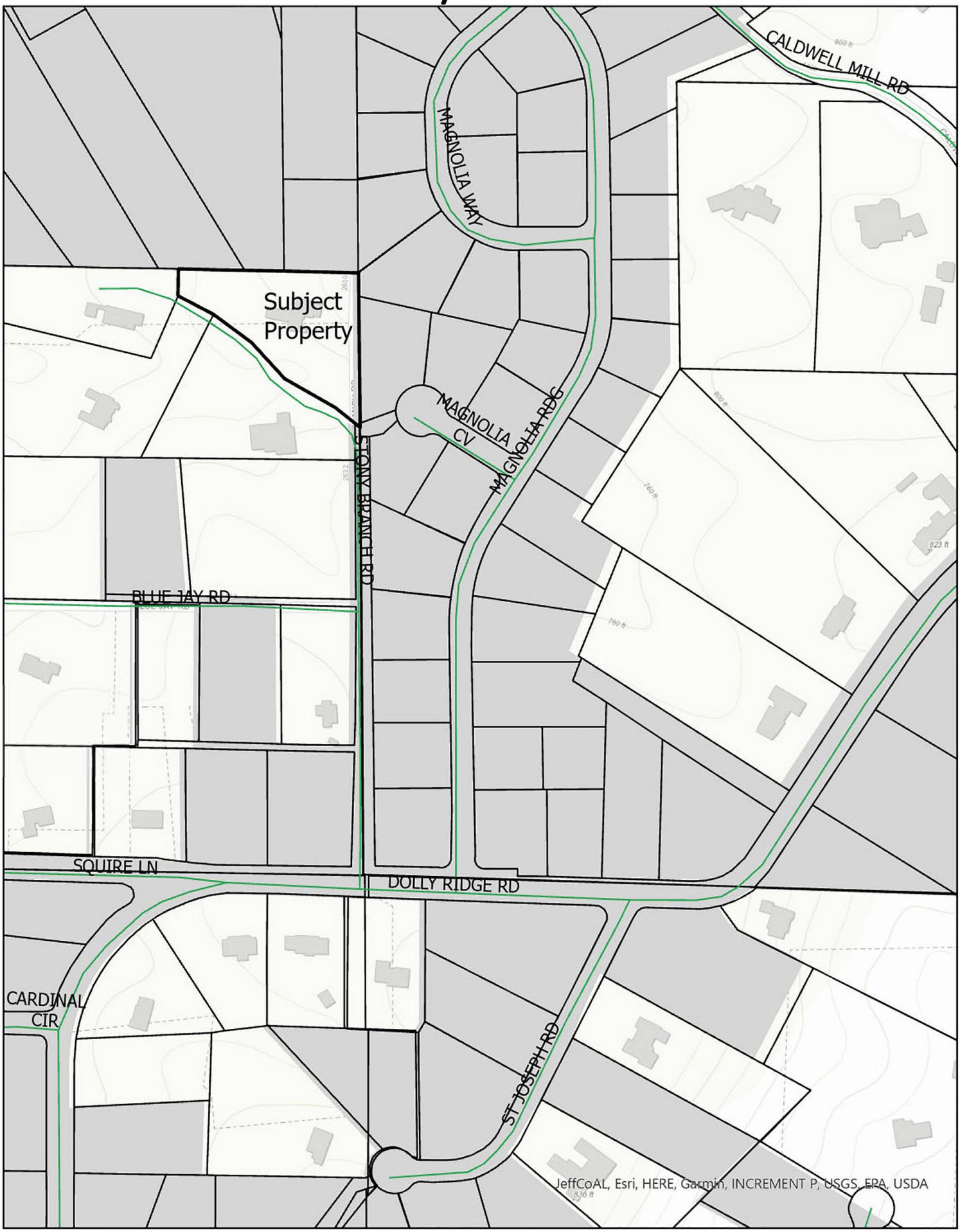
PROJECT ADDRESS: STONY BRANCH RD VESTAVIA HILLS, ALABMA

SHEET TITLE: GRADING EXHIBIT

PROJECT NAME: STONY BRANCH SUBDIVISION

DRAWN BY: JCS
CHECKED BY: WHL
PROJECT No.: PAUL0001
CAD FILE: AUTOTURN.dwg
DATE: NOVEMBER 26, 2024
SHEET NO.: EXB1.2

2610 Stony Branch Road



Annexation Committee Petition Review

Property: 2610 Stony Branch Rd

Owners: William Green

Date: 5/29/2025

1. The property in question is contiguous to the city limits.
   Yes ✓ No _____ Comments: _____
   _____.

2. The land use of the petitioned property is compatible with land use in the area.
   Yes ✓ No _____ Comments: _____
   _____

3. The property being petitioned is noted in the September 2006 Annexation Policy Task Force Report as an area of interest to the city for annexation.
   Yes ✓ No _____ Comments _____
   _____

4. Streets and drainage structures are in substantial compliance with city regulations and building codes, and in good condition at the time of the annexation.
   Yes _____ No ✓ Comments Private Drive
   Rec. Imp. as approved by City Engineer

5. Individual household has a Jefferson or Shelby County Tax Assessor minimum market value of $91,400. Meets city criteria: Yes ✓ No ____
   Comment: _____

6. This street has fewer than 100% of the individual properties within the limits of the city
   Yes ✓ No _____
   Number of total homes 4 Number in city 2

7. Fire dues pursuant to Act #604 of the State of Alabama, and any other assessments on the property shall be the responsibility of the property owner, and their payment proven to the city.
   Agreed to by petitioner: Yes ✓ No _____ Comment _____
   _____

Property: 2610 Stony Branch Rd

8. A non-refundable administrative fee of $100 has been paid to the city. Furthermore, voluntary contributions, including an application fee, of $ N/A will be paid to offset costs associated with the annexation.
Yes ✓ No _____ Comment _____

9. Property is free and clear of hazardous waste, debris and materials.
Yes ✓ No _____ Comment _____

10. Are there any concerns from city departments?
Yes _____ No ✓ Comments: _____
Imp to be completed prior to 90 day annex

11. Information on children: Number in family N/A; Plan to enroll in VH schools Yes _____ No _____ Comments: _____

12. Board of Education comments/concerns: N/A

Other Comments: _____

George Pierce
Chairman

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
====>	2610 Stony Branch Dr	**Property Address**		
====>	$ 991,400	**Appraised Value of Property**	TOTAL MARKET VALUE	
	10%	**Assessment Homestead Rate**		
	$99,140.00	**Assessed Value**	ASSD. VALUE	

AD VALOREM REVENUE

		Citizen Access Portal Descriptor	Notes
$2,037.33	**City portion of ad valorem**	(Subset of CITY)	(20.55 mills rate)
$2,850.28	**BOE portion of ad valorem**	(Subset of CITY)	(28.75 mills rate)
$4,887.60	**Total County remits to City for split with BOE**	CITY	
$1,497.01	**SPC DIST1 BOE local rev (County gives directly to BOE)**	SPC SCHOOL1	(15.1 mills rate)
$812.95	**Countywide School Tax to VH**	SCHOOL	(8.2 mills rate)

TOTAL AD VALOREM REVENUE

$2,037.33	**Annexation Revenue to CITY**	CITY (General Fund portion)	(20.55 mills)
$5,160.24	**Annexation Revenue to BOE**	SCHOOL + SPC SCHOOL1 + CITY (BOE portion)	(8.2 mills + 15.1 mills + 28.75 mills)
$7,197.56	**TOTAL ANNEXATION REVENUE BENEFIT**		

Legend
City Revenue
BOE Revenue

PARCEL #:	**28 00 28 2 001 041.001**	**[111-A0]**	Baths: **4.5**	H/C Sqft: **3,723**
OWNER:	WINGETT REBECCA D (50% INT) & GREEN WILLIAM GREGOR..	**18-012.0**	Bed Rooms: **4**	Land Sch: **A114**
ADDRESS:	2610 STONY BRANCH RD BIRMINGHAN AL 35243	Land: **294,400**	Imp: **697,000**	Total: **991,400**
LOCATION:	2610 STONY BRANCH RD AL 35243	Acres: **0.000**	Sales Info: **05/15/2023**	**$61,200**

SUMMARY

ASSESSMENT

PROPERTY CLASS:	3	OVER 65 CODE:	X
EXEMPT CODE:	6-6	DISABILITY CODE:	X
MUN CODE:	01 COUNTY	HS YEAR:	0
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:	$1,007,800.00	BOE VALUE:	0

VALUE

LAND VALUE 10%		$294,400
LAND VALUE 20%		$0
CURRENT USE VALUE	[DEACTIVATED]	$0
CLASS 2		
CLASS 3		
BLDG 001	111	$697,000
TOTAL MARKET VALUE **[APPR. VALUE: $991,400]**:		$991,400

Assesment Override:

MARKET VALUE:
CU VALUE:
PENALTY:
ASSESSED VALUE:

TAX INFO

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	3	1	$99,140	$644.41	$99,140	$644.41	$0.00
COUNTY	3	1	$99,140	$1,338.39	$99,140	$1,338.39	$0.00
SCHOOL	3	1	$99,140	$812.95	$99,140	$812.95	$0.00
DIST SCHOOL	3	1	$99,140	$0.00	$99,140	$0.00	$0.00
CITY	3	1	$99,140	$0.00	$99,140	$0.00	$0.00
FOREST	3	1	$0	$0.00	$0	$0.00	$0.00
SPC SCHOOL1	3	1	$99,140	$505.61	$99,140	$505.61	$0.00
SPC SCHOOL2	3	1	$99,140	$1,665.55	$99,140	$1,665.55	$0.00

ASSD. VALUE: $99,140.00 **$4,966.91** **GRAND TOTAL: $0.00**

FULLY PAID

DEEDS

INSTRUMENT NUMBER	DATE
2023052775	5/15/2023
2016109726	10/12/2016
200717-20522	12/06/2007
9802-4407	02/09/1998

PAYMENT INFO

PAY DATE	TAX YEAR	PAID BY	AMOUNT
	2024		$0.00
	2023		$0.00
	2022		$0.00
	2021		$0.00
11/4/2020	2020	GREEN WILLIAM GREGORY	$3,738.56
2/3/2020	2019	WINGETT REBECCA	$3,781.69
10/25/2018	2018	WINGETT REBECCA D	$3,545.17
10/27/2017	2017	GREEN WILLIAM	$3,545.17
10/21/2016	2016	WILLIAM GREEN	$3,545.17
11/24/2015	2015	GREEN WILLIAM G	$3,545.17
10/14/2014	2014	-	$3,505.09
11/27/2013	2013	-	$3,505.09
11/5/2012	2012	MED-SURVEY LLC	$3,505.09
20111014	2011	***	$3,544.68
20101018	2010	***	$3,544.68
20091113	2009	***	$3,544.68
20081210	2008	***	$3,604.29
20071121	2007	***	$4,002.96
20070212	2006	***	$3,012.34
20051130	2005	***	$1,489.94
20041207	2004	***	$1,489.94

Fire Department Comments

- Fire Hydrant at the gate is adequate
- Road narrows to 10 feet or less past the gate (14 feet required)
- Adequate turn around lacking
- 2610
    - Driveway is greater than 150 feet from the roadway. The drive surface would need to be assessed by an engineer to ensure they would support the weight of suppression apparatus. Access off of the private road is tight and should be evaluated through a turn study. A Turn study is also necessary to ensure adequate turn around.

- 2620
    - Driveway is greater than 150 feet from the roadway. The culvert and drive surface would need to be assessed by an engineer to ensure they would support the weight of suppression apparatus. Turn study would also necessary to ensure adequate turn around.
- 2630
    - No specific access comments

Aug 6, 2024

ANX-24-7

Board of Education Review

Annexation Application

Status: Complete

Assignee: Scott Brown

Became Active: Jul 19, 2024

Completed: Jul 23, 2024

Applicant

William Green
greggreen1@me.com
2610 STONY BRANCH RD
BIRMINGHAM, AL 35243-2034
205-907-1689

Primary Location

2610 STONY BRANCH RD
VESTAVIA HILLS, AL 35243

Owner:

William Gregory Green
2610 STONY BRANCH RD Stony Branch Rd Vestavia Hills, AL 35243-2034

Comments

Scott Brown, Jul 23, 2024
No objection

Aug 6, 2024

ANX-24-7

Engineering/Public Works Review

Annexation Application

Status: Complete

Assignee: Christopher Brady

Became Active: Jul 19, 2024

Completed: Aug 2, 2024

Applicant

William Green
greggreen1@me.com
2610 STONY BRANCH RD
BIRMINGHAM, AL 35243-2034
205-907-1689

Primary Location

2610 STONY BRANCH RD
VESTAVIA HILLS, AL 35243

Owner:

William Gregory Green
2610 STONY BRANCH RD Stony Branch Rd Vestavia Hills, AL 35243-2034

Comments

Christopher Brady, Aug 2, 2024

See Engineering Review and Recommendations attached. This includes the following:

- Publicly accessible vehicular turnaround at end of Stony Branch outside of private gate.
- Confirm availability of private garbage pickup.
- Review of drainage culverts for structural stability.

ANX-24-7

Annexation Application

Status: Active

Submitted On: 6/4/2024

Primary Location

2610 STONY BRANCH RD
VESTAVIA HILLS, AL 35243

Owner

William Gregory Green
Stony Branch Rd 2610 STONY BRANCH RD Vestavia Hills, AL 35243-2034

Applicant

William Green
205-907-1689
greggreen1@me.com
2610 STONY BRANCH RD
BIRMINGHAM, AL 35243-2034

Owner Information

Owner's Name*

William Gregory Green and Rebecca Dyar Wingett

Owner Mailing Address Inc. City, State, Zip*

2610 Stony Branch Rd, Birmingham, AL 35243

Property Information

Address of Property to be annexed?*

2610 Stony Branch Rd, Birmingham, AL
35243 35243

Legal Description of Property to be Annexed*

Parcel ID: 28 00 28 2 001 041.001
STONY BRANCH SUB 28-28-2
Book: 191, Page 2
Township: 18S
Section: 28
Block: 001 (not found, but extracted from Parcel #)
Lot: 1

Lot 1, according to the Map and Survey of Stony Branch Subdivision, as recorded in Map Book 191, Page 2, in the Office of the Judge of Probate of Jefferson County, Alabama. Subject to and together with a non-exclusive 40 foot easement for ingress and egress and public utilities as shown by record plat.

County Location of Property:

Jefferson County

Tax Parcel ID Number (if known)

28 00 28 2 001 041.001

County Zoning Classification

Zoning: E-1 - ESTATE

Is this annexation for redevelopment?*

No

Compatible City Zoning Classification

VH E-2 Estate

Desired Zoning Classification

VH E-2 Estate

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

Yes

Annexation Request Information

Please Explain your reason for requesting annexation?*

Property value, conform to neighbors on Stony Branch Rd., adjacent Blue Jay Rd. and Magnolia Ridge, desire school zoning in Vestavia Hills Elementary Dolly Ridge where daughter teaches (Amy Stuckey). Property co-owner Rebecca Wingett retired from 25 years at Vestavia Hills High School (name was Rebecca Patterson). City services. Both property owners are elderly and property is ideal for families with school age children (5 BR, 4.5 Baths).

Are you located in the Rocky Ridge Fire District?*

Yes

Information on Children

Name of Child

Adult children, both attended Vestavia schools.

Age of Child

School Grade of Child

Plan to Enroll in Vestavia Hills School within 2 years?

–

Name of Child

Age of Child

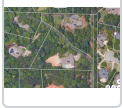
School Grade of Child

Plan to Enroll in Vestavia Hills Schools within 2 years?

Addition children information

Attachments

Owner's Notarized Affidavit REQUIRED
Resolution page 8 3 signatures 20240528.pdf
Uploaded by William Green on Jun 4, 2024 at 10:35 AM



"As Built" survey of property (if available)
2610 Green.Wingett_2630 Kuckens_2620 Paul.png
Uploaded by William Green on Jun 4, 2024 at 12:24 PM

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.

SIGNATURE(S)	**DESCRIPTION OF PROPERTY**
William A Paul / Karen Paul	Lot 3 Block ____ Survey Stony Branch Subdivision MAP BOOK 191, page 2
William G Green / Rebecca Wingett	Lot 1 Block ____ Survey Stony Branch Subdivision Map Book 191, page 2
Edward Kuchan / Gloria Kuchan	Lot 2 Block ____ Survey STONY BRANCH SUBDIVISION MAP BOOK 191, page 2

(Use reverse side hereof for additional signatures and property descriptions, if needed).

STATE OF ALABAMA

Jefferson **COUNTY**

William G. Green 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 all the owners of the described property.

Signature of Certifier

Subscribed and sworn before me this the 28 day of May, 2024.

DANIEL S SEGUIN NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public

My commission expires: 4/20/2026

PARCEL #:	**28 00 28 2 001 041.001**	**[111-A0]**	Baths: **4.5**	H/C Sqft: **3,723**
OWNER:	WINGETT REBECCA D (50% INT) & GREEN WILLIAM GREGOR..	**18-012.0**	Bed Rooms: **4**	Land Sch: **A114**
ADDRESS:	2610 STONY BRANCH RD BIRMINGHAN AL 35243	Land: **294,400**	Imp: **713,400**	Total: **1,007,800**
LOCATION:	2610 STONY BRANCH RD AL 35243	Acres: **0.000**	Sales Info: **05/15/2023**	**$61,200**

LAND COMPUTATION

		Code	Acerage	Square Foot	Market Value	CU. Value
A114	3	111 HOUSEHOLD UNITS	1.84	80150.4	$294,400.00	

ROLLBACK/HOMESITE/MISCELLANEOUS

LEGAL DESCRIPTION

SUB DIVISON1: STONY BRANCH SUB 28-28-2 MAP BOOK: 191 PAGE: 2
SUB DIVISON2: MAP BOOK: 0 PAGE: 0

PRIMARY BLOCK: SECONDARY BLOCK: 0
PRIMARY LOT: 1 SECONDARY LOT: 0

METES AND BOUNDS: LOT 1 STONY BRANCH SUBDIVISION PB 191 PG 2

SALES INFORMATION

5/15/2023	$61,200.00	2 **BOOK:**2023 **PAGE:**052775	Land & Building	WINGETT REBECCA D (50% INT) & GREEN WILLIAM GREGORY (50%)
10/12/2016	$0.00	2 **BOOK:**2016 **PAGE:**109726	Land & Building	WINGETT REBECCA D (57.42% INT) & GREEN WILLIAM GREGORY (42.58%)
2/1/1998	$149,000.00	1 **BOOK:**9802 **PAGE:**004407	Land	

ORDINANCE NUMBER 3274

AN ORDINANCE TO ALTER, REARRANGE, AND EXTEND THE CORPORATE LIMITS OF THE CITY OF VESTAVIA HILLS, ALABAMA, SO AS TO EMBRACE AND INCLUDE WITHIN THE CORPORATE AREA OF SAID CITY ALL TERRITORY NOW WITHIN SUCH CORPORATE LIMITS AND ALSO CERTAIN OTHER TERRITORY CONTIGUOUS TO SAID CITY.

WHEREAS, a certain petition signed by William Gregory Green dated July 19, 2024, that the property therein described be annexed to the City of Vestavia Hills, Alabama, together with a map of said territory showing its relationship to the corporate limits of the City, has been filed with the City Clerk of the City of Vestavia Hills; and

WHEREAS, this Council has determined and found that the matters set forth and alleged in said petition are true and correct, and that it is in the public interest that said territory be annexed to the City of Vestavia Hills;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Vestavia Hills, Alabama, as follows:

SECTION 1. That said Council hereby assents to the annexation of said territory to the City of Vestavia Hills, Alabama, the corporate limits of the City to be extended and rearranged pursuant to the provisions of Title 11, Chapter 42, Article 2, Code of Alabama, 1975 (Sections 11-42-20 through 11-42-23, as amended) so as to embrace and include said territory, in addition to the territory already within its present corporate limits. The new boundary line does not lie at any point more than half the distance between the old city boundary and the corporate boundary of any other municipality. Said territory is described as follows:

2610 Stony Branch Road
Lot 1, Stony Branch Subdivision
William Gregory Green

SECTION 2. That the City Clerk shall file a certified copy of this Ordinance containing an accurate description of said annexed territory with the Probate Judge of Jefferson County, Alabama, and also cause a copy of this Ordinance to be published/posted in accordance with Alabama law.

APPROVED and ADOPTED this the 23rd day of June, 2025.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance Number 3274 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 23rd day of June, 2025, as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, Vestavia Hills New Merkel House and Vestavia Hills Recreational Center this the _____ day of _____, 2025.

Rebecca Leavings
City Clerk

2610 Stony Branch Road
CALDWELL MILL RD
MAGNOLIA WAY
Subject Property
MAGNOLIA CV
MAGNOLIA RDG
STONY BRANCH RD
BLUE JAY RD
SQUIRE LN
DOLLY RIDGE RD
CARDINAL CIR
ST JOSEPH RD
JeffCoAL, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

RESOLUTION NUMBER 5568

A RESOLUTION PROPOSING THE ANNEXATION OF CERTAIN TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF VESTAVIA HILLS, ALABAMA.

WHEREAS, there has been a petition filed with the City Clerk of the City of Vestavia Hills, Alabama, and herein presented to the City Council of the City of Vestavia Hills, Alabama, dated July 19, 2024, wherein all owners of certain property contiguous to the City Limits of the City of Vestavia Hills, Alabama, ask that their property be annexed to the City of Vestavia Hills, Alabama; and

WHEREAS, said Petition has been presented to the City Council of the City of Vestavia Hills, Alabama, on the 23rd day of June, 2024; and

WHEREAS, it would be in the best interest of the City of Vestavia Hills, Alabama, and to the citizens thereof to consider annexation of said territory and bringing it within the corporate limits of this Municipality; and

WHEREAS, said petitioners must comply with Act #604, 1970 Alabama Legislature regarding Fire Districts (property owners are to be responsible for fire dues if they are within another Fire District at the time of the annexation petition).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vestavia Hills, Alabama, as follows:

1. That the said Petition shall be published one (1) time in *The Alabama Messenger*, a newspaper of general circulation in Vestavia Hills, Jefferson County, Alabama, on the 25th day of June, 2025.

2. That on the 22nd day of September, 2025, in the Vestavia Hills City Hall, a public hearing will be held to determine the truths of the matter set forth in said petition and to consider any protests or objections filed in writing with the City Clerk prior to such hearing, to determine whether it is in the public interest or not that said property be annexed to the City of Vestavia Hills, Alabama, and to consider adoption of an Ordinance annexing the territory described in said petition to this Municipality.

3. That this Resolution shall become known and referred to as Resolution Number 5568 by the City Council of the City of Vestavia Hills, Alabama, and as annexation of the following described property by the City Council of the City of Vestavia Hills, Alabama:

2620 Stony Branch Road
Lot 3, Stony Branch Subdivision
William and Karen Paul, Owner(s)

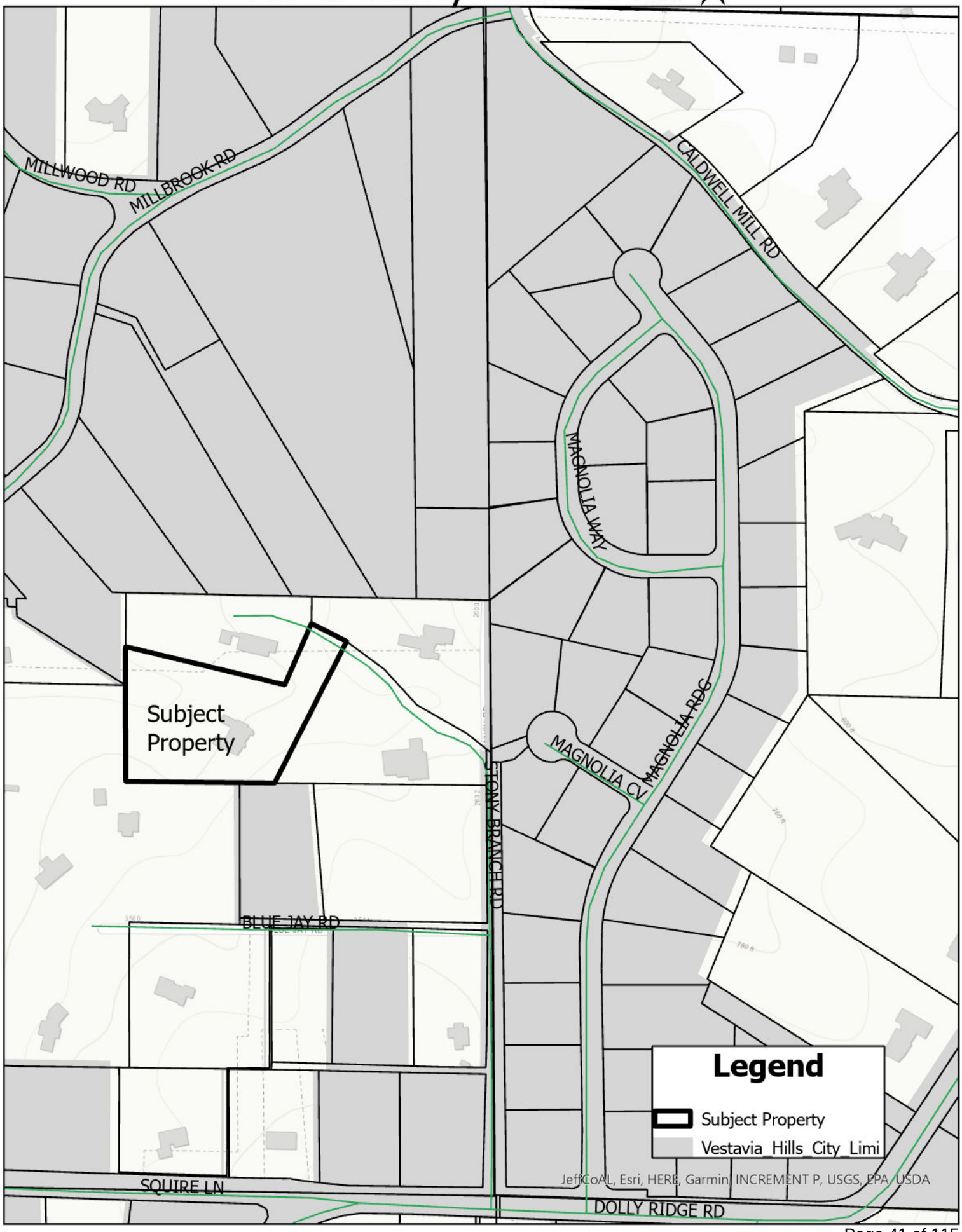
APPROVED and ADOPTED this the 23rd day of June, 2025.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

2620 Stony Branch Rd



Annexation Committee Petition Review

Property: 2620 Stony Branch Rd

Owners: Wm & Karen Paul

Date: 5/29/2025

1. The property in question is contiguous to the city limits.
   Yes ✓ No _____ Comments: _____

2. The land use of the petitioned property is compatible with land use in the area.
   Yes ✓ No _____ Comments: _____

3. The property being petitioned is noted in the September 2006 Annexation Policy Task Force Report as an area of interest to the city for annexation.
   Yes ✓ No _____ Comments _____

4. Streets and drainage structures are in substantial compliance with city regulations and building codes, and in good condition at the time of the annexation.
   Yes _____ No ✓ Comments Private Drive
   Imp rec. & approved by City Eng.

5. Individual household has a Jefferson or Shelby County Tax Assessor minimum market value of $801,000. Meets city criteria: Yes ✓ No ____
   Comment: _____

6. This street has fewer than 100% of the individual properties within the limits of the city
   Yes ✓ No _____
   Number of total homes 4 Number in city 2

7. Fire dues pursuant to Act #604 of the State of Alabama, and any other assessments on the property shall be the responsibility of the property owner, and their payment proven to the city.
   Agreed to by petitioner: Yes ✓ No _____ Comment _____

Property: 2620 Stony Branch Rd

8. A non-refundable administrative fee of $100 has been paid to the city. Furthermore, voluntary contributions, including an application fee, of $ n/a will be paid to offset costs associated with the annexation.
Yes ✓ No _____ Comment _____

9. Property is free and clear of hazardous waste, debris and materials.
Yes ✓ No _____ Comment _____

10. Are there any concerns from city departments?
Yes ✓ No _____ Comments: Imp of drive to be completed by 90-day planner

11. Information on children: Number in family n/a; Plan to enroll in VH schools Yes _____ No _____ Comments: _____

12. Board of Education comments/concerns: _____
n/a

Other Comments: _____

George Pierce
Chairman

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
====>	**2620 Stony Branch Dr**	**Property Address**		
====>	**$ 801,000**	**Appraised Value of Property**	TOTAL MARKET VALUE	
	10%	**Assessment Homestead Rate**		
	$80,100.00	**Assessed Value**	ASSD. VALUE	

AD VALOREM REVENUE

		Citizen Access Portal Descriptor	Notes
$1,646.06	**City portion of ad valorem**	(Subset of CITY)	(20.55 mills rate)
$2,302.88	**BOE portion of ad valorem**	(Subset of CITY)	(28.75 mills rate)
$3,948.93	**Total County remits to City for split with BOE**	CITY	
$1,209.51	**SPC DIST1 BOE local rev (County gives directly to BOE)**	SPC SCHOOL1	(15.1 mills rate)
$656.82	**Countywide School Tax to VH**	SCHOOL	(8.2 mills rate)

TOTAL AD VALOREM REVENUE

$1,646.06	**Annexation Revenue to CITY**	CITY (General Fund portion)	(20.55 mills)
$4,169.21	**Annexation Revenue to BOE**	SCHOOL + SPC SCHOOL1 + CITY (BOE portion)	(8.2 mills + 15.1 mills + 28.75 mills)
$5,815.26	**TOTAL ANNEXATION REVENUE BENEFIT**		

Legend
City Revenue
BOE Revenue

PARCEL #:	**28 00 28 2 001 041.003**	**[111-B+]**	Baths: **2.5**	H/C Sqft: **4,036**
OWNER:	PAUL WILLIAM A & KAREN B	**18-012.0**	Bed Rooms: **3**	Land Sch: **A114**
ADDRESS:	2620 STONY BRANCH RD BIRMINGHAM AL 35243-2034	Land: **213,600**	Imp: **587,400**	Total: **801,000**
LOCATION:	2620 STONY BRANCH RD AL 35243	Acres: **0.000**	Sales Info: **01/11/2022**	**$622,750**

SUMMARY

ASSESSMENT

PROPERTY CLASS:	3	OVER 65 CODE:	X
EXEMPT CODE:	3-2	DISABILITY CODE:	
MUN CODE:	01 COUNTY	HS YEAR:	0
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:	$816,000.00	BOE VALUE:	0

VALUE

LAND VALUE 10%		$213,550
LAND VALUE 20%		$0
CURRENT USE VALUE	[DEACTIVATED]	$0
CLASS 2		
CLASS 3		
POOL GUNITE 60	29G0600	$48,800
BLDG 001	111	$538,600
TOTAL MARKET VALUE **[APPR. VALUE: $801,000]**:		$800,950

Assesment Override:

MARKET VALUE:
CU VALUE:
PENALTY:
ASSESSED VALUE:

TAX INFO

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	3	1	$67,900	$441.35	$67,900	$441.35	$0.00
COUNTY	3	1	$67,900	$916.65	$2,000	$27.00	$889.65
SCHOOL	3	1	$67,900	$556.78	$0	$0.00	$556.78
DIST SCHOOL	3	1	$67,900	$0.00	$0	$0.00	$0.00
CITY	3	1	$67,900	$0.00	$0	$0.00	$0.00
FOREST	3	1	$0	$0.00	$0	$0.00	$0.00
SPC SCHOOL1	3	1	$67,900	$346.29	$0	$0.00	$346.29
SPC SCHOOL2	3	1	$67,900	$1,140.72	$0	$0.00	$1,140.72

ASSD. VALUE: $67,900.00 **$3,401.79** **GRAND TOTAL: $2,933.44**

FULLY PAID

DEEDS

INSTRUMENT NUMBER	DATE
2022005147	1/11/2022
201512300105507	10/23/2015
201218-4296	9/28/2012
200407-1709	05/11/2004
9806-8276	05/21/1998

PAYMENT INFO

PAY DATE	TAX YEAR	PAID BY	AMOUNT
11/26/2024	2024		$2,933.44
12/19/2023	2023	KAREN PAUL	$2,933.44
11/11/2022	2022	KAREN PAUL	$2,933.44
10/17/2021	2021	KAREN PAUL	$2,688.41
12/14/2020	2020	KAREN PAUL	$2,688.41
11/8/2019	2019	PAUL WILLIAM A & KAREN B	$2,497.41
10/25/2018	2018	WILUAM A PAUL KAREN PAUL	$2,938.96
10/12/2017	2017	WILLIAM A PAUL KAREN PAUL	$2,938.96
11/4/2016	2016	PAUL KAREN B	$2,938.96
10/27/2015	2015	WILLIAM A PAUL KAREN PAUL	$2,938.96
10/20/2014	2014	-	$2,903.89
10/22/2013	2013	-	$2,489.06
1/16/2013	2012	PAUL WILLIAM A & NANCY J	$2,488.57
20111216	2011	***	$2,579.76
20101201	2010	***	$2,579.76
20091212	2009	***	$2,579.76
20081212	2008	***	$2,623.33
20071205	2007	***	$2,607.30
20061209	2006	***	$2,564.21
20051116	2005	***	$2,461.52
20041206	2004	***	$2,309.70

- Fire Hydrant at the gate is adequate
- Road narrows to 10 feet or less past the gate (14 feet required)
- Adequate turn around lacking
- 2610
    - Driveway is greater than 150 feet from the roadway. The drive surface would need to be assessed by an engineer to ensure they would support the weight of suppression apparatus. Access off of the private road is tight and should be evaluated through a turn study. A Turn study is also necessary to ensure adequate turn around.

- 2620
    - Driveway is greater than 150 feet from the roadway. The culvert and drive surface would need to be assessed by an engineer to ensure they would support the weight of suppression apparatus. Turn study would also necessary to ensure adequate turn around.
- 2630
    - No specific access comments

Aug 6, 2024

ANX-24-6

Fire Department Review

Annexation Application

Status: Complete

Assignee: Ryan Farrell

Became Active: Jul 19, 2024

Completed: Aug 2, 2024

Applicant

William Paul
ap253@aol.com
2620 Stony Branch Road
Birmingham, AL 35243
205-266-5728

Primary Location

2620 STONY BRANCH RD
VESTAVIA HILLS, AL 35243

Comments

Ryan Farrell, Aug 2, 2024

Comments added as an attachment

William Paul, Aug 2, 2024

We have had Fire trucks at 2620 before. Additionally, when we built a swimming pool we had multiple dump truck loads of dirt come over the culvert/bridge @ 2620 to build up the back yard and large dump trucks of gunite to build the pool come over the culvert/bridge @ 2620 without incident.

Aug 6, 2024

ANX-24-6

Board of Education Review

Annexation Application

Status: Complete

Assignee: Scott Brown

Became Active: Jul 19, 2024

Completed: Jul 23, 2024

Applicant

William Paul
ap253@aol.com
2620 Stony Branch Road
Birmingham, AL 35243
205-266-5728

Primary Location

2620 STONY BRANCH RD
VESTAVIA HILLS, AL 35243

Comments

Scott Brown, Jul 23, 2024

No objection

Aug 6, 2024

ANX-24-6

Engineering/Public Works Review

Annexation Application

Status: Complete

Assignee: Christopher Brady

Became Active: Jul 19, 2024

Completed: Aug 2, 2024

Applicant

William Paul
ap253@aol.com
2620 Stony Branch Road
Birmingham, AL 35243
205-266-5728

Primary Location

2620 STONY BRANCH RD
VESTAVIA HILLS, AL 35243

Comments

Christopher Brady, Aug 2, 2024

See Engineering Review and Recommendations attached. This includes the following:

- Publicly accessible vehicular turnaround at end of Stony Branch outside of private gate.
- Confirm availability of private garbage pickup.
- Review of drainage culverts for structural stability.

William Paul, Aug 2, 2024

*Our trash/garbage pick up is through Amwaste. 2620 and 2630 have curbside pick up. 2610 already receives back door pick up. *We have had Fire trucks at 2620 before. Additionally, when we built a swimming pool we had multiple dump truck loads of dirt come over the culvert/bridge @ 2620 to build up the back yard and large dump trucks of gunite to build the pool come over the culvert/bridge @ 2620 without incident.

ANX-24-6

Annexation Application

Status: Active

Submitted On: 5/31/2024

Primary Location

2620 STONY BRANCH RD
VESTAVIA HILLS, AL 35243

Owner

Applicant

William Paul
205-266-5728
ap253@aol.com
2620 Stony Branch Road
Birmingham, AL 35243

Owner Information

Owner's Name*

William A. Paul, Karen B. Paul

Owner Mailing Address Inc. City, State, Zip*

2620 Stony Branch Road, Jefferson County, 35243

Property Information

Address of Property to be annexed?*

2620 Stony Branch Road, Jefferson county, 35243

Legal Description of Property to be Annexed*

Lot 3, Stony Branch Subdivision, Map Book 191, page 2

County Location of Property:

Jefferson County

Tax Parcel ID Number (if known)

28 00 28 2 001 041.003

County Zoning Classification

JC E-1

Is this annexation for redevelopment?*

No

Compatible City Zoning Classification

VH E-2

Desired Zoning Classification

VH E-2

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

Yes

Annexation Request Information

Please Explain your reason for requesting annexation?*

1. Desire Vestavia city services. 2. Will improve property value

Are you located in the Rocky Ridge Fire District?*

Yes

Information on Children

Name of Child

No children living on property

Age of Child

School Grade of Child

Plan to Enroll in Vestavia Hills School within 2 years?

No

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 REQUIRED
Vestavia Affidavit.pdf
Uploaded by William Paul on May 31, 2024 at 3:12 PM

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:

William A. Paul _____ Lot 3 Blk _____ Survey Stony Branch Subdivision MAP BOOK 191, page 2

_____ Lot _____ Blk _____ Survey 2620 Stony Branch Road

_____ Lot _____ Blk _____ Survey _____

_____ Lot _____ Blk _____ Survey _____

_____ Lot _____ Blk _____ Survey _____

_____ Lot _____ Blk _____ Survey _____

STATE OF ALABAMA

Jefferson COUNTY

William A. Paul 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.

William A. Paul
Signature of Certifier

Subscribed and sworn before me on this 31 day of May, 2024.

Kiersten Michelle Fish
Notary Public

My Commission Expires: 8/27/2027.

KIERSTEN MICHELLE FISH NOTARY PUBLIC ALABAMA STATE AT LARGE

PARCEL #:	**28 00 28 2 001 041.003**	**[111-B+]**	Baths: **2.5**	H/C Sqft: **4,036**
OWNER:	PAUL WILLIAM A & KAREN B	**18-012.0**	Bed Rooms: **3**	Land Sch: **A114**
ADDRESS:	2620 STONY BRANCH RD BIRMINGHAM AL 35243-2034	Land: **213,600**	Imp: **602,400**	Total: **816,000**
LOCATION:	2620 STONY BRANCH RD AL 35243	Acres: **0.000**	Sales Info: **01/11/2022**	**$622,750**

LAND COMPUTATION

		Code	Acerage	Square Foot	Market Value	CU. Value
A414	3	111 HOUSEHOLD UNITS	1.53	66646.8	$53,550.00	
A114	3	111 HOUSEHOLD UNITS	1	43560	$160,000.00	

ROLLBACK/HOMESITE/MISCELLANEOUS

LEGAL DESCRIPTION

SUB DIVISON1: STONY BRANCH SUB 28-28-2
SUB DIVISON2:

MAP BOOK: 191 PAGE: 2
MAP BOOK: 0 PAGE: 0

PRIMARY BLOCK:
PRIMARY LOT: 3

SECONDARY BLOCK: 0
SECONDARY LOT: 0

METES AND BOUNDS: LOT 3 STONY BRANCH SUBDIVISION PB 191 PG 2

SALES INFORMATION

1/11/2022	$622,750.00	2	**BOOK:**2022 **PAGE:**005147	Land & Building	PAUL WILLIAM A & KAREN B
10/23/2015	$100.00	2	**BOOK:**2015 **PAGE:**12300105507	Land & Building	PAUL WILLIAM A & KAREN B
5/1/2004	$539,000.00	1	**BOOK:**200407 **PAGE:**001709	Land & Building	
5/1/1998	$169,000.00	1	**BOOK:**9806 **PAGE:**008276	Land	

ORDINANCE NUMBER 3275

AN ORDINANCE TO ALTER, REARRANGE, AND EXTEND THE CORPORATE LIMITS OF THE CITY OF VESTAVIA HILLS, ALABAMA, SO AS TO EMBRACE AND INCLUDE WITHIN THE CORPORATE AREA OF SAID CITY ALL TERRITORY NOW WITHIN SUCH CORPORATE LIMITS AND ALSO CERTAIN OTHER TERRITORY CONTIGUOUS TO SAID CITY.

WHEREAS, a certain petition signed by William and Karen Paul dated July 19, 2024, that the property therein described be annexed to the City of Vestavia Hills, Alabama, together with a map of said territory showing its relationship to the corporate limits of the City, has been filed with the City Clerk of the City of Vestavia Hills; and

WHEREAS, this Council has determined and found that the matters set forth and alleged in said petition are true and correct, and that it is in the public interest that said territory be annexed to the City of Vestavia Hills;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Vestavia Hills, Alabama, as follows:

SECTION 1. That said Council hereby assents to the annexation of said territory to the City of Vestavia Hills, Alabama, the corporate limits of the City to be extended and rearranged pursuant to the provisions of Title 11, Chapter 42, Article 2, Code of Alabama, 1975 (Sections 11-42-20 through 11-42-23, as amended) so as to embrace and include said territory, in addition to the territory already within its present corporate limits. The new boundary line does not lie at any point more than half the distance between the old city boundary and the corporate boundary of any other municipality. Said territory is described as follows:

2620 Stony Branch Road
Lot 3, Stony Branch Subdivision
William and Karen Paul

SECTION 2. That the City Clerk shall file a certified copy of this Ordinance containing an accurate description of said annexed territory with the Probate Judge of Jefferson County, Alabama, and also cause a copy of this Ordinance to be published/posted in accordance with Alabama law.

APPROVED and ADOPTED this the 23rd day of June, 2025.

Ashley C. Curry
Mayor

ATTESTED BY:

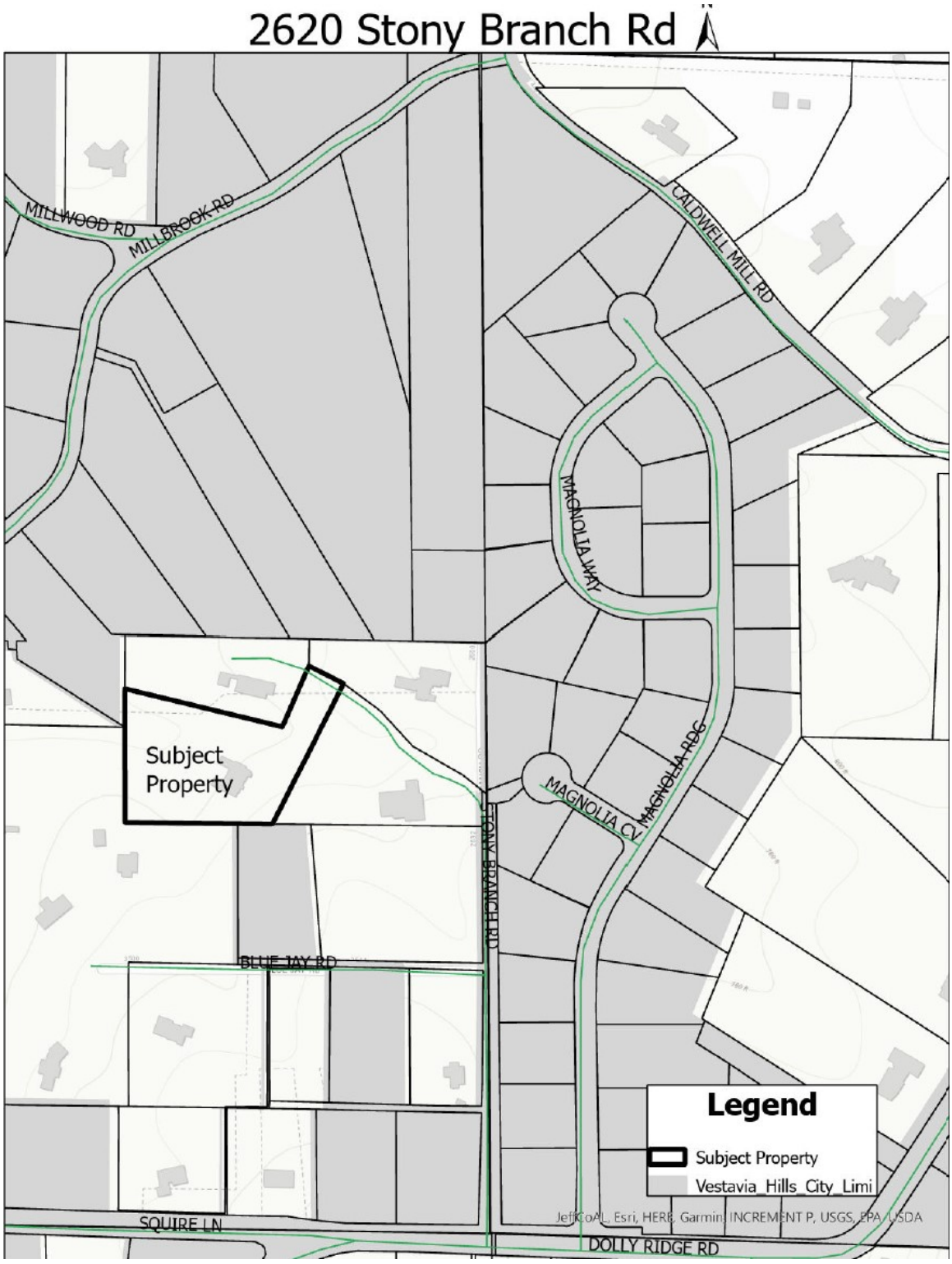
Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance Number 3275 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 23rd day of June, 2025, as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, Vestavia Hills New Merkel House and Vestavia Hills Recreational Center this the _____ day of _____, 2025.

Rebecca Leavings
City Clerk


2620 Stony Branch Rd
MILLWOOD RD
MILLBROOK RD
CALDWELL MILL RD
MAGNOLIA WAY
MAGNOLIA RDG
MAGNOLIA CV
Subject Property
STONY BRANCH RD
BLUE JAY RD
SQUIRE LN
DOLLY RIDGE RD
Legend
Subject Property
Vestavia_Hills_City_Limi
Jeff Co AL, Esri, HERE, Garmin, INCREMENT P, USGS, FPA, USDA

CITY OF VESTAVIA HILLS
OFFICE OF THE CITY MANAGER
INTER-DEPARTMENT MEMO

June 23, 2025

To: Mayor and City Council

From: Jeff Downes, City Manager

Cc: Melvin Turner, III, Finance Director
Zach Clifton, Asst. Finance Director

RE: Public Hearing - Ordinance Number 3276 - An Ordinance Authorizing the Mayor and City Manager to Execute Any and All Documents Related to a Lease Extension for New Cingular Wireless, PCS as Tenant at the Cell Tower Located at 509 Montgomery Highway

---

Background:
In January 2000, the City of Vestavia Hills entered into a five-year lease agreement with Tritel Communications (Tritel later merged with New Cingular Wireless) that provided for four additional five-year terms. The lease was related to the utilization of an area on and near to the cell tower at 509 Montgomery Highway (former City Hall site.) The lease has reached its conclusion as of February 2025. After several months of negotiation, a renewal lease was presented for consideration by the City.

Recommendation:

City staff recommend renewing the lease consistent with terms elaborated in the attached document.

Fiscal Impact:
The expiring lease provided annual lease compensation to the City of $1,200 annually with a 10% escalation for each five-year renewal period. The new lease provides annual compensation of $1,809 with 3% escalation each annual period. Given the comparable market, this renewal term is reasonable from a staff perspective.

Attachments:
1. Ordinance 3276
2. 10079014_65731_RR_1st Amendment_DRAFT_4.29
3. PH Boone Legal Opinion to City Manager Jeffrey D. Downes May 16 2025

ORDINANCE NUMBER 3276

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE AND DELIVER A REINSTATEMENT AND RATIFICATION OF AND FIRST AMENDMENT TO OPTION AND LEASE AGREEMENT FOR PROPERTY BEHIND VESTAVIA HILLS BILL F. TOWERS FIRE STATION NUMBER 1

WHEREAS, in 2000, the City Council of the City of Vestavia Hills leased property for a monopole at the rear of the Vestavia Hills Bill F. Towers Fire Station Number 1 located at 509 Montgomery Highway; and

WHEREAS, the current least is about to expire and the owner, New Cingular Wireless PCS, LLC, a Delaware limited liability company and successor in the merger to Tritel Communications, Inc., a Delaware corporation, has submitted a Reinstatement and Ratification of and First Amendment to Option and Lease Agreement ("the Agreement); and

WHEREAS, the City Manager and City Attorney have negotiated the Agreement, a copy of which is marked as Exhibit A, attached to and incorporated into this Ordinance Number 3276 as if written fully therein; and

The Mayor and City Council feel it is in the best public interest to accept said agreement.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COU NCIL OF THE CITY OF VESTAVIA HILLS, ALABAMA, AS FOLLOWS:

1. The Mayor and City Manager are hereby authorized to execute and deliver the agreement detailed in said Exhibit A; and
2. A copy of said agreement shall be submitted and held for record in the Office of the City Clerk; and
3. This Ordinance Number 3276 shall become effective immediately upon adoption and posting/publishing pursuant to Alabama law.

DONE, ORDERED, ADOPTED and APPROVED this the 23rd day of June, 2025.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance Number 3276 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 23rd day of June, 2025, as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, Vestavia Hills New Merkel House and Vestavia Hills Recreational Center this the _____ day of _____, 2025.

Rebecca Leavings
City Clerk

Market: AL / MS / LA
Cell Site Number: ALL01757
Cell Site Name: Billmore Estates LTE
Fixed Asset Number: 10079014

REINSTATEMENT AND RATIFICATION OF AND FIRST AMENDMENT TO OPTION AND LEASE AGREEMENT

THIS REINSTATEMENT AND RATIFICATION OF AND FIRST AMENDMENT TO OPTION AND LEASE AGREEMENT ("**Amendment**") dated as of the later date below is by and between City of Vestavia aka Town of Vestavia Hills, an Alabama municipality, having a mailing address at 513 Montgomery Highway, Vestavia Hills, AL 35216 ("**Lessor**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor by merger to Tritel Communications, Inc., a Delaware corporation, having a mailing address at 1025 Lenox Park Boulevard North East, 3rd Floor, Atlanta, GA 30319 ("**Lessee**").

WHEREAS, Lessor and Lessee (or its affiliate or predecessor-in-interest) entered into a Option and Lease Agreement dated January 21, 2000, whereby Lessor leased to Lessee certain Premises, therein described, that are a portion of the Property located at 511 Montgomery Highway, Vestavia Hills, AL 35216 (the "**Agreement**"); and

WHEREAS, the collective of the Agreement expired on January 31, 2025, and Lessor acknowledges that Lessee has been occupying the Premises on a month-to-month basis and Lessor has accepted rent during such month-to-month basis from Lessee and the parties mutually desire to renew the Agreement, memorialize such renewal period and modify the Agreement in certain other respects, all on the terms and conditions contained herein; and

WHEREAS, Lessor and Lessee desire to amend the Agreement to extend the collective of the Agreement; and

WHEREAS, Lessor and Lessee desire to adjust the rent in conjunction with the modifications to the Agreement contained herein; and

WHEREAS, Lessor and Lessee desire to amend the Agreement to modify the notice section thereof; and

WHEREAS, Lessor and Lessee desire to amend the Agreement to permit Lessee to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services; and

WHEREAS, Lessor and Lessee, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

1. **Reinstatement and Ratification**. The Agreement, including all amendments thereto, if any, entered into prior to the date hereof, is attached hereto as **Exhibit A**. Lessor and Lessee hereby reinstate, ratify, confirm and adopt the Agreement, as amended herein, as of the latter signature date below.

2. **Term**. The collective of the Agreement shall be amended to provide that the current term, which commenced on February 1, 2020, shall expire on January 31, 2025 ("**Current Term**"), and commencing on February 1, 2025, will be automatically renewed, upon the same terms and conditions of the Agreement, for four (4) additional five (5) year terms (each a "**Renewal Term**"). Hereafter, "**Term**" shall include the Current Term and any applicable Renewal Term. The Term will automatically renew without further action by Lessee, unless Lessee notifies Lessor in writing of Lessee's intention not to renew the Agreement at least sixty (60) days prior to the expiration of the Current Term or any Renewal Term. Lessor agrees and acknowledges that, except as such permitted use or other rights may be amended herein, Lessee may continue to use and exercise its rights under the Agreement as permitted prior to the first Renewal Term.

3. **Modification of Rent**. Commencing on February 1, 2025, the current rent payable under the Agreement shall be One Hundred Fifty and 80/100 Dollars ($150.80) per month (the "**Rent**"), and shall continue during the Term, subject to adjustment, if any, as provided below. In the event of any overpayment of Rent prior to or after the Effective Date, Lessee shall have the right to deduct from any future Rent payments an amount equal to the overpayment amount.

4. **Future Rent Increase / Monthly Payments**. The Agreement is amended to provide that commencing on February 1, 2026, Rent shall increase by three percent (3%) over the Rent paid during the previous year.

5. **Emergency 911 Service**. In the future, without the payment of additional Rent, or any other consideration, and at a location mutually acceptable to Lessor and Lessee, Lessor agrees that Lessee may add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services.

6. **Acknowledgement**. Lessor acknowledges that: 1) this Amendment is entered into of the Lessor's free will and volition; 2) Lessor has read and understands this Amendment and the underlying Agreement and, prior to execution of this Amendment, was free to consult with counsel of its choosing regarding Lessor's decision to enter into this Amendment and to have counsel review the terms and conditions of this Amendment; 3) Lessor has been advised and is informed that should Lessor not enter into this Amendment, the underlying Agreement between Lessor and Lessee, including any termination or non-renewal provision therein, would remain in full force and effect.

7. **Notices**. Section 26 of the Agreement is hereby deleted in its entirety and replaced with the following:

NOTICES. All notices, requests, payments of rent, demands, and other communications required or permitted hereunder shall be given as follows:

For Notices of Default to Lessee:

a) To Lessee's Lease Administration Department at NoticeIntake@att.com; and

b) To Lessee's Law Department via First Class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid:

New Cingular Wireless PCS, LLC
Attn.: Legal Dept – Network Operations
Re: Cell Site #: ALL01757; Cell Site Name: Billmore Estates LTE (**AL**)
Fixed Asset #: 10079014
208 Akard Street
Dallas, TX 75202-4206

For Notices of Default to Lessor:

a) To Lessor at zclifton@vhal.org; and

b) To Lessor's Law Department via First Class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid:

City of Vestavia aka Town of Vestavia Hills
513 Montgomery Highway
Vestavia Hills, AL 35216

All other Notices will be sent:

a) To Lessee's Lease Administration Department at NoticeIntake@att.com; and

b) To Lessor at:

City of Vestavia aka Town of Vestavia Hills
513 Montgomery Highway
Vestavia Hills, AL 35216

Notices by email will be effective on the first calendar day after it was sent unless the sender receives an automated message that the email has not been delivered. Electronic mail shall be sent with a read receipt, but a read receipt shall not be required to establish that notice was given and received. All other Notices shall be effective when received unless returned undelivered. Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other party hereto as provided herein.

8. **Charges**. All charges payable under the Agreement such as utilities and taxes shall be billed by Lessor within one (1) year from the end of the calendar year in which the charges were incurred; any charges beyond such period shall not be billed by Lessor, and shall not be payable by Lessee. The foregoing shall not apply to monthly Rent which is due and payable without a requirement that it be billed by Lessor. The provisions of this subsection shall survive the termination or expiration of the Agreement.

9. **Other Terms and Conditions Remain**. In the event of any inconsistencies between the Agreement and this Amendment, the terms of this Amendment shall control. Except as expressly set forth in this Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Amendment.

10. **Capitalized Terms**. All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Amendment to be effective as of the last date written below.

LESSOR: City of Vestavia aka Town of Vestavia Hills, an Alabama municipality	**LESSEE**: New Cingular Wireless PCS, LLC, a Delaware limited liability company By: AT&T Mobility Corporation Its: Manager
By: [NOT FOR EXECUTION]	By: [NOT FOR EXECUTION]
Print Name: _____	Print Name: _____
Its: _____	Its: _____
Date: _____	Date: _____
Witnesses:	Witnesses:
By: _____	By: _____
Print Name: _____	Print Name: _____
By: _____	By: _____
Print Name: _____	Print Name: _____

[ACKNOWLEDGEMENTS APPEAR ON THE NEXT PAGE]

LESSOR ACKNOWLEDGEMENT

STATE OF _____)
) SS.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the _____ of **City of Vestavia aka Town of Vestavia Hills, an Alabama municipality** , to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____.

Notary Seal

_____
(Signature of Notary)

_____
(Legibly Print or Stamp Name of Notary)
Notary Public in and for the State of
_____
My appointment expires: _____

LESSEE ACKNOWLEDGEMENT

STATE OF _____)
) SS.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of **AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, a Delaware limited liability company**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____.

Notary Seal

_____
(Signature of Notary)

_____
(Legibly Print or Stamp Name of Notary)
Notary Public in and for the State of
_____
My appointment expires: _____

PATRICK H. BOONE
ATTORNEY AND COUNSELOR AT LAW
NEW SOUTH FEDERAL SAVINGS BUILDING, SUITE 705
215 RICHARD ARRINGTON, JR. BOULEVARD NORTH
BIRMINGHAM, ALABAMA 35203-3720

TELEPHONE (205) 324-2018
FACSIMILE (205) 324-2295

E-Mail: patrickboone@bellsouth.net

May 16, 2025

City Manager Jeffrey D. Downes
Vestavia Hills Municipal Center
P. O. Box 660854
Vestavia Hills, Alabama 35266-0854

In Re: Lease Between City of Vestavia Hills and New Cingular Wireless PCS, LLC

Dear Mr. Downes:

On May 9, 2025, you sent to me via electronic mail Reinstatement and Ratification of First Amendment to Option and Lease Agreement by and between the City of Vestavia Hills, as "Lessor," and New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor by merger to Tritel Communications, Inc., a Delaware corporation, as "Lessee," with a request that I review it and provide you with my written legal opinion. The purpose of this letter is to comply with your request.

I. BACKGROUND

A. LEASE:

Lessor: City of Vestavia Hills

Lessee: Tritel Communications, Inc., a Delaware corporation.

Date: January 21, 2000

Term: 5 years
Plus 4 additional 5-year renewal terms

Rent: $100.00 per month ($1,200.00 annually)
Plus 10% increase over the preceeding term for renewals

Property Address: 513 Montgomery Highway

Property Parcel ID No.: 1-28-19-3-012-001.000

Authorized Use of Property: Telecommunications or wireless transmission facility.

Approximate Size of Property: 50 feet x 35 feet

B. **MERGER:** Records at the Alabama Secretary of State reflect that Tritel Communications, LLC and New Cingular Wireless PCS, LLC merged on January 13, 2015.

II. LEGAL OPINION

From a legal standpoint, I approve the Reinstatement and Ratification of First Amendment to Option and Lease Agreement as proposed. However, I do recommend that two typos be corrected.

A. The address for the City of Vestavia Hills is 1032 Montgomery Highway, Vestavia Hills, Alabama 35216.

B. The address of the portion of the property is 513 Montgomery Highway rather than 511 Montgomery Highway.

Please call me if you have any questions regarding this legal opinion.

Very truly yours,

Patrick H. Boone
Vestavia Hills City Attorney

PHB:gp
cc: City Clerk Rebecca Leavings (by e-mail)
Administrative Assistant Melissa Hipp (by e-mail)

CITY OF VESTAVIA HILLS
CITY CLERK
INTER-DEPARTMENT MEMO

June 23, 2025

To: Jeff Downes, City Manager

From: Rebecca Leavings, City Clerk

Cc: Umang Patel, Court Director

RE: Resolution Number 5571 - A Resolution appointing an Election Manager for the 2025 Vestavia Hills municipal elections

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Background:
The City of Vestavia Hills will be holding a municipal candidate election for City Offices on August 26, 2025, and, if needed, a runoff election on September 23, 2025. Alabama law requires that the Mayor serves as Election Manager until and if he becomes a candidate in the Election. Mayor Ashley Curry has qualified as a candidate for the upcoming municipal election and therefore, cannot continue to serve as Election Manager. In light of my retirement early in 2026, I am requesting that the City Council appoint Umang Patel to serve as Election Manager. That way, he can be trained in handling elections under my direction to assist the city in future elections.

Recommendation:
Recommend approval to provide election training and experience in light of my retirement as City Clerk.

Fiscal Impact:
NA

Attachments:
1. Resolution 5571

RESOLUTION NUMBER 5571

A RESOLUTION APPOINTING AN ELECTION MANAGER FOR THE 2025 CITY OF VESTAVIA HILLS MUNICIPAL ELECTION

WHEREAS, the City of Vestavia Hills General Municipal Election will be held on August 26, 2025; and

WHEREAS, the City of Vestavia Hills Municipal Run-off Election, if needed, will be held September 23, 2025; and

WHEREAS, the Mayor has qualified as a candidate in the 2025 General Municipal Election; and

WHEREAS, the Mayor has nominated Umang Patel, to serve as the Election Manager for the 2025 Municipal Elections.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VESTAVIA HILLS AS FOLLOWS:

(1) That Umang Patel, is hereby appointed to serve as the Election Manager for the 2025 Municipal Elections; and

(2) That said appointment will be effective immediately upon adoption and approval of said Resolution Number 5571.

DONE, ORDERED, APPROVED and ADOPTED this the 23rd day of June, 2025.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

CITY OF VESTAVIA HILLS
CITY CLERK
INTER-DEPARTMENT MEMO

June 23, 2025

To: Jeff Downes, City Manager

From: Conrad Garrison, City Planner

Cc: Rebecca Leavings, City Clerk

RE: Public Hearing - Ordinance Number 3273- Rezoning - 3279 Cahaba Heights Road; Rezone from Vestavia Hills R-5 (multifamily) and Vestavia Hills O-1 (office) to Vestavia Hills R-9 (planned residential) for construction of eleven townhomes; KADCO, owner; Jason Kessler, KADCO and David Bruno, representing

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Background:
Request is to rezone from Vestavia Hills R-5 (multifamily) and O-1 (office) to Vestavia Hills R-9, planned residential for construction of eleven townhomes. Request was heard by P&Z Commission with a unanimous recommendation to approve as submitted.

Recommendation:
Approve as submitted with development limted to the submitted drawings.

Fiscal Impact:
na

Attachments:

1. Ordinance 3273

ORDINANCE NUMBER 3273

AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM VESTAVIA HILLS R-5 AND VESTAVIA HILLS O-1 TO VESTAVIA HILLS R-9

BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Vestavia Hills R-5 (multifamily residential district) and Vestavia Hills O-1 (office park district) to Vestavia Hills R-9 (planned residential development):

3279 Cahaba Heights Road
KADCO and David Bruno, Owner(s)

More particularly described as follows:

Lot 2-A, according to the map of a resurvey and subdivision of Lots 2 and 3 and of the east 200 feet of Lot 4, in Block 1, Shades Cahaba Estates, as recorded in Map Book 48, Page 55 and the north 112 feet of Lot 1, Block 1, Cahaba Estates, as recorded in Map Book 22, Page 83, in the Probate Office of Jefferson County, Alabama.

BE IT FURTHER ORDAINANED, said rezoning is conditioned upon the plans submitted with a maximum number of eleven townhomes.

APPROVED and ADOPTED this the 14th of July, 2025.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance Number 3273 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 14rd day of July, 2025 as same appears in the official records of said City.

Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest, Vestavia Hills Civic Center and Vestavia Hills New Merkel House this the _____ day of _____, 2025.

Rebecca Leavings
City Clerk

Subject Properties
RIDGELY COURT
RIDGELY DRIVE
RIDGELY
1ST ADDITION TO CAHABA ACRES
2ND ADDITION TO CAHABA ACRES
WILKINSON'S ADDITION TO MERKLE
CANNOVA'S
RESUR.
RESURVEY
1ST ADDITION
THOMAS SUB.
WHITE OAK DRIVE
MILLHAVEN DRIVE
NORTH
CAHABA HEIGHTS ROAD
MAP OF A RESURVEY AND SUBDIVISION OF LOTS 2 & 3 AND OF THE EAST 200' OF LOT 4 IN BLOCK 1 SHADES CAHABA ESTATES
A RESURVEY OF LOTS 9 & 10 BLOCK 2 CAHABA ESTATES
SHADES CAHABA ESTATES
SOMMERS ADDITION TO SHADES CAHABA
THOMAS H. LAKE'S SURVEY
VESTAVIA HILLS CORP LIMIT
BIRMINGHAM CORP LIMIT
PIPE LINE
ROAD

City of Vestavia Hills

Planning and Zoning Commission Review and Recommendation

Case Number:	RZ-25-2	Representative:	Joe Schifano
Owner Name:	KADCO Homes, LLC	Rep. Address:	120 Bishop Circle Pelham, AL 35124
Owner Address:	3505 Bent River Road Birmingham, AL 35216		

Project Address:	3279 Cahaba Heights Road & 4201 White Oak Drive
Legal Description:	North 112 feet of Lot 1, Block 1, MB 22, PG 83; Lot 2-A, MB 48, Pg 55
Parcel ID Number:	28 00 23 2 013 007.000
Current Zoning:	R-5 & O-1
Requested Zoning:	R9
Intended Purpose:	Creation of a Townhome Subdivision

P&Z Recommendation:

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.

Date of P&Z Meeting: May 8, 2025

Authorized by: Vestavia Hills Planning and Zoning Commission, Michael Vercher, Chair

Issued by: Conrad Garrison, City Planner

Rezoning Application

RZ-25-2

Submitted On: Apr 3, 2025

Applicant

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

Primary Location

3279 CAHABA HEIGHTS RD
VESTAVIA HILLS, AL 35243

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.

Property Owner Name

KADCO Homes, LLC

Company Name

--

Owner Address City State Zip

3505 Bent River Road
Birmingham, AL 35216

Owner's Phone Number

(205) 985-7171

Email Address of Owner

jdkessler84@gmail.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

Owner Representative/Responsible Party

Joe Schifano

Company Name

Engineering Design Group

Contact Email of Responsible Party

schifano@edgalabama.com

Mailing Address of Responsible Party

120 Bishop Circle
Pelham, AL 35124

Phone No. of Responsible Party

(205) 403-9158

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

Phone Number

(205) 403-9158

Email

schifano@edgalabama.com

REZONING PACKAGE

FOR A TOWNHOME DEVELOPMENT KNOWN AS

CAHABA HEIGHTS TOWNHOMES

VESTAVIA HILLS, ALABAMA

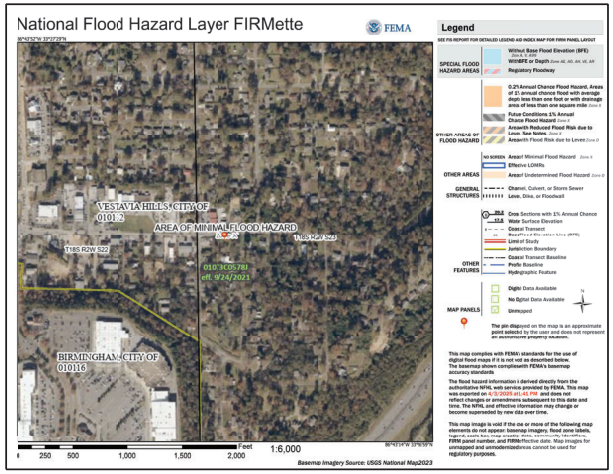
LIST OF CONTACTS

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 FIRMETTE FM01073C0578J
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) XXX-XXXX
CONTACT: DAVID BRUNO

KADCO HOMES
3505 BENT RIVER ROAD
BIRMINGHAM, AL 35216
(205) 985-7171
CONTACT: JASON KESSLER

DEVELOPER

KADCO HOMES
3505 BENT RIVER ROAD
BIRMINGHAM, AL 35216
(205) 985-7171
CONTACT: JASON KESSLER

ENGINEERING

ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35173
(205) 403-9158
CONTACT: WADE LOWERY, P.E.

SURVEYING

ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35173
(205) 403-9158
CONTACT: RODNEY CUNNINGHAM, P.L.S.

CAHABA HEIGHTS TOWNHOMES

KADCO0002 - 04/03/2025

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

ALABAMA 811
Know what's below. Call before you dig.

GENERAL NOTES:

1. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.

2. ALL CONSTRUCTION SHOWN ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS FOR THIS PROJECT AND SHALL CONFORM TO ALL CODES, ORDINANCES, RESTRICTIONS, AND STANDARDS OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE SITE. CONTRACTOR WILL ONLY PERFORM CONSTRUCTION ACTIVITIES BASED ON PLANS WHICH HAVE BEEN PROPERLY ISSUED FOR CONSTRUCTION PURPOSES.

3. ALL TRENCHES EXCAVATED UNDER PAVEMENT SHALL BE BACKFILLED WITH STONE.

4. CONTRACTOR SHALL COORDINATE THE INSTALLATION, ADJUSTMENT OR RELOCATION OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES AND HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, ETC.) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.

5. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND BENCHMARKS. ALL PROPERTY PINS OR BENCHMARKS ELIMINATED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES. EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

7. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

8. THE LIMITS OF DISTURBANCE SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE. ANY DAMAGE CAUSED BY CONSTRUCTION SHALL BE REPAIRED TO ITS ORIGINAL CONDITION.

9. IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE SITE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND SHALL NOT PROCEED WITH CONSTRUCTION OF ANY AREA WHERE A CONFLICT HAS BEEN DISCOVERED UNTIL SUCH TIME AS THE CONFLICT HAS BEEN CLEARLY RESOLVED.

10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PROTECTIVE DEVICES, TRAFFIC CONTROL, AND FOR THE IMPLEMENTATION OF ALL SAFETY MEASURES INCLUDING, BUT NOT LIMITED TO: THE PROTECTION OF LIFE, PROPERTY, AND SITE IMPROVEMENTS: THE PROTECTION OF EXISTING UTILITY LINES AND STRUCTURES: AND THE PROVISION AND COORDINATION OF ALL TEMPORARY TRAFFIC CONTROL EFFORTS AND MEASURES.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SMOOTH TRANSITION BETWEEN ALL NEW CONSTRUCTION AND ALL EXISTING CONDITIONS. ALL TRANSITION GRADES, CONSTRUCTION MATERIALS, AND FINISHES ARE SUBJECT TO APPROVAL BY THE OWNER AND ENGINEER.

12. THE SITE WORK SHALL MEET OR EXCEED THE SITE WORK PLANS.

13. ALL CONSTRUCTION TO MEET OSHA SAFETY GUIDELINES. SAID SAFETY PROCEDURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

14. DO NOT SCALE CRITICAL DIMENSIONS FROM THIS DRAWING, CONTACT ENGINEER FOR SPECIFIC CLARIFICATIONS NEEDED.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

16. RETAINING WALLS ARE SHOWN FOR LOCATION AND HEIGHT PURPOSES ONLY. ENGINEERING DESIGN GROUP IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF RETAINING WALLS. RETAINING WALLS TO BE DESIGNED BY OTHERS.

SITE NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS, AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.

2. TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. ENGINEERING DESIGN GROUP, LLC WILL NOT BE HELD RESPONSIBLE FOR ACCURACY OF TOPOGRAPHY OR DESIGN ERRORS CAUSED BY TOPOGRAPHY INACCURACIES.

3. ALL DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE TO ANY EXISTING IMPROVEMENT, ONSITE OR OFFSITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

5. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE OWNER/ENGINEER IMMEDIATELY.

6. ALL CONCRETE SHALL BE 3,000 PSI @ 28 DAY COMPRESSIVE STRENGTH UNLESS STATED OTHERWISE.

CAUTION NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON MARKINGS BY OTHERS. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY SITE DISTURBANCE OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GRADING NOTES:

1. THE CONTRACTOR SHALL OBTAIN AND READ A COPY OF THIS PROJECTS GEOTECHNICAL REPORT PRIOR TO THE START OF CONSTRUCTION.

2. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. ANY CLEARING REQUIRED FOR THIS CONSTRUCTION SHALL BE INCIDENTAL TO THE OVERALL SITE WORK.

3. GRADED OR DISTURBED AREAS, THAT ARE NOT OTHERWISE PERMANENTLY STABILIZED, SHALL HAVE A MINIMUM OF 4" OF TOPSOIL IF REQUIRED BY FIELD CONDITIONS, GEOTECHNICAL/ENGINEER OR REGULATORY AGENCY. ALL GRADED OR DISTURBED AREAS SHALL BE GRASSED WITH SEED, MULCH, FERTILIZER AND WATER (OR OTHER GRASSING TECHNIQUE AS APPROPRIATE) APPLIED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

4. GRADES SHOWN ARE FINISHED PAVEMENT & TOP OF SOIL GRADE ELEVATIONS, REFERENCE SECTIONS & DETAILS.

5. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY CONTACTS 48 HOURS PRIOR TO EXCAVATION IN AREAS WHERE UTILITIES MAY EXIST.

6. ANY EXCESS MATERIAL AT THE END OF THE PROPOSED GRADING OPERATIONS SHALL BE PLACED ON THE SITE IN AN ACCEPTABLE LOCATION TO OWNER/ENGINEER.

7. NO SLOPES SHALL BE STEEPER THAN 2-HORIZONTAL TO 1-VERTICAL, UNLESS OTHERWISE NOTED ON THE PLAN OR APPROVED BY THE ENGINEER.

8. THE STRUCTURAL FILL AT THE SITE IS TO BE COMPOSED OF SOIL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER. ALL SOIL MATERIAL SHALL BE PLACED ACCORDING TO THE GEOTECHNICAL ENGINEER'S SPECIFICATIONS. ALL MATERIAL TO BE UTILIZED FOR FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.

9. WHEN ALL GRADING IS COMPLETED, CONTRACTOR WILL FURNISH AT NO EXTRA COST A TRIAXLE DUMP TRUCK HEAPED FULL WITH ALABAMA HIGHWAY DEPARTMENT TYPE B CRUSHED STONE AGGREGATE TO BE USED TO PROOF ROLL SUBGRADE, REGARDLESS OF DEGREE OF PROCTOR PERCENTAGE, ANY SOFT AREAS OR "PUMPING" WILL BE REMOVED TO ENGINEERS SATISFACTION. STONE USED WILL BE DUMPED ON SITE AT ENGINEER'S DIRECTION AND WILL BECOME OWNER'S PROPERTY. ALL COSTS OF PROOF ROLLING TO INCLUDE TRUCK RENTAL, STONE, CONTRACTOR'S TIME, ETC. SHALL BE INCLUDED IN BASE PRICE AND SHALL NOT BE CONSIDERED AS AN EXTRA PAY ITEM.

10. THE OWNER WILL PROVIDE GEOTECHNICAL TESTING. THE CONTRACTOR SHALL FULLY COOPERATE WITH THE MATERIALS TESTING ENGINEERS RELATIVE TO SOIL COMPACTION, CUTTING AND FILLING OPERATIONS, ETC.

11. SITE PREPARATION – THE FIRST CONSTRUCTION PHASE SHOULD CONSIST OF THE REMOVAL OF ALL VEGETATION, TOPSOIL, ORGANIC MATTER, AND ANY OTHER DELETERIOUS MATERIALS THAT FALL WITHIN THE CONSTRUCTION AREA. AFTER ROUGH GRADE HAS BEEN ESTABLISHED & PRIOR TO PLACEMENT OF ANY CONTROLLED FILL, THE EXPOSED SUBGRADE SHOULD BE CAREFULLY INSPECTED BY PROBING, PROOF ROLLING AND TESTING AS NECESSARY. REMOVE ANY UNSUITABLE MATERIAL. PRIOR TO THE PLACEMENT AND COMPACTION OF ENGINEERED FILL, THE IN-SITU SOILS SHOULD BE COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MAXIMUM STANDARD PROCTOR DENSITY VALUE, AS TESTED FOR A MINIMUM DEPTH OF 1 FOOT IN THE BUILDING AND PAVEMENT AREAS. REFERENCE SITE WORK PLANS & GEOTECHNICAL REPORT.

12. BLASTING (IF REQUIRED) – CONTRACTOR SHALL COMPLY WITH ALL LAWS, RULES AND REGULATIONS OF ALL GOVERNING AUTHORITIES REGARDING THE USE AND STORAGE OF EXPLOSIVES. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS OWNER, ARCHITECT, ENGINEER, OWNER'S REPRESENTATIVE AND THEIR AGENTS AND EMPLOYEES FROM ANY CLAIM ARISING OUT OF THE USE OF SUCH EXPLOSIVES. CARE SHOULD BE TAKEN TO PREVENT DAMAGE TO SURROUNDING PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A PRE-BLAST SURVEY OF THE SURROUNDING PROPERTIES AND MONITORING DURING BLASTING ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING MEANS AND METHODS FOR ACHIEVING DESIRED RESULTS OF BLASTING ACTIVITIES. REFERENCE GEOTECHNICAL REPORT.

13. SEE GEOTECHNICAL REPORT FOR CONSIDERATIONS OF CUT AND FILL SLOPES.

14. CONTRACTOR IS TO COORDINATE WITH THE GEOTECHNICAL ENGINEER AND THEIR ON-SITE TESTING AGENT THROUGHOUT CONSTRUCTION TO ADDRESS EARTHWORK ISSUES AND FOR GEOTECHNICAL DIRECTIONS.

15. THESE NOTES ARE PRELIMINARY AND WILL BE REVIEWWED AND/OR MODIFIED AS NEEDED UPON COMPLETION AND REVIEW OF THE PROJECT'S GEOTECHNICAL REPORT.

STORM DRAINAGE NOTES:

1. STORM PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), CONFORMING TO ASTM C-76, B OR C WALL, CLASS III (UNLESS OTHERWISE NOTED IN THE PLAN). JOINTS SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT, WHICH MUST BE SEALED WITH RUBBER GASKETS CONFORMING TO ASTM 443 OR FLEXIBLE GASKETS CONFORMING TO AASHTO M 198.

2. ALL PIPE ENTERING STORM SEWER STRUCTURES SHALL BE GROUTED TO ASSURE THE CONNECTION AT THE STRUCTURE IS WATER TIGHT.

3. ALL STORM SEWER MANHOLES SHALL BE PRECAST AND MEET THE SPECIFICATION OF ASTM C76.

4. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS.

5. ALL STORM SEWER MANHOLE LIDS SHALL BE LABELED "STORM SEWER"

6. ALL STORM DRAINAGE PIPE AND STRUCTURES SHALL BE CLEANED OF SILT, TRASH AND DEBRIS PRIOR TO DEMOBILIZATION FROM SITE.

7. CONTRACTOR IS TO BEGIN STORM DRAINAGE CONSTRUCTION FROM THE MOST DOWN STREAM POINT OF THE SYSTEM.

8. ALL HEADWALLS SHALL BE PER ALDOT STANDARD HIGHWAY DWGS. OR PRECAST BY HANSON OR APPROVED ALTERNATE.

9. INLETS ON 42" OR LARGER PIPE SHALL HAVE CONCRETE RISERS.

10. STORM SEWER CROSSINGS UNDER STREETS TO BE SOLID STONE BACKFILL WITH WEEP HOLES TO INLETS.

11. ALL STORM PIPE INSTALLED AT 20% OR GREATER GRADES SHALL HAVE CONCRETE COLLARS INSTALLED EVERY 25 FEET ON CENTERS MINIMUM.

12. ALL STORM PIPE INSTALLED WITH LESS THAN 3 FT. OF COVER SHALL BE BACK FILLED WITH STONE.

13. ALL STORM MANHOLES IN GRASSED AREAS SHALL BE FLUSH WITH FINISHED GRADE.

14. ALL DRAINAGE STRUCTURES MAY BE PRE-CAST, OR APPROVED ALTERNATE, IF APPROVED BY ENGINEER.

15. PIPE LENGTH AND SLOPES ARE APPROXIMATE. PIPE LENGTH IS SHOWN AS HORIZONTAL PROJECTIONS AND IS MEASURED FROM THE CENTER OF THE STRUCTURE.

16. STORM DATA PROVIDED ON PLAN IS FOR THE 25-YR STORM. FLOW (Q) AND VELOCITY (V). VALUES ARE GIVEN IN CUBIC FEET PER SECOND (CFS) AND FEET PER SECOND (FPS), RESPECTIVELY. FOR ADDITIONAL STORM DATA, REFERENCE THE PROJECT STORM REPORT.

EROSION AND SEDIMENT CONTROL NOTES:

1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENT CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS.

2. THE CONTRACTOR SHALL PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE BY INSTALLING EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DO NOT PROVIDE SUFFICIENT EROSION AND SEDIMENT CONTROL, ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION CONTROL DEVICES WHICH BECOME INEFFECTIVE.

4. ALL EROSION CONTROL MEASURES SHALL MEET THE GUIDELINES SET FORTH IN THE COUNTY AND LOCAL EROSION CONTROL GUIDELINES AS A MINIMUM.

5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL GRADING AND OTHER LAND DISTURBING ACTIVITIES.

6. THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE.

7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM THE SITE (IF NOT REUSABLE ON SITE) AND FOR CORRECTING HORIZONTAL AND VERTICAL ALIGNMENT OF SLOPES & DITCHES, IF NECESSARY AT THE COMPLETION OF CONSTRUCTION.

8. CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT AND DEBRIS OUT OF ALL STORM DRAINAGE STRUCTURES UPON THE COMPLETION OF CONSTRUCTION.

9. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.

10. A COPY OF THE NPDES PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.

11. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

12. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES MAY RESULT IN CONSTRUCTION DELAYS DUE TO REGULATORY INTERVENTION.

13. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENTATION CONTROL GUIDANCE, PUBLISHED BY ADEM.

14. EROSION CONTROL MEASURES TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.

15. SOME ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BY THE PROJECT ENGINEER AND/OR THE LOCAL INSPECTOR.

16. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS.

17. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.

18. OTHER THAN LAND CLEARING ACTIVITIES REQUIRED TO INSTALL THE APPROPRIATE BMP DEVICES, ANY DOWNSLOPE EROSION AND SEDIMENT CONTROL MEASURES, TEMPORARY SEDIMENT BASINS, ON-SITE STREAM CHANNEL PROTECTION AND UPSLOPE DIVERSION OF DRAINAGE REQUIRED BY THE BMP PLAN SHALL BE IN PLACE AND FUNCTIONAL BEFORE ANY CLEARING OR EARTH-MOVING OPERATIONS BEGIN. THESE MEASURES SHALL BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT SHALL BE REPLACED AT THE END OF THE WORKDAY.

19. CONTRACTOR TO PROVIDE TEMPORARY GROUND COVER FOR ALL AREAS WITH EXPOSED SOIL WHICH WILL NOT BE DISTURBED BY GRADING OPERATIONS FOR A PERIOD OF 13 DAYS OR MORE.

20. ADEQUATE PROTECTIVE MEASURES SHALL BE PROVIDED FOR THE CONTAINMENT OF HAZARDOUS SUBSTANCES AND ANY OTHER MATERIALS WHICH MAY POLLUTE. THESE MAY INCLUDE, BUT ARE NOT LIMITED TO PETROLEUM PRODUCTS, LUBRICANTS AND PAINTS. MATERIALS SHALL BE STORED IN ACCORDANCE WITH SPCC REGULATIONS. THESE SUBSTANCES SHALL BE STORED AWAY FROM ALL STORM DRAINS, DITCHES AND GUTTERS IN WATER TIGHT CONTAINERS. DISPOSAL OF THESE MATERIALS SHALL BE IN ACCORDANCE WITH ADEM REGULATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRASH CONTAINERS ON-SITE FOR DISPOSAL OF CONSTRUCTION MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SITE TRASH FROM ENTERING THE STORM DRAINAGE SYSTEM.

21. ALL CONTROL MEASURES SHALL BE CHECKED, AND REPAIRED AS NECESSARY, MONTHLY IN DRY PERIODS AND WITHIN TWENTY-FOUR (24) HOURS AFTER ANY 0.75 INCH RAINFALL AT THE SITE OF WITHIN A TWENTY-FOUR (24) HOUR PERIOD. DURING PROLONGED RAINFALLS, DAILY INSPECTIONS AND, IF NECESSARY, REPAIRS SHALL BE PERFORMED. THE PERMITTEE SHALL MAINTAIN WRITTEN RECORDS OF SUCH CHECKS AND REPAIRS. THESE RECORDS SHALL BE SUBJECT TO THE INSPECTION OF THE STORM WATER MANAGEMENT AUTHORITY AT ANY REASONABLE TIME.

22. THE OWNER SHALL OBTAIN ALL NECESSARY LAND DISTURBANCE PERMITS FOR THIS PROJECT AND PROVIDE REQUIRED MONITORING AND TESTING. CONTRACTOR SHALL COOPERATE FULLY WITH OWNER'S CONSULTANT TO INSURE ALL REQUIREMENTS OF THE NPDES PERMIT ARE MET.

23. SLOPE STABILIZATION MAT SHALL BE USED AS DEPICTED BY THE EROSION CONTROL PLANS. GEOTECHNICAL ENGINEER OR BY REGULATORY AGENCY ON SLOPES 3:1 OR STEEPER. PLACE NORTH AMERICAN GREEN C125BN, OR APPROVED EQUAL ON ALL SLOPES STEEPER THAN 3:1 AND NORTH AMERICAN GREEN S150 BN, OR APPROVED EQUAL ON 3:1 SLOPES.

24. THE CONTRACTOR SHALL RECOGNIZE THE PROXIMITY OF THIS PROJECT TO THE CAHABA RIVER. ALL REASONABLE EFFORTS SHALL BE MADE TO PREVENT THE MIGRATION OF SEDIMENTS TO DOWNSTREAM LOCATIONS. IF ADDITIONAL EROSION CONTROL MEASURES ARE DEEMED NECESSARY BY FIELD CONDITIONS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY AND A REVISED EROSION CONTROL PLAN WILL BE ISSUED.

WATER NOTES:

1. REFERENCE GENERAL NOTES (THIS SHEET) AND DRAWINGS.

2. ALL DOMESTIC SERVICE LINES EXTEND TOWARD EACH LOT AND TERMINATE PER BIRMINGHAM WATER WORKS STANDARDS.

3. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.

4. SITE CONTRACTOR SHALL COORDINATE TAPS WITH BIRMINGHAM WATER WORKS BOARD. CONTRACTOR IS RESPONSIBLE FOR ALL CHARGES, FEES ETC. ASSOCIATED WITH WATER CONNECTION. CONTRACTOR SHALL PROVIDE AND INSTALL DOMESTIC SERVICE PER LOCAL WATER WORKS AUTHORITY STANDARD.

5. MINIMUM COVER FOR ALL WATER MAINS SHALL BE 3' MINIMUM OR AS REQUIRED BY LOCAL WATER WORKS AUTHORITY.

6. WATER MAIN INSTALLATION SHALL BE TESTED IN ACCORDANCE WITH THE LOCAL WATER WORKS AUTHORITY REQUIREMENTS.

7. THE CONTRACTOR SHALL MEET WITH THE GOVERNING AUTHORITY'S INSPECTORS A MINIMUM OF 24 HOURS PRIOR TO COMMENCING UTILITY WORK AND WILL COORDINATE ALL UTILITY INSPECTIONS WITH THEM AS REQUIRED BY THEIR STANDARDS.

8. CONTRACTOR SHALL MAINTAIN A 5' HORIZONTAL AND 2' VERTICAL SEPARATION BETWEEN WATER SERVICE AND OTHER UTILITIES, EXCEPT THERE SHALL BE 10' OF HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER.

9. PIPE SIZES 3" AND SMALLER SHALL BE TYPE "K" COPPER OR OTHER MATERIAL ALLOWED BY THE UTILITY BOARD.

10. SMALL DIAMETER LINES THAT EXTEND UNDER ROADWAYS OR DRIVEWAYS SHALL BE PLACED INSIDE A STEEL CASING WITH ENDS SEALED WITH SPRAY FOAM. THE CASING SHALL EXTEND AT LEAST SIX FEET BEYOND THE BACK OF CURB ON EACH SIDE OF THE PAVEMENT. THE TRENCH FOR CASINGS SHALL BE COMPLETELY BACKFILLED WITH CRUSHED STONE.

11. PIPE SIZES 4" AND LARGER SHALL BE CEMENT LINED DUCTILE IRON PIPE.

12. SERVICE LATERALS WILL PLACED UNDER ROADWAY WITH A MINIMUM OF 36 INCHES OF COVER.

13. SERVICE LATERALS WILL BE CAPPED OR CRIMPED ON THE ENDS. THE LATERALS WILL NOT BE CONNECTED TO THE MAIN UNTIL SERVICE FOR THESE LOTS ARE REQUESTED BY THE PLUMBING CONTRACTORS FOR THE HOMEBUILDERS.

14. SERVICE LATERALS MUST BE PLACED AT COMMON LOT LINES. A MAXIMUM OFFSET FROM THE COMMON LOT LINE BOUNDARY OF 2 FEET IS ALLOWED. THE CONTRACTOR SHALL VERIFY THAT THE FRONT CORNER LOT LINES ARE IN, BASED ON THE LATEST SUBDIVISION PLAT AND APPROVED PRIOR TO HAVING THE SERVICE LATERALS INSTALLED. WATER METERS SHALL NOT BE INSTALLED WITHIN DRIVEWAYS.

15. LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER AUTHORITY SPECIFICATIONS. CONTRACTOR SHALL:

A. COORDINATE WITH THE WATER AUTHORITY FIELD REPRESENTATIVE TO INSURE ANY ADJUSTMENTS REQUIRED TO THE MAIN INSTALLATION PLANS ARE MADE

B. INSTALL DUAL TYPE K COPPER WATER SERVICE LATERALS UNDER NEW ROAD.

16. WATER SERVICE SHOULD BE THE FIRST UTILITY INSTALLED ONCE ROADWAY SUBGRADE IS ESTABLISHED AND AFTER STORM DRAINAGE SYSTEM AND SANITARY SEWER SYSTEM IS COMPLETE. CONTRACTOR SHALL NOTIFY WATER AUTHORITY A MINIMUM OF 2 TO 3 WEEKS PRIOR TO BEING READY FOR INSTALLATION OF THE WATER MAINS.

LEGEND

- EXISTING CURB
- EXSTING WATER SERVICE (W)
- EXISTING SANITARY SEWER (S)
- EXISTING POWER SERVICE (P)
- EXISTING GAS SERVICE (GAS)
- EXISTING SPOT ELEVATION X693.64
- EXISTING CONTOUR 693
- SETBACK LINE
- PROPERTY LINE
- PROPOSED CURB
- PROPOSED WATER SERVICE (W)
- PROPOSED SANITARY SEWER (S)
- PROPOSED POWER SERVICE (P)
- PROPOSED GAS SERVICE (G)
- PROPOSED SPOT ELEVATION 694.00
- PROPOSED CONTOUR 693
- SILT FENCE

ZONING DOCUMENTS NOT FOR CONSTRUCTION

EDG
ENGINEERING DESIGN GROUP
PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
(205) 403 - 9158
FOLEY, AL
1000 E. LAURELAVENUE
FOLEY, AL 36535
(251) 943 - 8960

REVISIONS

PROJECT ADDRESS: 3201 WHITE OAK DRIVE & 3279 CAHABA HEIGHTS ROAD VESTAVIA HILLS, ALABAMA

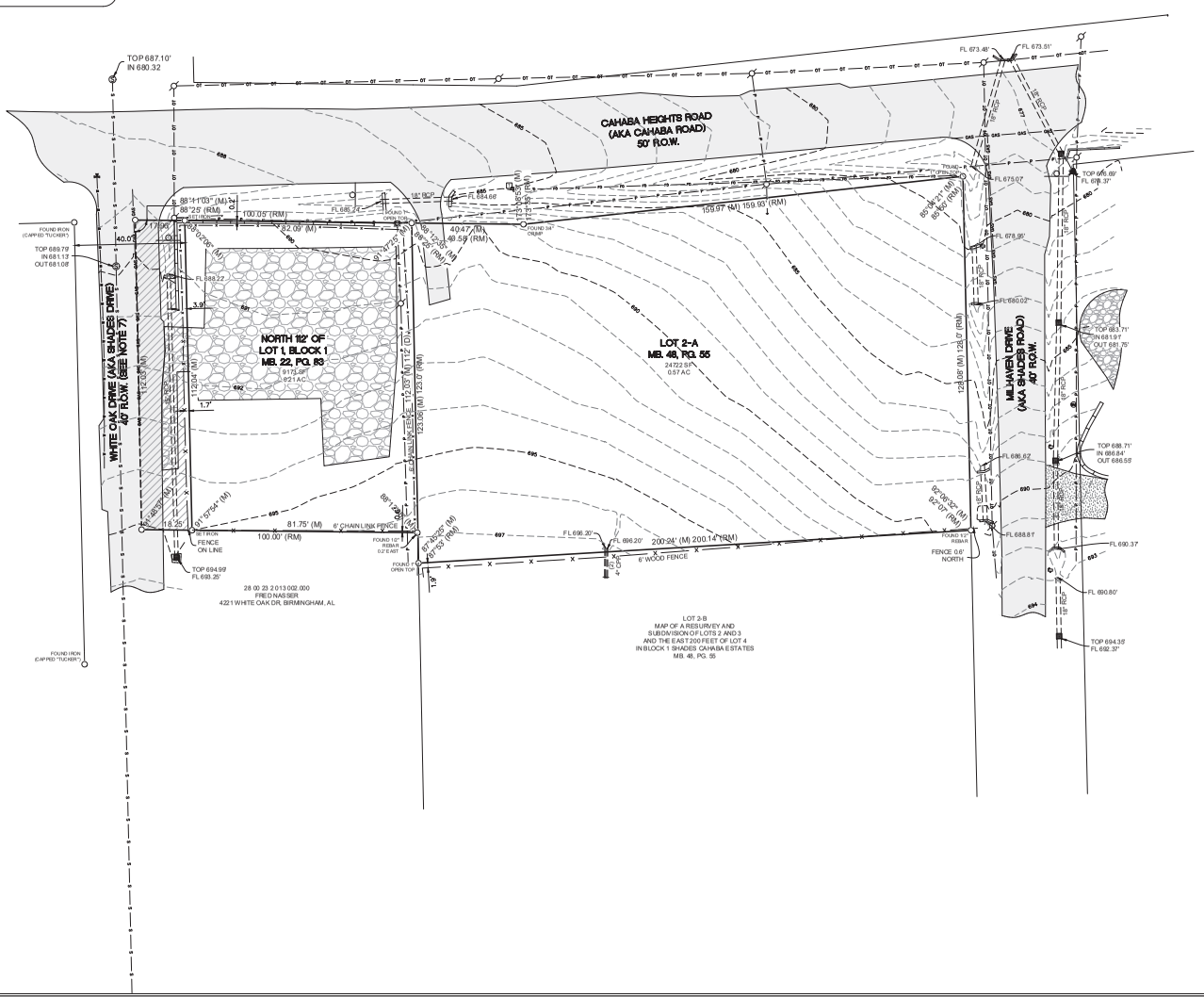
SHEET TITLE: NOTES

PROJECT NAME: CAHABA HEIGHTS TOWNHOMES

DRAWN BY: JSIII
CHECKED BY: WHL
PROJECT No.: KADCO0002
CAD FILE: C(NS) - Plot Notes.dgn
DATE: APRIL 3, 2024
SHEET NO.: NS

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

SITUATED IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA



NOTES:

1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
2. ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HERON.
3. THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. HOWEVER, THERE MAY EXIST UNDERGROUND UTILITIES OR BURIED PIPES WHICH WERE NOT LOCATED OR OF WHICH THE SURVEYOR HAS NO KNOWLEDGE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. 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.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID AZIMUTH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (COMMUNITY PANEL 01073C0578J, EFFECTIVE DATE 09/24/2021), THIS SITE LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
6. SURVEY PREPARED FOR: KADCO.
7. NO RIGHT-OF-WAY INFORMATION WAS FOUND ON WHITE OAK DRIVE. CITY OF VESTAVIA HAS NO RECORDS OF RIGHT-OF-WAY WIDTH AND STATES THIS IS A PRESCRIPTIVE RIGHT-OF-WAY. TAX RECORDS SHOW THIS TO BE A 40' RIGHT-OF-WAY WHICH IS SHOWN ON SURVEY BASED ON ADJOINING IRONS, CROSS-HATCHED AREA SHOWS THE LIMITS OF THE PRESCRIPTIVE RIGHT-OF-WAY. 20' RIGHT-OF-WAY FROM CENTERLINE TO THE WEST AS SHOWN ON MB. 48, PG. 55.
8. 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 AND OF THE EAST 200 FEET OF LOT 4 IN BLOCK 1 SHADES CAHABA ESTATES, AS RECORDED IN MAP BOOK 48, PAGE 55, AND THE NORTH 112 FEET OF LOT 1, IN BLOCK 1, ACCORDING TO THE SURVEY OF CAHABA ESTATES, AS RECORDED IN MAP BOOK 22, PAGE 83, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

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 KEITH CUNNINGHAM DATE: April 3, 2025
ALABAMA LICENSE NO. 26013

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR 26013 RODNEY KEITH CUNNINGHAM

REVISIONS	DATE

DRAWN BY: MBA
CHECKED BY: RKC
PROJECT No.: KADCO0002
DATE: April 3, 2025
SCALE: 1" = 20'

PROJECT: 3279 CAHABA HEIGHTS RD AND 4201 WHITE OAK DR

TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL LAND PLANNING SURVEYING
(205) 403-9158 (251) 943-8960
120 BISHOP CIRCLE, SUITE 300 (PELHAM)
PELHAM, AL 35124
TEL - (205) 403-9158
1000 E. LAUREL AVENUE (FOLEY)
FOLEY, AL 36535
(251) 943-8960

SHEET NO.
1 OF 1

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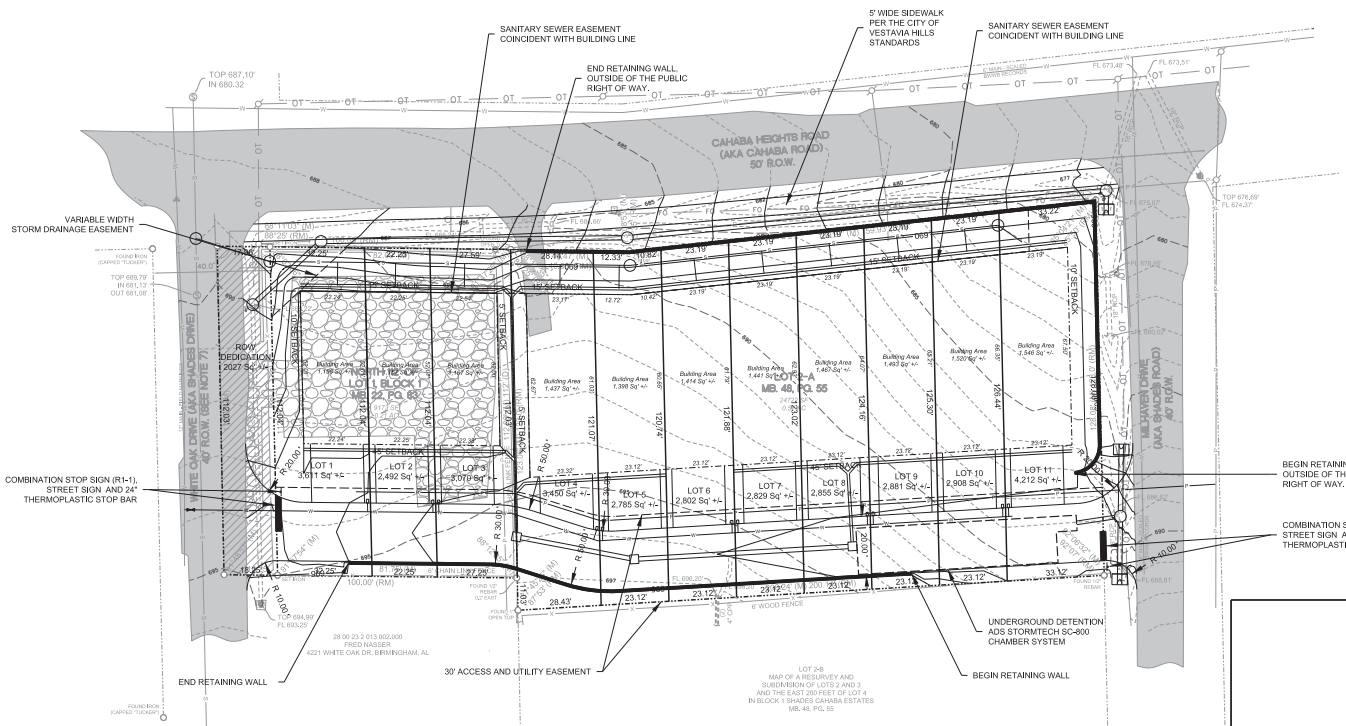


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

A PRELIMINARY SUBDIVISION MAP FOR SINGLE FAMILY RESIDENCES

CAHABA HEIGHTS TOWNHOMES

SITUATED IN THE SW ¼ OF THE NW ¼ OF
SECTION 23, TOWNSHIP 18 SOUTH, RANGE 2 WEST,
JEFFERSON COUNTY, VESTAVIA HILLS, ALABAMA

TOTAL SUBDIVIDED ACREAGE = 0.78 Ac
PROPOSED ZONING IS R-9
SETBACKS; AS SHOWN ON PLAT

ENGINEERING & SURVEYING BY
ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, ALABAMA 35124
(205) 403-9158

NOTES:

1. ALL LOT DIMENSIONS SHOWN ARE APPROXIMATE.
2. TOPOGRAPHIC DATA ON THIS PLAT IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BY THE NATIONAL GEODETIC SURVEY AND IS GROUND TOPOGRAPHY BY ENGINEERING DESIGN GROUP.
3. COORDINATE SYSTEM IS BASED ON ALABAMA WEST STATE PLANE COORDINATES, ALABAMA WEST NAD 83.
4. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
5. SUBDIVIDED PROPERTY IS LOCATED IN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP OF SHELBY COUNTY, ALABAMA COMMUNITY PANEL NO. 01073C0578J, EFFECTIVE DATE: SEPTEMBER 24, 2021.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF VESTAVIA HILLS SPECIFICATIONS.
7. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
8. STORM WATER RUNOFF PRODUCED FROM THIS DEVELOPMENT WILL NOT ADVERSELY EFFECT OTHER PROPERTIES. FURTHERMORE, THE STORM DRAINAGE SYSTEM IS DESIGNED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICES AND WILL PERFORM AS DESIGNED IF CONSTRUCTED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND APPLICABLE REGULATIONS.
9. ALL CONSTRUCTION TO MEET OSHA SAFETY GUIDELINES. SAID SAFETY PROCEDURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL COMPACTION ON LOTS OR IN BUILDING AREAS SHALL BE CERTIFIED BY A LICENSED GEOTECHNICAL ENGINEER TO MEET BUILDING CODE REQUIREMENTS OR PROJECT SPECIFICATIONS, WHICHEVER IS GREATER.
11. SEE NOTES AND DETAIL DRAWINGS FOR ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS RELATIVE TO WORK TO BE PERFORMED AS PART OF THE PROJECT.
12. DESIGN OF THE UNDERGROUND POWER IS PERFORMED BY ALABAMA POWER COMPANY. THE OWNER AND OR CONTRACTOR WILL COORDINATE THE DESIGN AND INSTALLATION OF THIS UTILITY SERVICE.
13. ALL STORM DRAINAGE OUTSIDE OF THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION AND/OR DEVELOPER. SAID RESPONSIBILITY SHALL BE INCLUDED IN THE COVENANTS OF THE HOA AND PROVIDED TO THE CITY PRIOR TO RECORDING.
14. THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE STARTING EACH PHASE OF WORK.
15. LOCATIONS AND THE DESIGN OF STREET LIGHTS WILL BE PERFORMED AT THE TIME THAT ALABAMA POWER COMPANY DESIGNS THE POWER SERVICE FOR THIS PROJECT.
16. AN AS-BUILT CERTIFICATION (FIGURE 4) OF THE SITE'S STORMWATER BMPS SHALL BE PERFORMED IN ACCORDANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT TECHNICAL MEMORANDUM AND SHALL BE APPROVED BY THE CITY BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ZONING DOCUMENTS NOT FOR CONSTRUCTION

EDG
ENGINEERING DESIGN GROUP
PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
(205) 403 - 9158
FOLEY, AL
1600 E. LAUREL AVENUE
FOLEY, AL 36535
(251) 943 - 8660

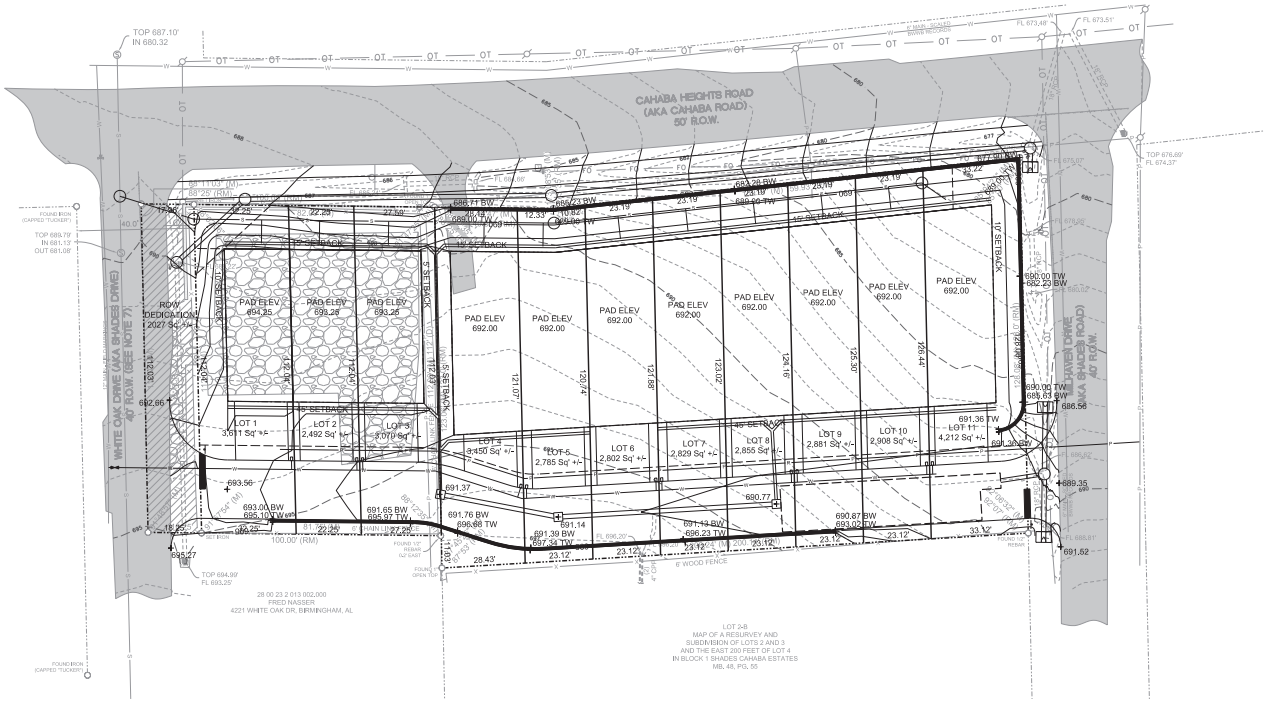
REVISIONS

PROJECT ADDRESS: 3201 WHITE OAK DRIVE & 3279 CAHABA HEIGHTS ROAD VESTAVIA HILLS, ALABAMA

SHEET TITLE: PRELIMINARY PLAT

PROJECT NAME: CAHABA HEIGHTS TOWNHOMES

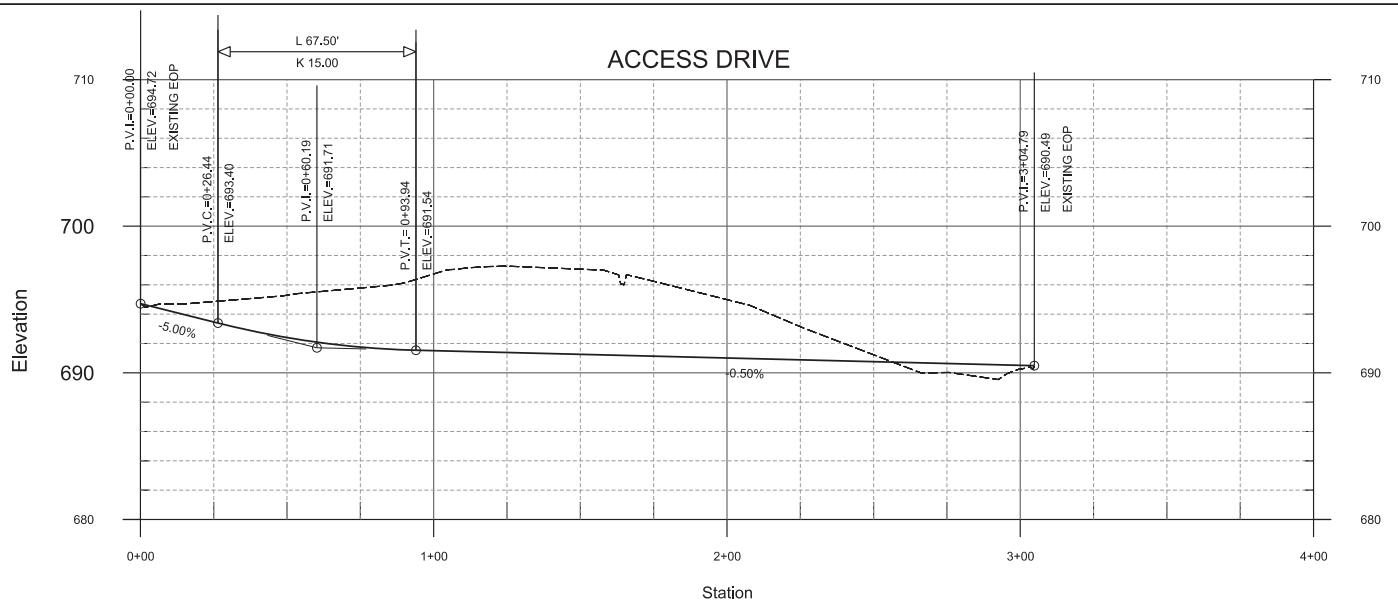
DRAWN BY: JSIII
CHECKED BY: WHL
PROJECT No.: KADCO0002
CAD FILE: C1.0 Preliminary Plat.dgn
DATE: APRIL 3, 2024
SHEET NO.: C1.0



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



SCALE
HORIZ. 1"=20'
VERT. 1"=4'

LEGEND
= ORIGINAL GROUND ELEVATION
= PROPOSED FINISHED ELEVATION

DESIGN SPEED = 15 MPH
POSTED SPEED = 15 MPH
CREST K = 3, SAG K=10

ZONING DOCUMENTS
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PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
(205) 403 - 9158
FOLEY, AL
1000 E. LAUREL AVENUE
FOLEY, AL 36535
(251) 943 - 8660

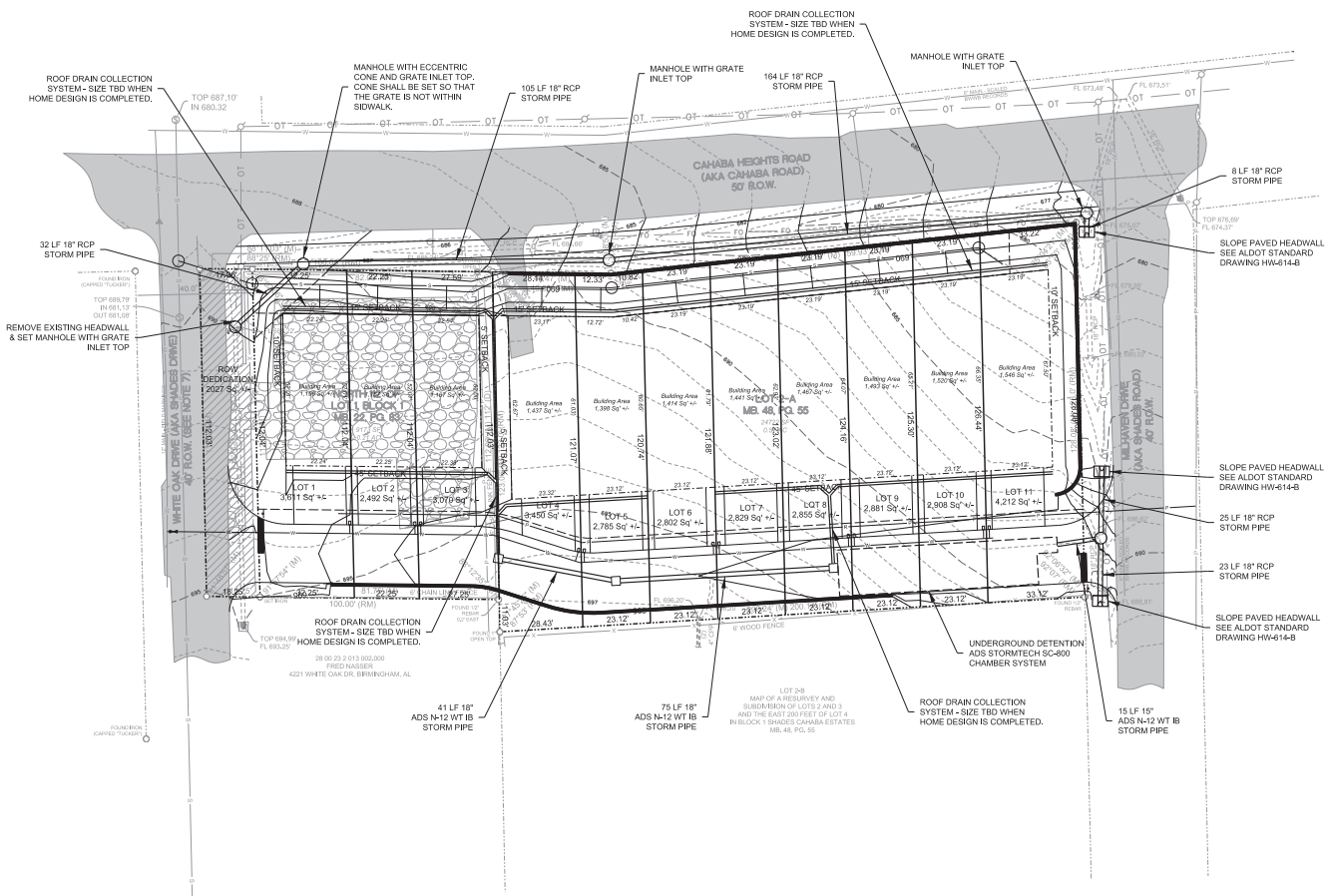
REVISIONS

PROJECT ADDRESS:
3201 WHITE OAK DRIVE &
3279 CAHABA HEIGHTS ROAD
VESTAVIA HILLS, ALABAMA

SHEET TITLE:
GRADING PLAN

PROJECT NAME:
CAHABA HEIGHTS
TOWNHOMES

DRAWN BY: JSIII
CHECKED BY: WHL
PROJECT No.: KADCO0002
CAD FILE: C2.0 Grading Plan.dgn
DATE: APRIL 3, 2024
SHEET NO.: C2.0



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CAHABA HEIGHTS TOWNHOMES STORM WATER ANALYSIS SUMMARY TABLE						
Design Storm	1 Year	2 Year	5 year	10 Year	25 Year	100 Year
Pre Developed Flow, CFS	1.66	2.03	2.73	3.41	4.48	5.41
Post Developed Flow, CFS	1.65	1.89	2.33	3.14	4.37	5.22
Percent Change	-1%	-7%	-15%	-8%	-2%	-4%
Underground Detention Discharge, CFS	0.93	1.02	1.40	1.95	2.64	3.12
Underground Detention Pond Storage Volume, CF	986	1,170	1,463	1,648	1,930	2,177
Underground Detention Pond Stage, FT	687.42	687.65	688.03	688.28	688.66	689.04

ZONING DOCUMENTS NOT FOR CONSTRUCTION

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PELHAM, AL 35124
(205) 403 - 9158
FOLEY, AL
1000 E. LAUREL AVENUE
FOLEY, AL 36535
(251) 943 - 8660

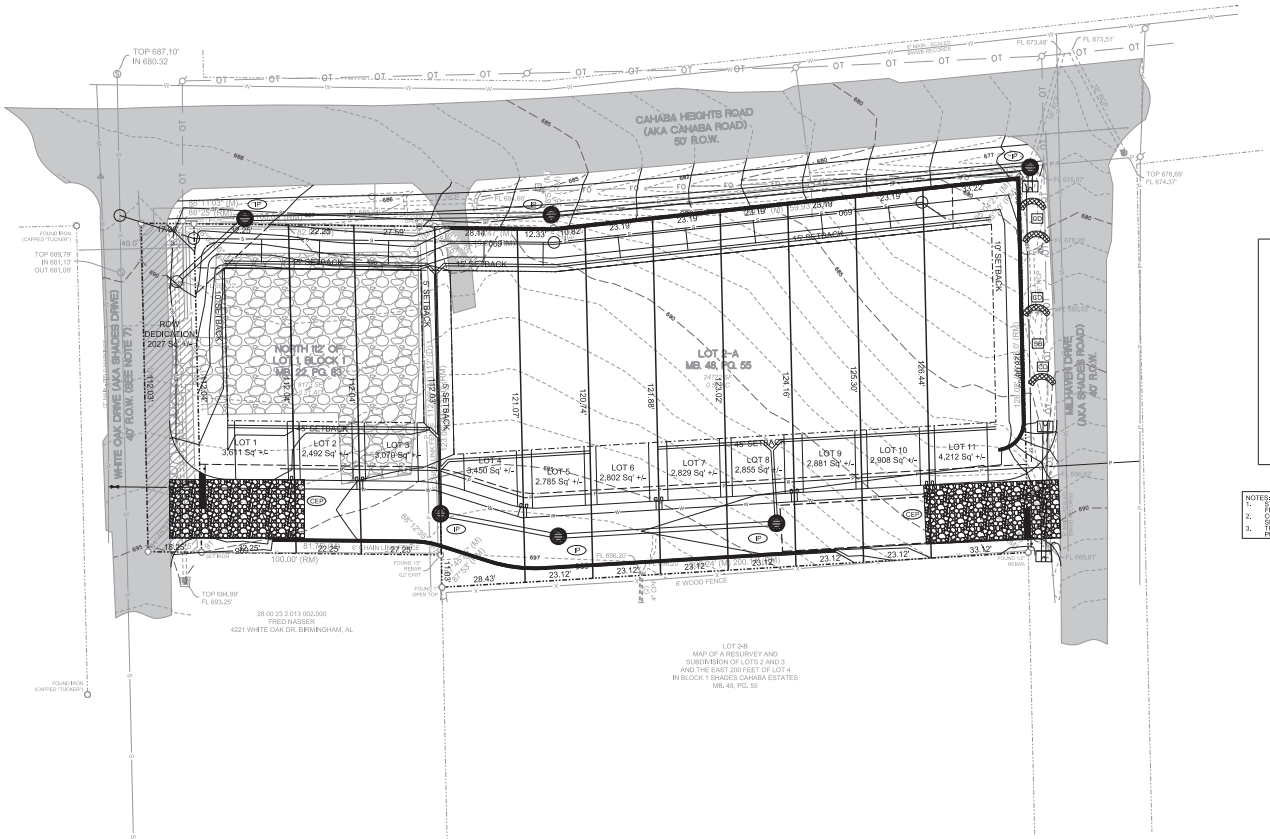
REVISIONS

PROJECT ADDRESS: 3201 WHITE OAK DRIVE & 3279 CAHABA HEIGHTS ROAD VESTAVIA HILLS, ALABAMA

SHEET TITLE: STORM PLAN

PROJECT NAME: CAHABA HEIGHTS TOWNHOMES

DRAWN BY: JSIII
CHECKED BY: WHL
PROJECT No.: KADCO0002
CAD FILE: C3.0 Storm Plan.dgn
DATE: APRIL 3, 2024
SHEET NO.: C3.0



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

CEP		CONSTRUCTION EXIT PAD
TS		TEMPORARY SEEDING
DC		DUST CONTROL
ML		MULCHING
CK		WATTLE CHECK DAM
GK		GROUNDS KEEPING
SDB		STORM WATER DETENTION BASIN
SB		SEDIMENT BARRIER
IP		INLET PROTECTION
ECB		EROSION CONTROL BLANKET
OP		PERMANENT OUTLET PROTECTION
DI		DIVERSION
CW		CONCRETE WASHOUT

NOTES:
1. STRUCTURES SHALL HAVE FABRIC INLET PROTECTION UNTIL TOPS ARE INSTALLED. FROM THAT TIME, WATTLES SHALL BE USED AS INLET PROTECTION.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING A LOG OF THE QUANTITY OF ALL SEDIMENT, AND MATERIALS REMOVED FROM BMP DEVICES.
3. THERE SHALL BE NO LAND DISTURBING ACTIVITY UNTIL PROOF OF ADEM NOR IS PROVIDED TO THE CITY OF VESTAVIA HILLS.

ZONING DOCUMENTS
NOT FOR CONSTRUCTION

EDG
ENGINEERING DESIGN GROUP

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

FOLEY, AL
1000 E. LAUREL AVENUE
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(251) 943 - 8960

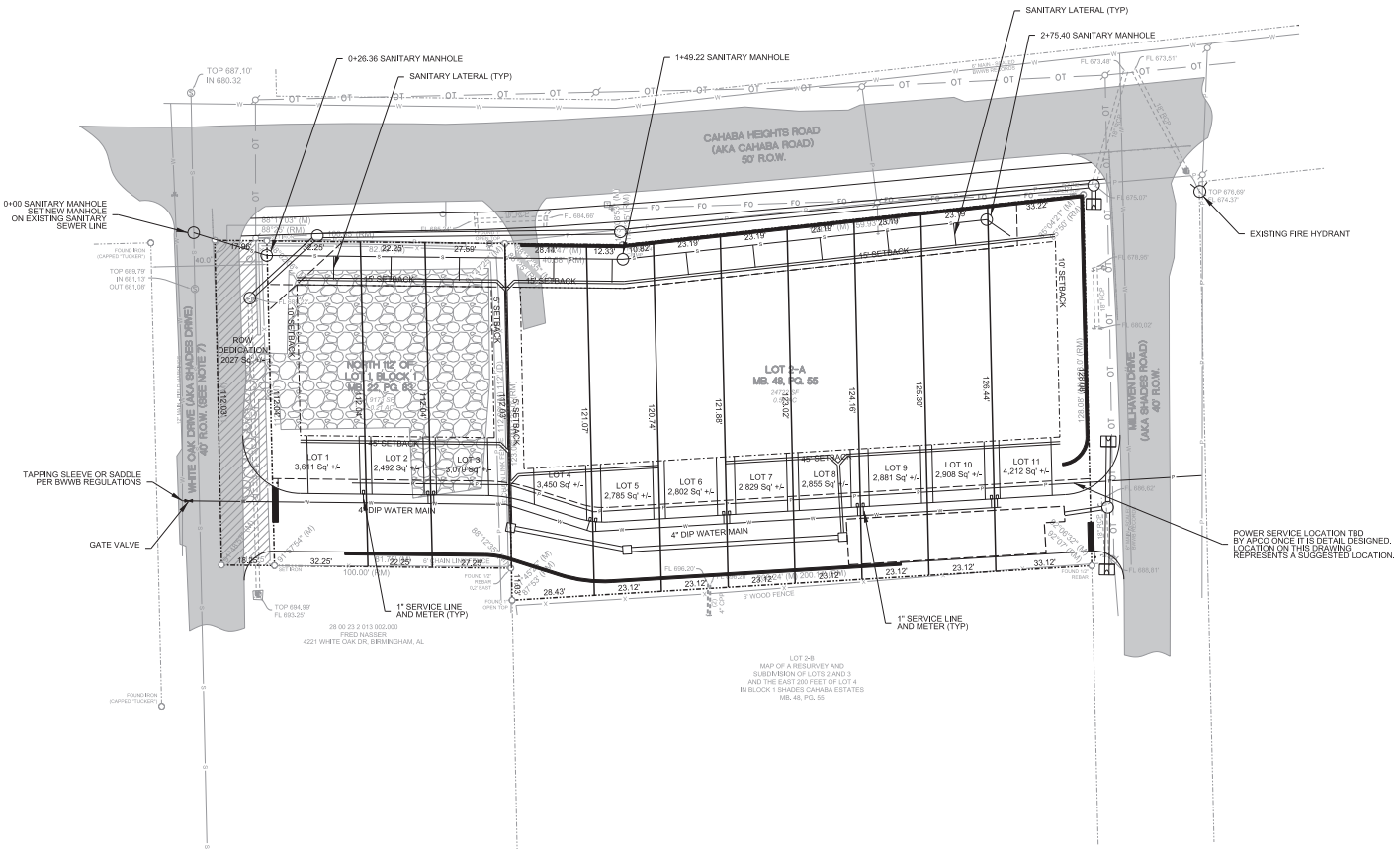
REVISIONS

PROJECT ADDRESS:
3201 WHITE OAK DRIVE &
3279 CAHABA HEIGHTS ROAD
VESTAVIA HILLS, ALABAMA

SHEET TITLE:
EROSION & SEDIMENT
CONTROL PLAN

PROJECT NAME:
CAHABA HEIGHTS
TOWNHOMES

DRAWN BY: JSIII
CHECKED BY: WHL
PROJECT No.: KADCO0002
CAD FILE: C4.0 ESC Plan.dgn
DATE: APRIL 3, 2024
SHEET NO.: C4.0



ZONING DOCUMENTS
NOT FOR CONSTRUCTION

EDG
ENGINEERING DESIGN GROUP
PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
(205) 403 - 9158
FOLEY, AL
1000 E. LAUREL AVENUE
FOLEY, AL 36535
(251) 943 - 8960

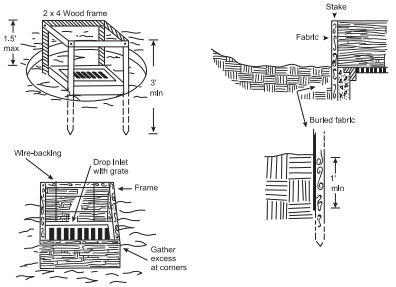
REVISIONS

PROJECT ADDRESS:
3201 WHITE OAK DRIVE &
3279 CAHABA HEIGHTS ROAD
VESTAVIA HILLS, ALABAMA

SHEET TITLE:
UUTILITY PLAN

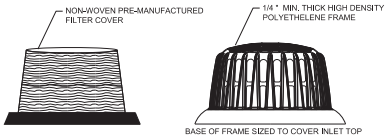
PROJECT NAME:
CAHABA HEIGHTS
TOWNHOMES

DRAWN BY: JSIII
CHECKED BY: WHL
PROJECT No.: KADCO0002
CAD FILE: C5.0 Utility Plan.dgn
DATE: APRIL 3, 2024
SHEET NO.: C5.0



SILT FENCE INLET PROTECTION (SIP)

NTS



TYPICAL CONSTRUCTION SEQUENCE FOR FRAME & FILTER ASSEMBLY

1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.
2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURE THE FRAME COVERS STRUCTURE COMPLETELY.
3. PLACE THE FILTER OVER THE FRAME.
4. FILL THE FILTER POCKETS WITH #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND THE INLET STRUCTURE.
5. BACKFILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER BACKFILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.

MAINTENANCE REQUIREMENTS FOR FRAME AND FILTER ASSEMBLY

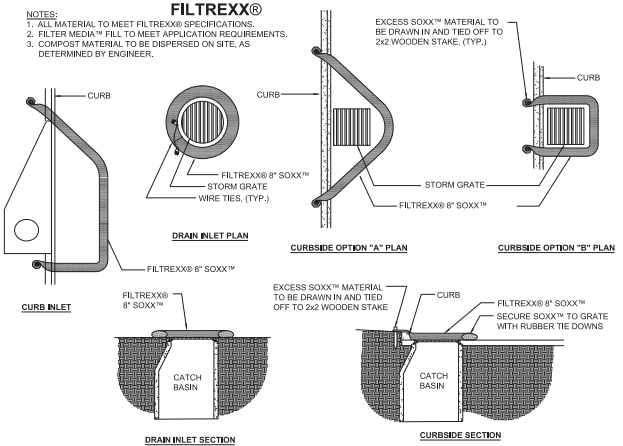
1. MAINTENANCE IS REQUIRED WHEN ERODED SOILS REACH A POINT OF 65% OF THE TOTAL HEIGHT OF THE FRAME OR APPROXIMATELY 7 TO 9 INCHES OF THE GREY FILTER MATERIAL IS SHOWING.
2. REMOVE THE IMAPCTED MATERIAL BY HAND OR MACHINE METHOD, PAYING CLOSE ATTENTION NOT TO DAMAGE THE FRAME OR FILTER.
3. BRUSH, SWEEP OR WASH FILTER AND INSPECT FOR ANY CUTS AND/OR ABRASIONS, REPLACE FILTER AS NECESSARY. INSPECT FRAME FOR ANY STRESS OR DAMAGE, REPLACE AS NECESSARY.
4. REFILL FILTER POCKETS, BACKFILL AS REQUIRED BY JOBSITE CONDITIONS.

SILT SAVER - (FIP)

NTS

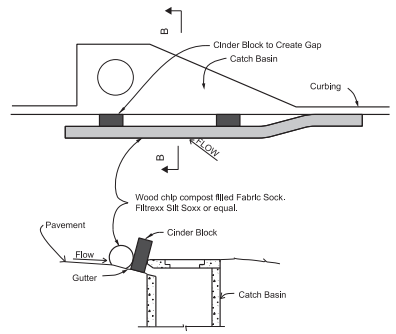
FILTREXX®

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



FILTREXX® WATTLE INLET PROTECTION (WIP)

NTS



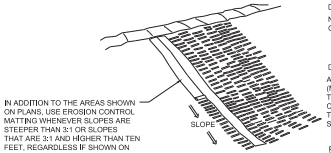
SECTION B-B

NOTE:
* Install filter within 24 hours of pouring curb, or when wing inlet top is poured and water is directed to inlet.

* Install filter within 24 hours after any asphalt pavement installation.

WATTLE INLET PROTECTION INSTALLED ON CURB INLET

NTS



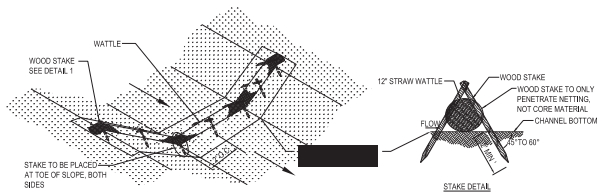
NOTE:
1. ALL MATTING MATERIAL MUST BE ON THE ALABAMA DEPARTMENT OF TRANSPORTATION QUALIFIED PRODUCTS LIST
2. INSTALL PER MANUFACTURER SPECIFICATIONS

DESIGN BASIS:
NORTH AMERICAN GREEN S150 OR NORTH AMERICAN GREEN HYDRACX2 OR APPROVED ALTERNATE.

DEFINITION:
A PROTECTIVE SOIL STABILIZATION COVERING (MATTING OR HYDROSEED WITH TACKIFIER) USED TO ESTABLISH VEGETATION ON STEEP SLOPES, CHANNELS, OR SHORELINES. IT ALSO REINFORCES TURF TO RESIST FORCES OF EROSION DURING STORM EVENTS.

PHYSICAL PROPERTIES	MINIMUM VALUE
THICKNESS	0.5 INCH
WEIGHT	0.6 PSY
ROLL WIDTH	38 INCHES
TENSILE STRENGTH	
LENGTH 950% ELONGATION)	15 LBS/INCH
LENGTH (ULTIMATE)	20 LBS/INCH

EROSION CONTROL BLANKET (ECB)



WATTLE CHECK DAMS TO BE INSTALLED WITHOUT TRENCHING AND ON TOP OF STAPLED GEOTEXTILE UNDERLAYMENT THAT EXTENDS A MINIMUM 3 FT, UP AND DOWNSTREAM FROM THE WATTLE. WATTLES MUST BE PROPERLY STAPLED WITH SOD STAPLES ON 10-INCH CENTERS ON EACH SIDE OF THE WATTLE TO PREVENT FLOTATION AND STAKED OVER THE TOP USING NON-DESTRUCTIVE TEE-PEE TYPE STAKING

WATTLE SPACING
REFER TO ALDOT SPECIAL DRAWING NO. ESC-300 FOR RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLES

CdW **WATTLE CHECK DAM**
N.T.S.

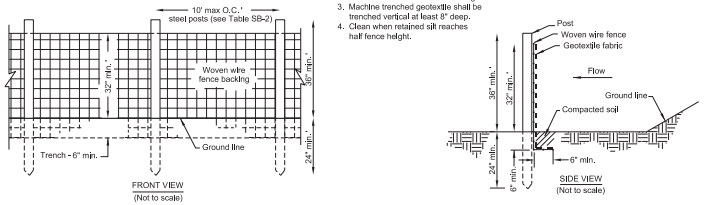
Figure FS-1 Geographical Areas for Species Adaptation

Note: Site conditions related to soils and aspect in counties adjacent or close to county boundaries may justify adjustments in planting dates by qualified design professionals.

Species	Seeding Rates/Ac PLS [1]	North	Central	South
			Seeding Dates	
Bahiagrass, Pensacola	40 lbs	-	Mar 1-July 1	Feb 1-Nov 1 [2]
Bermudagrass, Common	10 lbs	Apr 1-July 1	Mar 15-July 15	Mar 1-July 15
Bahiagrass, Pensacola Bermudagrass, Common	30 lbs 5 lbs	-	Mar 1-July 1	Mar 1-July 15
Bermudagrass, Hybrid (Lawn Types)	Solid Sod	Anytime	Anytime	Anytime
Bermudagrass, Hybrid (Lawn Types)	Sprigs 1/sq ft	Mar 1-Aug 1	Mar 1-Aug 1	Feb 15 -Sep 1
Fescue, Tall	40-60 lbs	Sep 1-Nov 1	Sep 1-Nov 1	-
Sericea	40-60 lbs	Mar 15-July 15	Mar 1-July 15	Feb 15 -July 15
Sericea & Common Bermudagrass	40 lbs 10 lbs	Mar 15-July 15	Mar 1-July 15	Feb 15-July 15
Switchgrass, Alamo	4 lbs	Apr 1-Jun 15	Mar 15-Jun 15	Mar 15-Jun 15

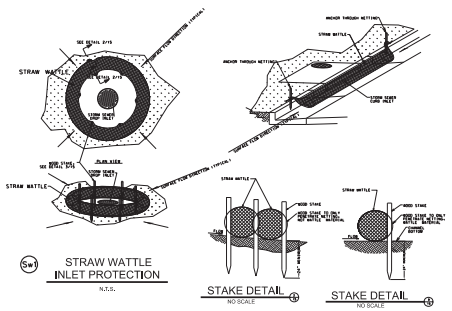
Table MU-1 Mulching Materials and Application Rates

Material	Rate Per Acre and (Per 1000 ft.2)	Notes
Straw (with Seed)	1 ½ - 2 tons (70 lbs - 90 lbs)	Spread by hand or machine; anchor when subject to blowing.
Straw Alone (no seed)	2 ½ - 3 tons (115 lbs - 160 lbs)	Spread by hand or machine; anchor when subject to blowing.
Wood Chips	5-6 tons (225 lbs - 270 lbs)	Treat with 12 lbs. nitrogen/ton.
Bark	35 cubic yards (.08 cubic yard)	Can apply with mulch blower.
Pine Straw	1-2 tons (45 lbs - 90 lbs)	Spread by hand or machine; will not blow like straw.
Peanut Hulls	10-20 tons (450 lbs - 900 lbs)	Will wash off slopes. Treat with 12 lbs. nitrogen/ton.



TYPE-A SILT FENCE - (SB)

NTS



SW1 **STRAW WATTLE INLET PROTECTION**
N.T.S.

ZONING DOCUMENTS NOT FOR CONSTRUCTION

EDG
ENGINEERING DESIGN GROUP
PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
(205) 403 - 9158
FOLEY, AL
1600 E. LAURELAVENUE
FOLEY, AL 36535
(251) 943 - 8660

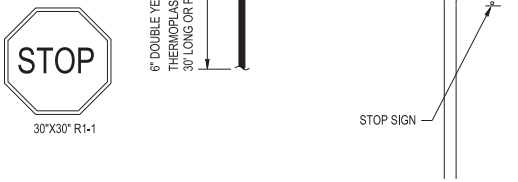
REVISIONS

PROJECT ADDRESS: 3201 WHITE OAK DRIVE & 3279 CAHABA HEIGHTS ROAD VESTAVIA HILLS, ALABAMA

SHEET TITLE: EROSION CONTROL DETAILS

PROJECT NAME: CAHABA HEIGHTS TOWNHOMES

DRAWN BY: JSIII
CHECKED BY: WHL
PROJECT No.: KADCO0002
CAD FILE: C6.0 Details.dgn
DATE: APRIL 3, 2024
SHEET NO.: C6.1

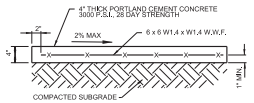


PAINTED STOP DETAIL

N.T.S.

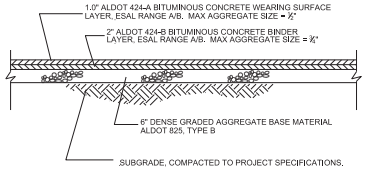
NOTES:

1. CONSTRUCTION JOINTS TO BE AT 5'-0" INTERVALS.
2. EXPANSION JOINTS WITH ½" EXPANSION JOINT MATERIAL SHALL BE PLACED AT 50 FT INTERVALS AND AT THE INTERSECTION OF WALKS.
3. ½" EXPANSION JOINT MATERIAL REQUIRED WHERE SIDEWALKS ABUT CURB.
4. ALL EXTERIOR SIDEWALKS TO RECEIVE LIGHT BROOM FINISH.
5. MAXIMUM CROSS SLOPE ON SIDEWALK SHALL BE 2%.



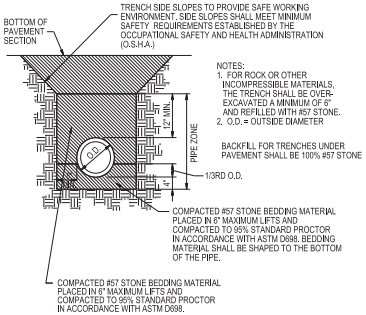
SIDEWALK DETAIL

N.T.S.



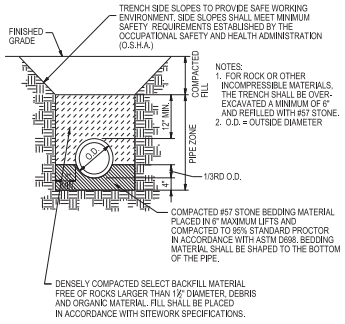
STANDARD DUTY PAVING SECTION

N.T.S.



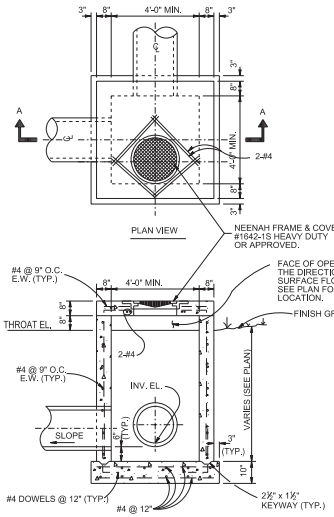
PIPE BEDDING FOR PIPES UNDER PAVEMENT

N.T.S.



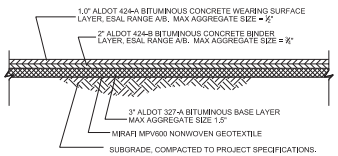
PIPE BEDDING DETAIL

N.T.S.



YARD INLET DETAIL

N.T.S.



ALTERNATE STANDARD DUTY PAVING SECTION ("BLACK BASE" OPTION)

N.T.S.

ZONING DOCUMENTS NOT FOR CONSTRUCTION

EDG
ENGINEERING DESIGN GROUP
PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
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FOLEY, AL
1000 E. LAUREL AVENUE
FOLEY, AL 36535
(251) 943 - 8960

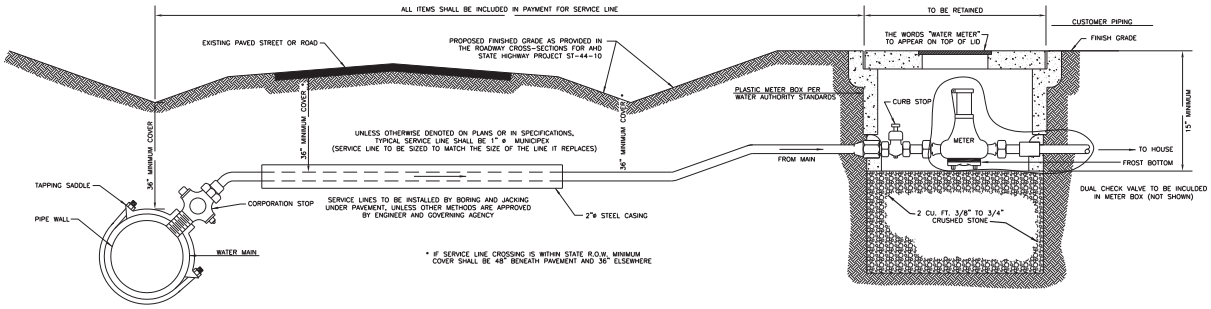
REVISIONS

PROJECT ADDRESS: 3201 WHITE OAK DRIVE & 3279 CAHABA HEIGHTS ROAD VESTAVIA HILLS, ALABAMA

SHEET TITLE: SITE DETAILS

PROJECT NAME: CAHABA HEIGHTS TOWNHOMES

DRAWN BY: JSIII
CHECKED BY: WHL
PROJECT No.: KADCO0002
CAD FILE: C6.0 Details.dgn
DATE: APRIL 3, 2024
SHEET NO.: C6.2



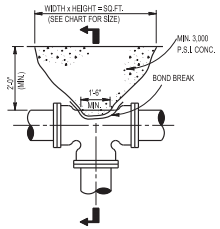
TYPICAL SERVICE CONNECTION TO MAIN
NOT TO SCALE

TYPICAL SERVICE LINE INSTALLATION UNDER PAVEMENT
NOT TO SCALE

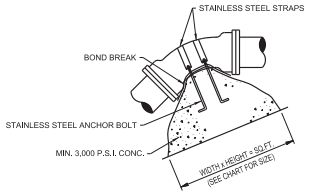
* MIN. THRUST AREA IN SQ.FT. FOR CONC. THRUST BLOCK

PIPE SIZE	90°	45°	22 1/2°	11 1/4°	TEES OR DEAD END
3"	2,0	1,0	0,5	-	1,5
4"	3,0	1,5	1,0	0,5	2,0
6"	5,5	3,0	1,5	1,0	4,0
8"	9,5	5,0	3,0	1,5	6,5
10"	14,0	7,5	4,0	2,0	10,0
12"	19,5	10,5	5,5	3,0	14,0

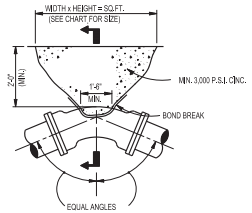
THRUST AREAS ARE BASED ON 200 PSI MAX. PIPE PRESSURE



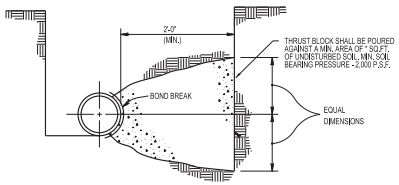
THRUST BLOCK DETAIL FOR TEE IN WATER PIPE
N.T.S.



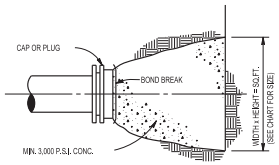
THRUST BLOCK DETAIL FOR VERTICAL BEND
N.T.S.



THRUST BLOCK DETAIL FOR HORIZONTAL BEND IN WATER PIPE
N.T.S.



THRUST BLOCK SECTION
N.T.S.



THRUST BLOCK DETAIL FOR DEAD END
N.T.S.

ZONING DOCUMENTS
NOT FOR CONSTRUCTION

EDG
ENGINEERING DESIGN GROUP
PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
(205) 403 - 9158
FOLEY, AL
1000 E. LAUREL AVENUE
FOLEY, AL 36535
(251) 943 - 8660

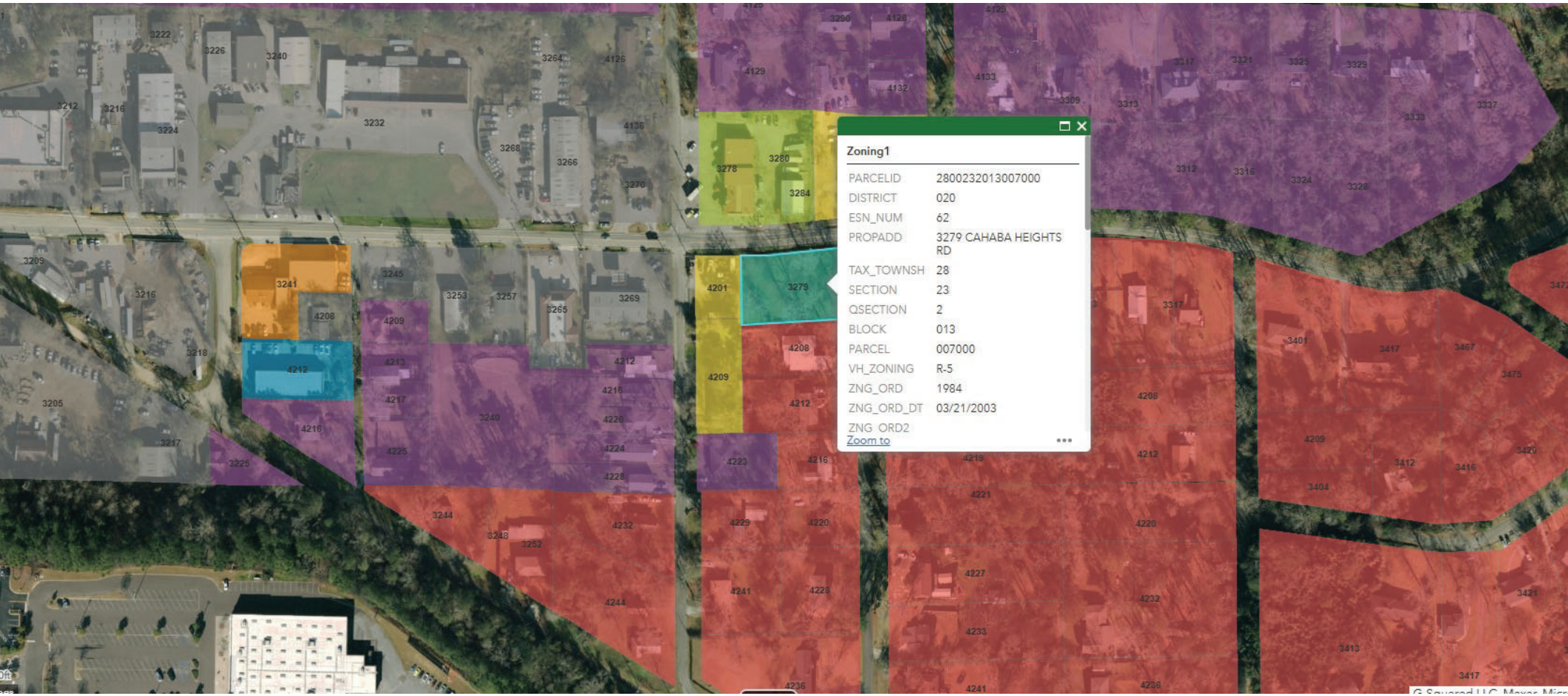
REVISIONS

PROJECT ADDRESS:
3201 WHITE OAK DRIVE &
3279 CAHABA HEIGHTS ROAD
VESTAVIA HILLS, ALABAMA

SHEET TITLE:
SITE DETAILS

PROJECT NAME:
CAHABA HEIGHTS TOWNHOMES

DRAWN BY: JSIII
CHECKED BY: WHL
PROJECT No.: KADCO0002
CAD FILE: C6.0 Details.dgn
DATE: APRIL 3, 2024
SHEET NO.: C6.3


Zoning1
PARCELID 2800232013007000
DISTRICT 020
ESN_NUM 62
PROPADD 3279 CAHABA HEIGHTS RD
TAX_TOWNSH 28
SECTION 23
QSECTION 2
BLOCK 013
PARCEL 007000
VH_ZONING R-5
ZNG_ORD 1984
ZNG_ORD_DT 03/21/2003
ZNG_ORD2
Zoom to

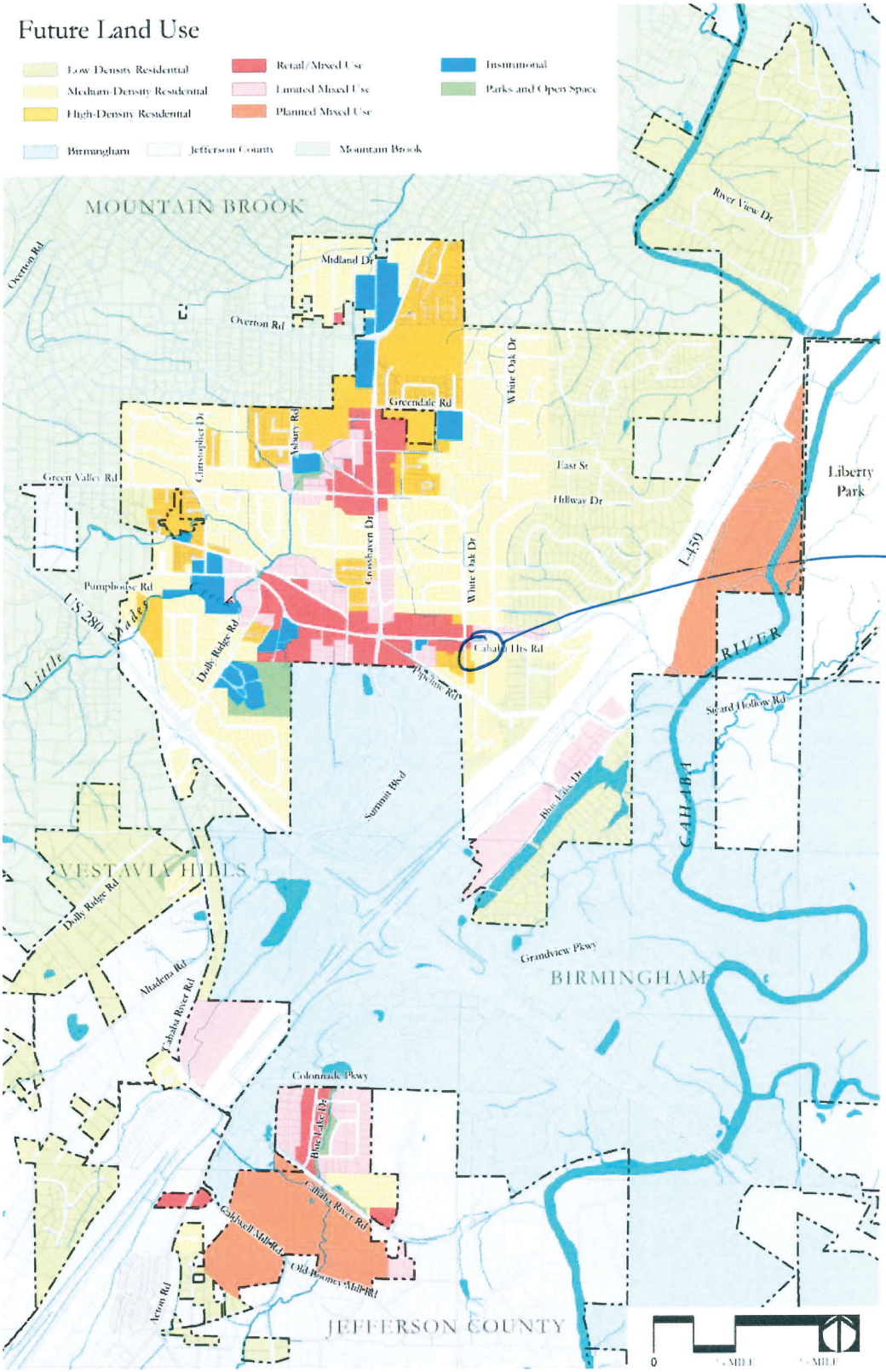


Figure 4: Future Land Use Map

CITY OF VESTAVIA HILLS
MUNICIPAL COURT
INTER-DEPARTMENT MEMO

June 23, 2025

To: Jeff Downes, City Manager

From: Umang Patel, Court Director

Cc:

RE: Public Hearing - Resolution Number 5572 - A Request for Budget Appropriation for the Vestavia Hills Municipal Court FY25

Background:
The Municipal Court utilizes access codes for its online driving school program, which has seen higher-than-expected participation. As a result, the Court does not have enough access codes to meet demand through the remainder of FY25 and must purchase additional codes to continue the program

Recommendation:
It is recommended that the City Council approve the supplement to FY 2025 Fund 11 budget not to exceed $20,000 to cover the costs of purchasing additional online driving school access codes.

Fiscal Impact:

Attachments:
1. Resolution 5572

2. Request for Additional Funding – Online Driving School Access Codes

RESOLUTION NUMBER 5572

A RESOLUTION FOR A BUDGET APPROPRIATION FOR ADDITIONAL ONLINE TRAFFIC SCHOOL ACCESS CODES FOR THE VESTAVIA HILLS MUNICIPAL COURT

WHEREAS, the Vestavia Hills Municipal Court utilizes online access for driving school and

WHEREAS, the demand for said online driving school has significantly exceeded expectations in the FY25 budget at a cost of $45 per code with an average 115 users per month in 2025; and

WHEREAS, at this pace, the current inventory of codes will be depleted by the end of July, 2025; and

WHEREAS, the Court Director has determined that the purchase of an additional 500 access codes will allow the Municipal Court to meet demand through the remainder of FY25; and

WHEREAS, the Court Director has specified in an interoffice memorandum as to the anticipated income for said online driving school and the distribution of said income, a copy of which is marked as Exhibit A, attached to and incorporated into this Resolution Number 5572 as if written fully therein; and

WHEREAS, the City Manager has reviewed this request and is in support of said budget appropriation for the additional access codes; and

WHEREAS, the Mayor and City Council feel it is in the best public interest to authorize the Courts to purchase additional codes as described.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VESTAVIA HILLS, ALABAMA, AS FOLLOWS:

1. The Court Director is hereby authorized to purchase 500 additional online access codes as described with revenues appropriated as detailed in the attached Exhibit A; and
2. Said expense for the purchase of said codes shall not exceed $20,000 and will be expensed to Fund 11, Municipal Court; and
3. This Resolution Number 5572 shall become effective immediately upon adoption and approval.

DONE, ORDERED, ADOPTED and APPROVED this the 14th day of July, 2025.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

VESTAVIA HILLS MUNICIPAL COURT

MEMORANDUM

TO: Court Employees

FROM: Umang Patel

DATE: 6/9/25

RE: Request for Additional Funding – Online Driving School Access Codes

---

I am requesting additional funding in the amount of $20,000 to purchase 500 online driving school access codes. Buying in bulk allows us to secure a discounted rate of $40 per code.

The anticipated gross revenue from the use of these codes is $75,000. After deducting the initial investment, the projected net revenue is $55,000.

Below is the allocation of the anticipated revenue:

- **Municipal Court Judicial Fund** – $5,000
- **Corrections Fund** – $20,250
- **Traffic Safety Education Fund** – $31,250
- **Court Technology Fund** – $18,500
  Total: $75,000

The demand for online driving school has significantly exceeded expectations. As of June 9, 2025, only 115 access codes remain. The Municipal Court has averaged 101 users per month in 2025. At this pace, our current inventory will be depleted by the end of July.

The purchase of an additional 500 access codes will allow the Municipal Court to meet demand through the remainder of FY25 and reduce the budgeted need for FY26.

Thank you,

Umang Patel

Umang Patel
Court Director

CITY OF VESTAVIA HILLS
CITY CLERK
INTER-DEPARTMENT MEMO

June 23, 2025

To: Jeff Downes, City Manager

From: Rebecca Leavings, City Clerk

Cc:

RE: Public Hearing - Resolution Number 5573 - Annexation - 90 day - 2560 Rocky Ridge Road; Hartford Development LLC

Background:
This request was heard by the Standing Annexation Committee at its last meeting. At that meeting, the developer requested the annexation and development of eleven townhomes. After discussions with engineering and the Fire Department, it was later decided by the developer to revise the plan for the construction of eight single-family homes. This request will be to begin the annexation process. The process will be vetted through Planning and Zoning and in October will be presented to the City Council for a request to "prezone" the property. If the rezoning is approved, the next item of business will be annexation of the property. If the rezoning fails to pass, the annexation request will not be considered.

Recommendation:
na

Fiscal Impact:

na

Attachments:

1. Resolution 5573

RESOLUTION NUMBER 5573

A RESOLUTION PROPOSING THE ANNEXATION OF CERTAIN TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF VESTAVIA HILLS, ALABAMA.

WHEREAS, there has been a petition filed with the City Clerk of the City of Vestavia Hills, Alabama, and herein presented to the City Council of the City of Vestavia Hills, Alabama, dated April 3, 2025, wherein all owners of certain property contiguous to the City Limits of the City of Vestavia Hills, Alabama, ask that their property be annexed to the City of Vestavia Hills, Alabama; and

WHEREAS, said Petition has been presented to the City Council of the City of Vestavia Hills, Alabama, on the 14th day of July, 2025; and

WHEREAS, it would be in the best interest of the City of Vestavia Hills, Alabama, and to the citizens thereof to consider annexation of said territory and bringing it within the corporate limits of this Municipality; and

WHEREAS, said petitioners must comply with Act #604, 1970 Alabama Legislature regarding Fire Districts (property owners are to be responsible for fire dues if they are within another Fire District at the time of the annexation petition).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vestavia Hills, Alabama, as follows:

1. That the said Petition shall be published one (1) time in *The Alabama Messenger*, a newspaper of general circulation in Vestavia Hills, Jefferson County, Alabama, on the 16th day of July, 2025.

2. That on the 17th day of October, 2025, in the Vestavia Hills City Hall, a public hearing will be held to determine the truths of the matter set forth in said petition and to consider any protests or objections filed in writing with the City Clerk prior to such hearing, to determine whether it is in the public interest or not that said property be annexed to the City of Vestavia Hills, Alabama, and to consider adoption of an Ordinance annexing the territory described in said petition to this Municipality.

3. That this Resolution shall become known and referred to as Resolution Number 5573 by the City Council of the City of Vestavia Hills, Alabama, and as annexation of the following described property by the City Council of the City of Vestavia Hills, Alabama:

2560 Rocky Ridge Road
Hartbrook Development, LLC, Owner(s)

More particularly described as follows:

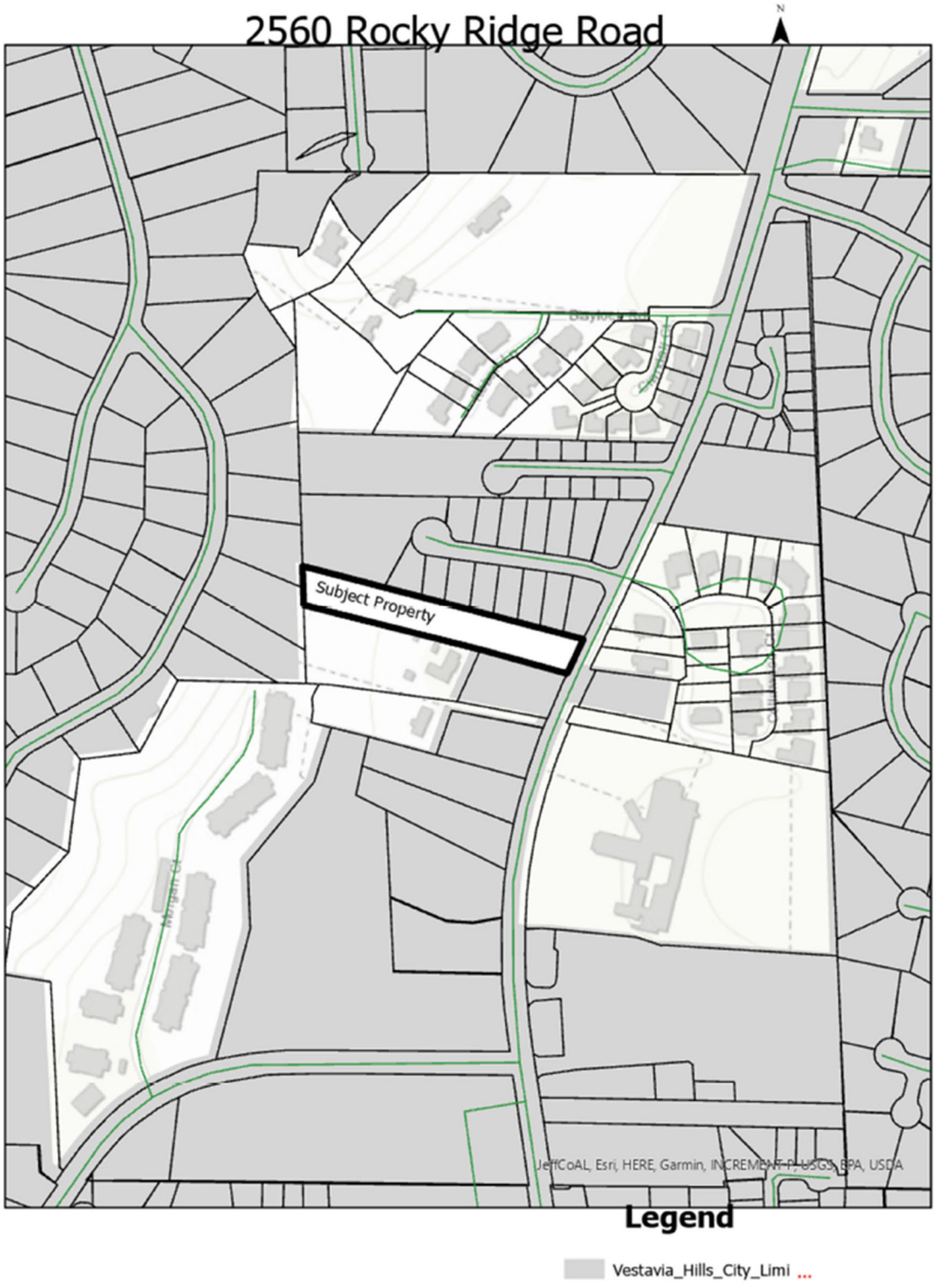
Beginning at the NW corner of the NE ¼ of the NE ¼ of Section 32, Township 18 South, Range 2 West in Jefferson County, Alabama, run South along the West line of said quarter-quarter section 997.78 feet to a point of beginning. Thence run South along said West line 102.29 feet, thence turning an angle to the left of 73 degrees 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 centerline of said road, thence turning an angle to the left of 79 degrees 2' and run northeasterly along said Westerly line of said road 100 feet, then turning and angel to the left of 100 degrees 58' and run Westerly 751.43 feet to the point of beginning.

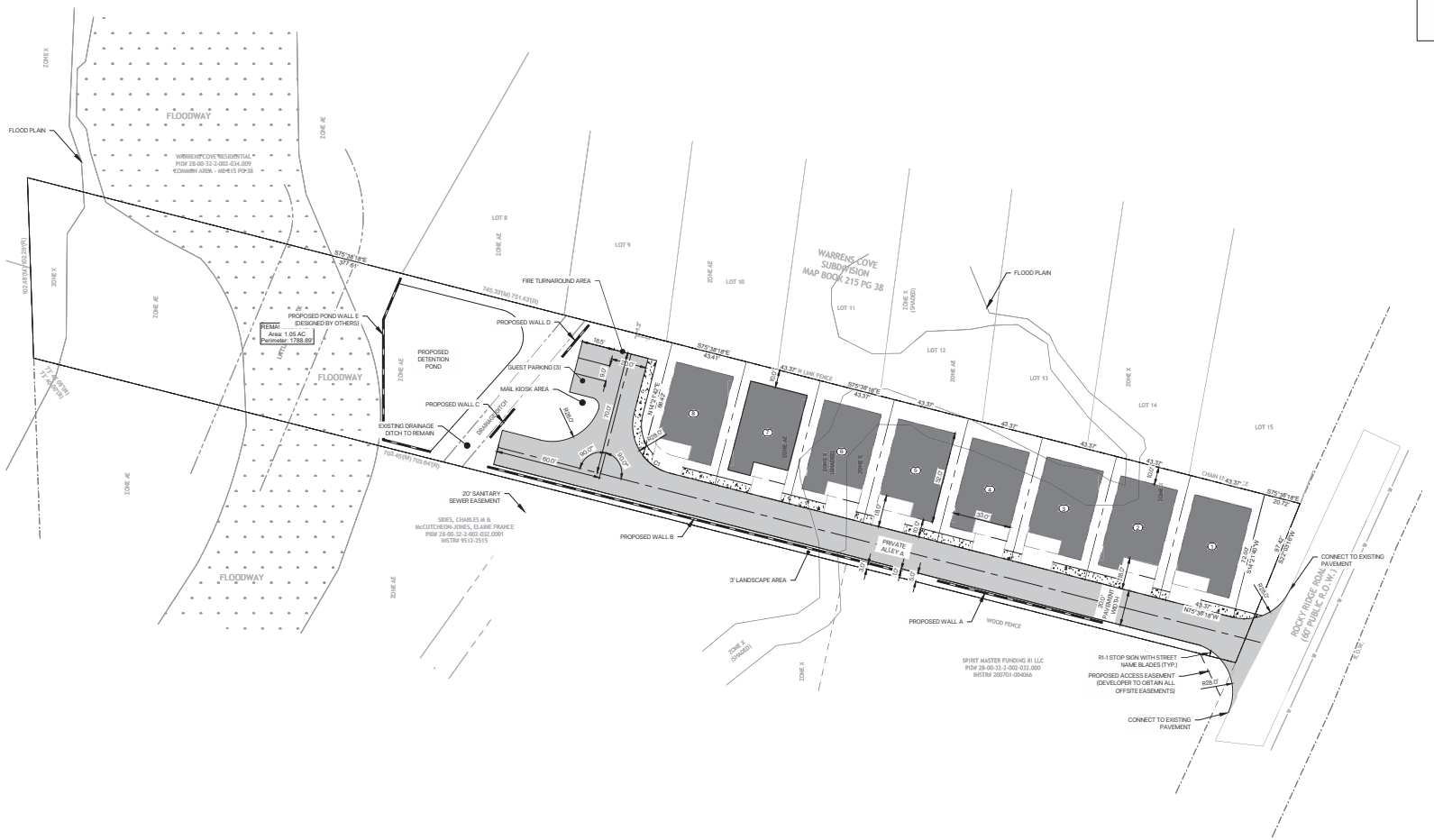
APPROVED and ADOPTED this the 14th day of July, 2025.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk


2560 Rocky Ridge Road
N
Subject Property
Legend
Vestavia_Hills_City_Limi ...



SITE INFORMATION:

SITE AREA
TOTAL SITE AREA: 1.62 AC.

ZONING CLASSIFICATION
JURISDICTION: CITY OF VESAVIA HILLS
PROP. ZONING: R-9

LOT SUMMARY
TOTAL PROPOSED LOTS : 8 LOTS
TYP. LOT SIZE: 43' X 72' (3,096 SF)
PROPOSED LOT DENSITY: 4.94 DU/AC

SETBACKS:
FRONT SETBACK: 10 FT.
GARAGE SETBACK: 18 FT.
REAR SETBACK: 10 FT.
SIDE SETBACK 5 FT.

SAMFORD GROUP

SAMFORD GROUP, LLC.
2449 MOORE'S MILL ROAD
SUITE 120
AUBURN, AL 36830

SAMFORDGROUPLLC.COM

NO: | DATE: | DESCRIPTION:

ROCKY RIDGE

2560 ROCKY RIDGE ROAD
VESTAVIA HILLS, JEFFERSON COUNTY, AL 35243

THESE DOCUMENTS ARE THE PROPERTY OF SAMFORD GROUP, LLC. ANY DISTRIBUTION OR USE BEYOND THIS INTENT WITHOUT WRITTEN CONSENT IS A VIOLATION OF COPYRIGHT LAWS.

SEAL:

Authorized By: Gregory H. Elford Jr.
Alabama License Number: 53032

DESIGN TEAM:
DRAWN BY: JM
DESIGNED BY: JM
REVIEWED BY: JM

SCALE & NORTH ARROW:

NORTH ARROW

0' 15' 30' 60'
SCALE: 1" = 30'

JOB NUMBER: 005
DATE: 5/26/2026

SHEET TITLE:
SITE PLAN

C-3.0

Annexation Committee Petition Review

Property: 2560 Rocky Ridge Road

Owners: Brandon Hays

Date: 04/16/2025

1. The property in question is contiguous to the city limits.
   Yes X No _____ Comments: _____

2. The land use of the petitioned property is compatible with land use in the area.
   Yes _____ No _____ Comments: Requires pre-zoning

3. The property being petitioned is noted in the September 2006 Annexation Policy Task Force Report as an area of interest to the city for annexation.
   Yes ✓ No _____ Comments _____

4. Streets and drainage structures are in substantial compliance with city regulations and building codes, and in good condition at the time of the annexation.
   Yes _____ No _____ Comments County thru Road

5. Individual household has a Jefferson or Shelby County Tax Assessor minimum market value of N/A. Meets city criteria: Yes ____ No ____
   Comment: _____

6. This street has fewer than 100% of the individual properties within the limits of the city
   Yes ✓ No _____
   Number of total homes N/A Number in city _____

7. Fire dues pursuant to Act #604 of the State of Alabama, and any other assessments on the property shall be the responsibility of the property owner, and their payment proven to the city.
   Agreed to by petitioner: Yes ✓ No _____ Comment _____

Property: 2560 Rocky Ridge Road

8. A non-refundable administrative fee of $100 has been paid to the city. Furthermore, voluntary contributions, including an application fee, of $ ✓ will be paid to offset costs associated with the annexation.
Yes _____ No _____ Comment _____

9. Property is free and clear of hazardous waste, debris and materials.
Yes ✓ No _____ Comment _____

10. Are there any concerns from city departments?
Yes _____ No ✓ Comments: Dev. more discussed at prezoning prior to 90-day annex.

11. Information on children: Number in family _____; Plan to enroll in VH schools Yes _____ No N/A Comments: _____

Other Comments: _____

George Pierce
Chairman

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

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

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 - PREFERED 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

CITY OF VESTAVIA HILLS

INTER-DEPARTMENT MEMO

June 23, 2025

To: Jeff Downes, City Manager

From:

Cc:

RE: Citizens Comments

Background:

Recommendation:

Fiscal Impact:

Attachments:
None