



**Vestavia Hills
Planning and Zoning Commission Agenda
October 9, 2025
6:00 PM**

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

Final Plats

Consent Agenda

Rezoning

4. RZ-25-8 Todd Thompson Is Requesting **Rezoning** For **3122, 3128, 3134, & 3136 Sunview Dr.** from **Vestavia Hills B-1.2 to Vestavia Hills B-1.2** For The Purpose Of Office Development.
5. RZ-25-7 Jason Kessler Is Requesting **Rezoning** For **3951 Wall St.** from **Vestavia Hills B-2 to Vestavia Hills R-9** For The Purpose Of Townhome Development.
6. RZ-25-9 Joseph Miller Is Requesting **Rezoning** For **3130, 3136, & 3152 Belwood Dr. and 4050 Autumn Ln.** from **Vestavia Hills R-4 and R-8 to Vestavia Hills R-9** For The Purpose Of Townhome Development.

PUBLIC HEARING PROCEDURES

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

- 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 presiding officer. Do not address the audience or the applicant.
- Each speaker shall identify himself, including full name and address.

SPECIAL NOTICE CONCERNING P&Z COMMISSION MEETINGS

If you prefer not to attend a 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 Chairman recognizes you and gives you the floor, state your name and address for the record and then you may address the Commission. 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 Chairman to recognize you. When the Chairman recognizes you and gives you the floor, state your name and address for the record and then address the Commission.

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.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES
AUGUST 14, 2025
6:00 P.M.

The Planning & Zoning Commission of Vestavia Hills met in regular session on this date at 6:00 PM, following publication and posting pursuant to Alabama law. Due to the COVID-19 pandemic, in coordination with a Proclamation from Governor Ivey and pursuant to orders from the Jefferson County Health Department Official requiring social distancing along with limits of attendees, this meeting was held with a portion of the Commission digitally attending the meeting via remote computer locations utilizing a Zoom.com application. Staff and general public/audience members also were invited to attend via Zoom.com following publication pursuant to Alabama law. Chairman Vercher called the meeting to order and the City Planner called the roll with the following:

MEMBERS PRESENT: Lindsey Cochran, Chairman
Mike Vercher
Jonathan Romeo
Rick Honeycutt
Ryan Farrell
Ryan Blackenburg
Hasting Sykes

MEMBERS ABSENT: David Maluff

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner
Ethan Fisher, City Engineer

**Appeared via Zoom*

APPROVAL OF MINUTES

Ms. Cochran stated that the minutes of the July meeting are presented for approval.

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

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

Final Plats

1. FP-25-18 Roger Wayne Smith Is Requesting **Final Plat Approval** For Smith's Addition To Wooten Dr. Plat No. 1. The Purpose For This Request Is To Subdivide One Lot Into Two and Dedicate Public Right-Of-Way. The Property Is Owned By Roger Wayne Smith and Is Zoned Vestavia Hills R-4.

Mr. Garrison explained that the final plat request could not be placed on the consent because it contained ROW to be dedicated to the City.

Ms. Cochran opened the floor for a public hearing. There being no one to address the Commission concerning this request, Ms. Cochran closed the public hearing and opened the floor for a motion.

MOTION Motion to approve final plat approval for Resurvey of Smith's Addition To Wooten Dr. Plat No. 1 was made by Mr. Weaver and second was by Mr. Vercher. Voice vote as follows:

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

Consent Agenda

2. FP-25-17 Alpesh Patel Is Requesting **Final Plat Approval** For **Resurvey Of Lots 4&5 Chateau Crest Subdivision**. The Purpose For This Request Is To Combine One Lot Into Two. The Property Is Owned By Alpesh Patel and Is Zoned Vestavia Hills R-2.

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

Mr. Farrell – yes Mr. Vercher – yes
Mr. Romeo – yes Mr. Weaver– yes

Mr. Blackenburg – yes Mr. Sykes– yes
Mr. Honeycutt– yes Ms. Cochran-yes
Motion carried.

Rezoning

- 1. RZ-25-4 Mary Lu Roberts Is Requesting **Rezoning** For **3112 Sunview Dr.** from **Vestavia Hills R-5 to Vestavia Hills R-4** For The Purpose Of Single Family Development.

Mr. Garrison explained that the property has been a single family residence since the Cahaba Heights.

Ms. Cochran opened the floor for a public hearing. There being no one to address the Commission concerning this request, Ms. Cochran closed the public hearing and opened the floor for a motion.

MOTION Mr. Weaver made a motion to recommend Rezoning for 3112 Sunview Dr. from Vestavia Hills R-5 to Vestavia Hills R-4 with a 25' front setback. Second was by Mr. Blackenburg. Motion was carried on a roll call; vote as follows:

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

- 2. RZ-25-5 Mary Lu Roberts Is Requesting **Rezoning** For **3112 Sunview Dr.** from **Vestavia Hills R-5 to Vestavia Hills R-4** For The Purpose Of Single Family Development.

Mr. Garrison explained that the property has already been annexed by City Council.

Ms. Cochran opened the floor for a public hearing. There being no one to address the Commission concerning this request, Ms. Cochran closed the public hearing and opened the floor for a motion.

MOTION Mr. Weaver made a motion to recommend Rezoning for 2610 & 2620 Stony Branch Rd. from Jefferson County E-1 to Vestavia Hills E-2. Second was by Mr. Honeycutt. Motion was carried on a roll call; vote as follows:

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

3. RZ-25-6 Hartbrook Development, LLC Is Requesting **Rezoning** For **2560 Rocky Ridge Rd.** from **Jefferson County CP Commercial to Vestavia Hills R-9** For The Purpose Of Annexation And Single Family Development.

Mr. Garrison explained that the property is under consideration for annexation and an eight lot subdivision.

Applicants, Brandon Hays and Greg Elford, were present.

Ms. Cochran asked if the street would be public or private. Mr. Hays stated it would be private.

Mr. Romeo asked about the size of the homes. Mr. Hays stated 2,500 square feet.

Mr. Honeycutt asked about home prices. Mr. Hays stated homes would start around \$800,000,

Ms. Cochran opened the floor for a public hearing.

Elaine Size, 2554 Rocky Ridge Rd. was concerned about drainage.

Howard Hazen, 1665 Warren Ln., was concerned about the adjacent creek.

John Luketic, 1669 Warren Ln., wanted to parcel to be a park.

Karen Simonetti, 1630 Warren Ln., was concerned about mosquitos.

Mr. Hays and Mr. Elford explained the landscape buffering to Warrens Cove as well as the drainage plan.

City Engineer, Ethan Fisher, affirmed the drainage plan.

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

MOTION Mr. Weaver made a motion to recommend Rezoning for 2560 Rocky Ridge Rd. from Jefferson County CP to Vestavia Hills R-9 conditioned on the materials presented and all CC&R's being submitted at the time of final plat.

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

Mr. Farrell – yes Mr. Vercher – yes

Mr. Romeo – yes Mr. Weaver– yes

Mr. Blackenburg – yes Mr. Sykes– yes

Mr. Honeycutt– yes Ms. Cochran–yes

Motion carried.

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

October 9, 2025

AGENDA ITEM

RZ-25-8 Todd Thompson Is Requesting **Rezoning** For **3122, 3128, 3134, & 3136 Sunview Dr.** from **Vestavia Hills B-1.2 to Vestavia Hills B-1.2** For The Purpose Of Office Development.

BACKGROUND

Rezoning request is for a branch of the West Alabama Bank. Lots are currently zoned B-1.2 for a hair salon and office/commercial. That project never came to fruition. All major site plan changes in B-1.2 zoning requires a full rehearing.

Bank will have two drive-thru lanes and 20 parking spaces and meets minimum requirements. Request is consistent with the Community Plan for Retail/Mixed Use.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final2

Conrad Garrison
City Planner

Rezoning Application

RZ-25-8

Submitted On: Aug 29, 2025

Applicant

 Todd Thompson
 2053200114
 @tthompson@mttreng.com

Primary Location

3128 SUNVIEW DR
VESTAVIA HILLS, AL 35243

User Advisory

Property Information

Subject Property Address

3128 Sunview Drive

Tax Parcel ID Number

28-15-4-009-019.000

Legal Description

Parcel 1, 2, 3 and 4 on the attached survey

Existing Parking Spaces

0

Proposed Parking Spaces

20

Submission Date

08/30/2025

Type of Project

New Commercial Development

Action Requested:

From Existing Zoning Classification

B1.2

To Requested Zoning Classification

B1.2

For the Intended Purpose of:

NEW COMMERCIAL CONSTRUCTION - bBRANCH bANK WITH DRIVE UP TELLER

Acreage of Subject Property

1.10

Acreage of Property to be Disturbed

0.92

Setbacks

Front

0

Back

30

Side

0

Open Space

89

Lot Coverage Percentage

39

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

Parrish Holley

Company Name

--

Owner Address City State Zip

164 Fairmont Drive, Mt. Brook, 35213

Owner's Phone Number

7277096199

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

Email Address of Owner

tcorbett@floridaconceptsinc.com

Owner Representative/Responsible Party

Todd Thompson

Company Name

MTTR Engineers, inc.

Contact Email of Responsible Party

Tthompson@MTTReng.com

Mailing Address of Responsible Party

3 Riverchase Ridge, Hoover, Al 35244

Phone No. of Responsible Party

205-936-7993

Email Address of Responsible Party

Tthompson@MTTReng.com

Project Engineer Information (if applicable)

Name

Todd Thompson

Company

MTTR Engineers, inc.

Mailing Address

3 Riverchase Ridge, Hoover, Al 35244

Phone Number

2059367993

Email

Tthompson@MTTReng.com

WEST ALABAMA BANK SUNVIEW DRIVE VESTAVIA HILLS, ALABAMA

WEST ALABAMA BANK
SUNVIEW DRIVE
VESTAVIA HILLS, ALABAMA
FLORIDA CONCEPTS
TAMPA, FLORIDA

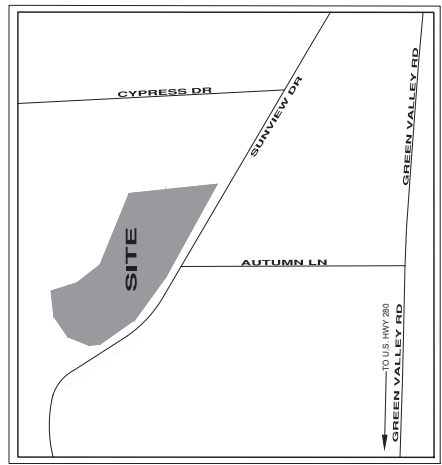


MTR ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
3 RIVERCHASE RIDGE, HOOVER, AL 35244
TELEPHONE (205) 320-0114

DATE	REVISIONS
2/26/2011	
FILE NAME	
DATE	
DRAWN	
CHECKED	
J.T.	
SCALE	
SHEET	
C0	

SHEET INDEX

- C0 COVER SHEET
- C1 EXISTING CONDITIONS
- C2 DEMOLITION PLAN
- C3 SITE LAYOUT PLAN
- C4 GRADING AND DRAINAGE PLAN
- C5A BMP PLAN
- C5B UTILILITY PLAN
- C6 PLANTING PLAN
- C7 SECTIONS AND DETAILS



**VICINITY MAP
N.T.S.**



Know what's below
Call before you dig.
Dial 811
or call 888-281-7411

SITE DATA TABLE	
PROPERTY AREA	= 1.0 AC.
ZONING	R-1C
LAND USE	
CURRENT	VACANT
PROPOSED	BANK - FINANCIAL INSTITUTION
BUILDING SETBACKS:	
FRONT	= SEE 6.3.2.1 - NONE, MIN 20"
SIDE	= SEE 6.3.2.2 - NONE
REAR	= SEE 6.3.2.3 - NONE
MAX BUILDING HEIGHT	35 FT. OR 3 STORIES WHICHEVER
MAX SIGNAGE HEIGHT	15 FT.
PARKING REQUIREMENTS:	
SEE PLAN FOR DRIVE THRU LANE	1 SPACE PER 400 SF GFA PLUS 3 STACKING SPACES PER DRIVE THRU LANE. 5,243SF / 400 = 13.1 + 6 = 20
TOTAL PARKING SPACES PROVIDED:	20 SPACES



DEMOLITION LEGEND

- 1. SAWCUT AND REMOVE CONCRETE SLAB ON GRADE
- 2. REMOVE EXISTING VESTIBULE
- 3. REMOVE EXISTING STORM PIPE
- 4. REMOVE EXISTING DOWN PIPE
- 5. REMOVE EXISTING OVERHEAD POWER SERVICE. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE TERMINATION AND REMOVAL OF SERVICE LINES AND POLES
- 6. REMOVE EXISTING STORM STRUCTURES
- 7. REMOVE EXISTING WATER METER

DEMOLITION NOTES

1. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS AND BENCHMARKS. IF DESTROYED DURING CONSTRUCTION, CONTRACTOR SHALL REPLACE AT HIS EXPENSE.
2. ALL EXISTING UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO THE BEGINNING OF DEMOLITION WORK. ALL UTILITIES SHOWN ARE APPROXIMATE.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. ALL UTILITIES DISCOVERED INSIDE THE DEMOLITION LIMITS UNLESS SPECIFIED OTHERWISE, ALL IMPROVEMENTS OUTSIDE DEMOLITION LIMITS SHALL REMAIN UNLESS SPECIFIED OTHERWISE.
4. CONTRACTOR SHALL SAFEGUARD ALL EXISTING UTILITIES WITHIN ADJACENT RIGHT-OF-WAY AND DEMOLITION LIMITS.
5. ALL EXISTING UNDERGROUND IMPROVEMENTS (STORM, SANITARY, ETC.) MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND CONDITION OF ALL UTILITIES NECESSARY TO PERFORM THE WORK.
6. ALL EXISTING UNDERGROUND IMPROVEMENTS (STORM, SANITARY, ETC.) MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND CONDITION OF ALL UTILITIES NECESSARY TO PERFORM THE WORK.
7. ALL EXISTING UNDERGROUND IMPROVEMENTS (STORM, SANITARY, ETC.) MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND CONDITION OF ALL UTILITIES NECESSARY TO PERFORM THE WORK.
8. ALL EXISTING UNDERGROUND IMPROVEMENTS (STORM, SANITARY, ETC.) MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND CONDITION OF ALL UTILITIES NECESSARY TO PERFORM THE WORK.
9. NO WORK SHALL BE PERFORMED OUTSIDE THE DEMOLITION LIMITS.
10. THE SITE AND ADJACENT TO THE SITE AND SCHEDULE COORDINATE AND ASSIST THE CONTRACTOR IN RELOCATION AND RECONNECTION OF ALL UTILITIES NECESSARY TO PERFORM THE WORK.





PROJECT

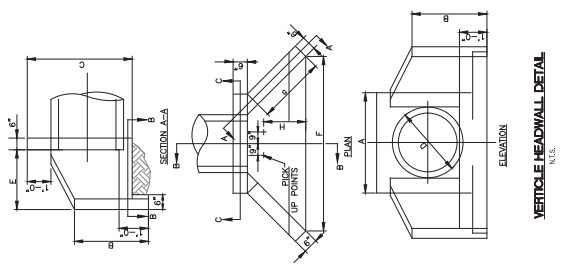
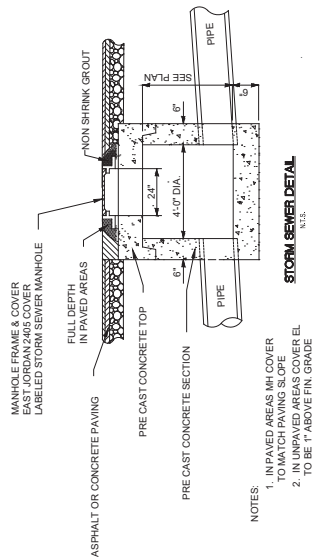
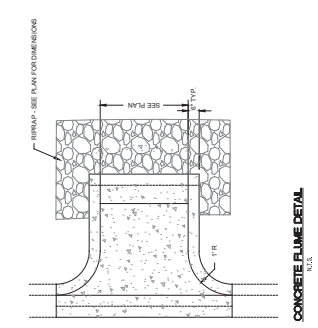
ENGINEER

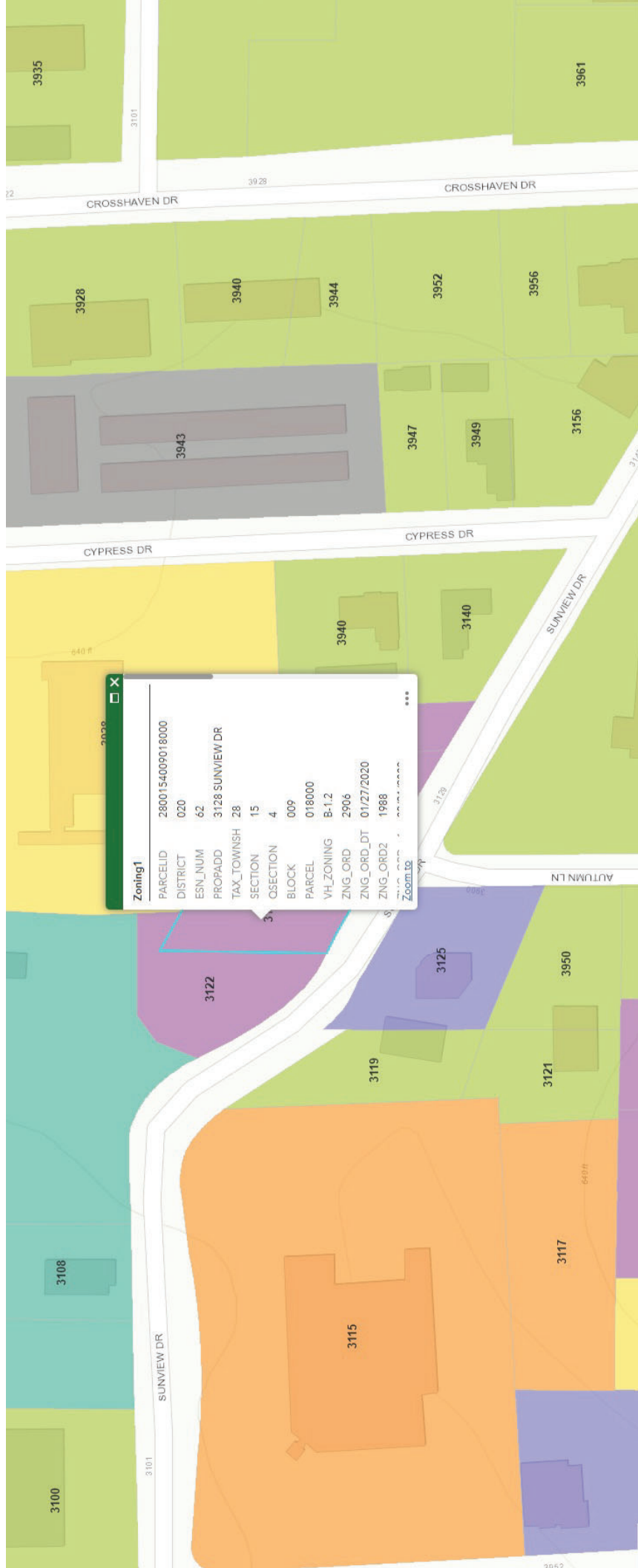
REVISIONS

DATE	BY	REVISIONS

C8

Know what's below
Call before you dig.
Dial 811
Call 800-282-7411






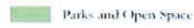


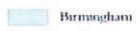

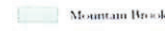


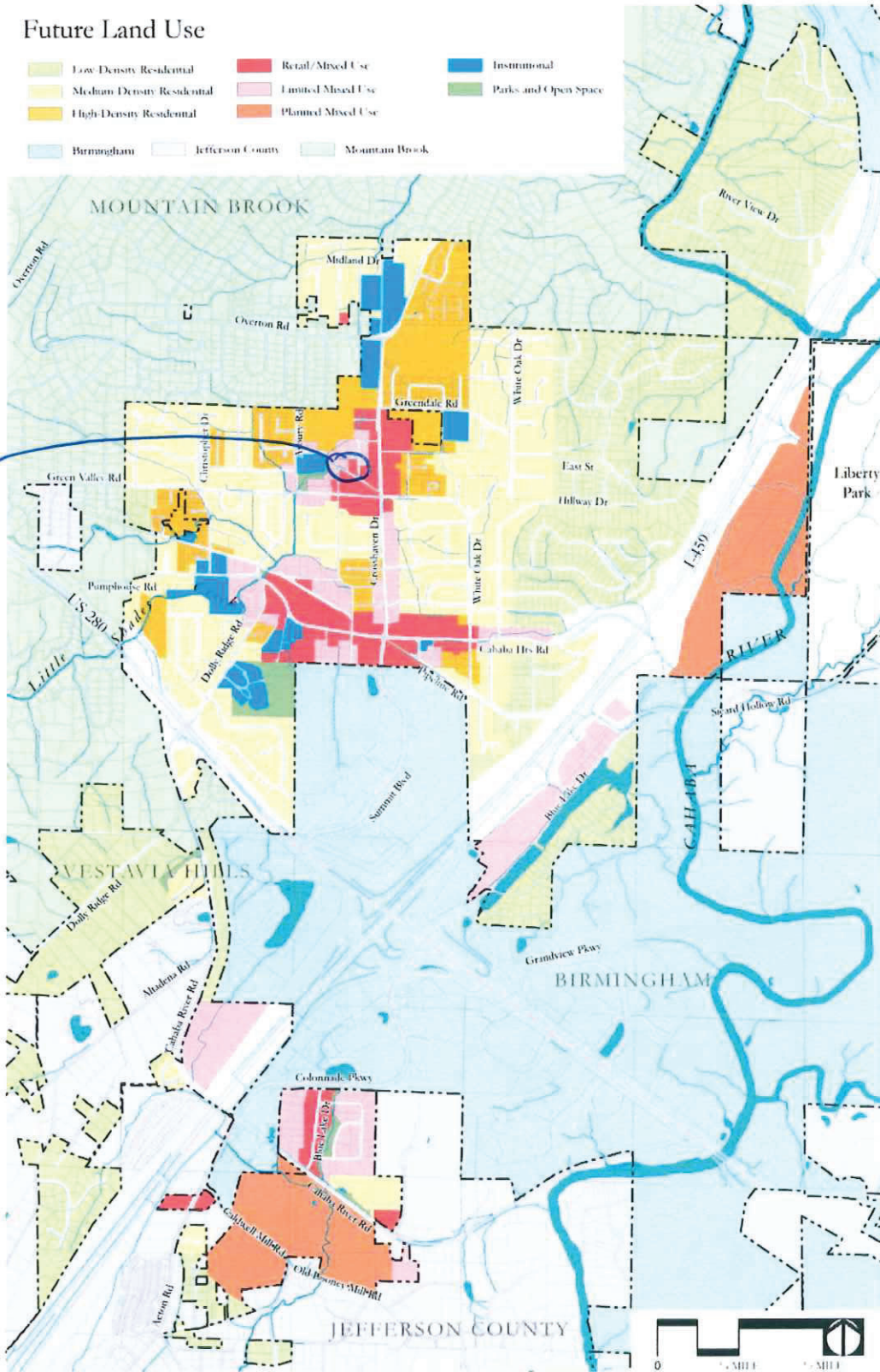


Zoning1

PARCELID	2800154009018000
DISTRICT	020
ESN_NUM	62
PROPADD	3128 SUNVIEW DR
TAX_TOWNSH	28
SECTION	15
OSECTION	4
BLOCK	009
PARCEL	018000
VH_ZONING	B-1.2
ZNG_ORD	2906
ZNG_ORD_DT	01/27/2020
ZNG_ORD2	1988

Future Land Use

- | | | |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|  Low Density Residential |  Retail/Mixed Use |  Institutional |
|  Medium Density Residential |  Limited Mixed Use |  Parks and Open Space |
|  High Density Residential |  Planned Mixed Use | |
|  Birmingham |  Jefferson County |  Mountain Brook |



Subject Parcel

Figure 4: Future Land Use Map



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

October 9, 2025

AGENDA ITEM

RZ-25-7 Jason Kessler Is Requesting **Rezoning** For **3951 Wall St.** from **Vestavia Hills B-2 to Vestavia Hills R-9** For The Purpose Of Townhome Development.

BACKGROUND

The rezoning request is for six townhomes fronting Wall St. Address was previously approved for a swim school that has since relocated. Townhomes would have a one car garage and additional driveway parking for two more additional vehicles. Front and rear setbacks of 20' and 15' are proposed.

The request is consistent with the Community Plan for High Density Residential.

A site plan and renderings are attached.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final3




Conrad Garrison
City Planner

Rezoning Application

RZ-25-7

Submitted On: Aug 7, 2025

Applicant

 Jason Kessler
 2059857171
 jason@kadcohomes.com

Primary Location

3951 WALL ST
VESTAVIA HILLS, AL 35243

User Advisory

Property Information

Subject Property Address

3951 Wall Street

Tax Parcel ID Number

--

Legal Description

28-00-15-4-013-001.000

Existing Parking Spaces

--

Proposed Parking Spaces

--

Submission Date

08/07/2025

Type of Project

New Residential Subdivision

Action Requested:

From Existing Zoning Classification

B2

To Requested Zoning Classification

R9

For the Intended Purpose of:

6 townhomes

Acreage of Subject Property

0.38

Acreage of Property to be Disturbed

0.38

Setbacks

Front

20

Back

15

Side

5

Open Space

--

Lot Coverage Percentage

--

Tree Save Plan - I acknowledge that a if this is a new non-residential development or is a residential development in excess of 3 units, that I am required to submit a tree save plan concurrent with this application (excludes PUDs).

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

KSA Holdings, LLC

Company Name

--

Owner Address City State Zip

3524 Brookwood Road Mountain Brook, AL 35223

Owner's Phone Number

205-870-8580

Email Address of Owner

ablair@lahcommercial.com

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.

Owner Representative/Responsible Party

Jason Kessler

Company Name

KADCO Homes, LLC

true

Contact Email of Responsible Party

jdkessler84@gmail.com

Mailing Address of Responsible Party

3505 Bent River Road Birmingham, AL 35216

Phone No. of Responsible Party

205-369-5187

Email Address of Responsible Party

--

Project Engineer Information (if applicable)

Name

Bryan Presnell

Company

Forty 4 Engineering Design

Mailing Address

1703 McConnell Lane Mount Olive, AL

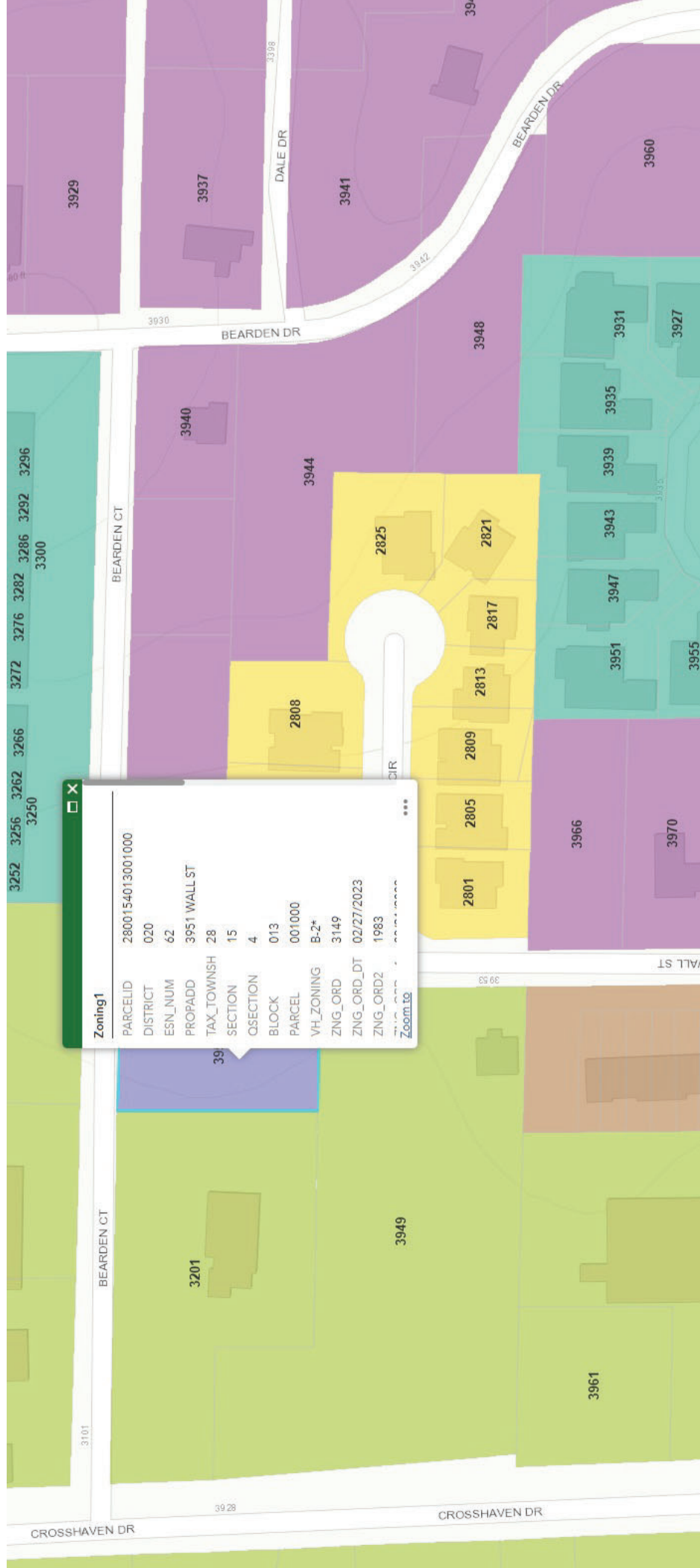
Phone Number

205-876-4335

Email

bryan@fortydot4.com





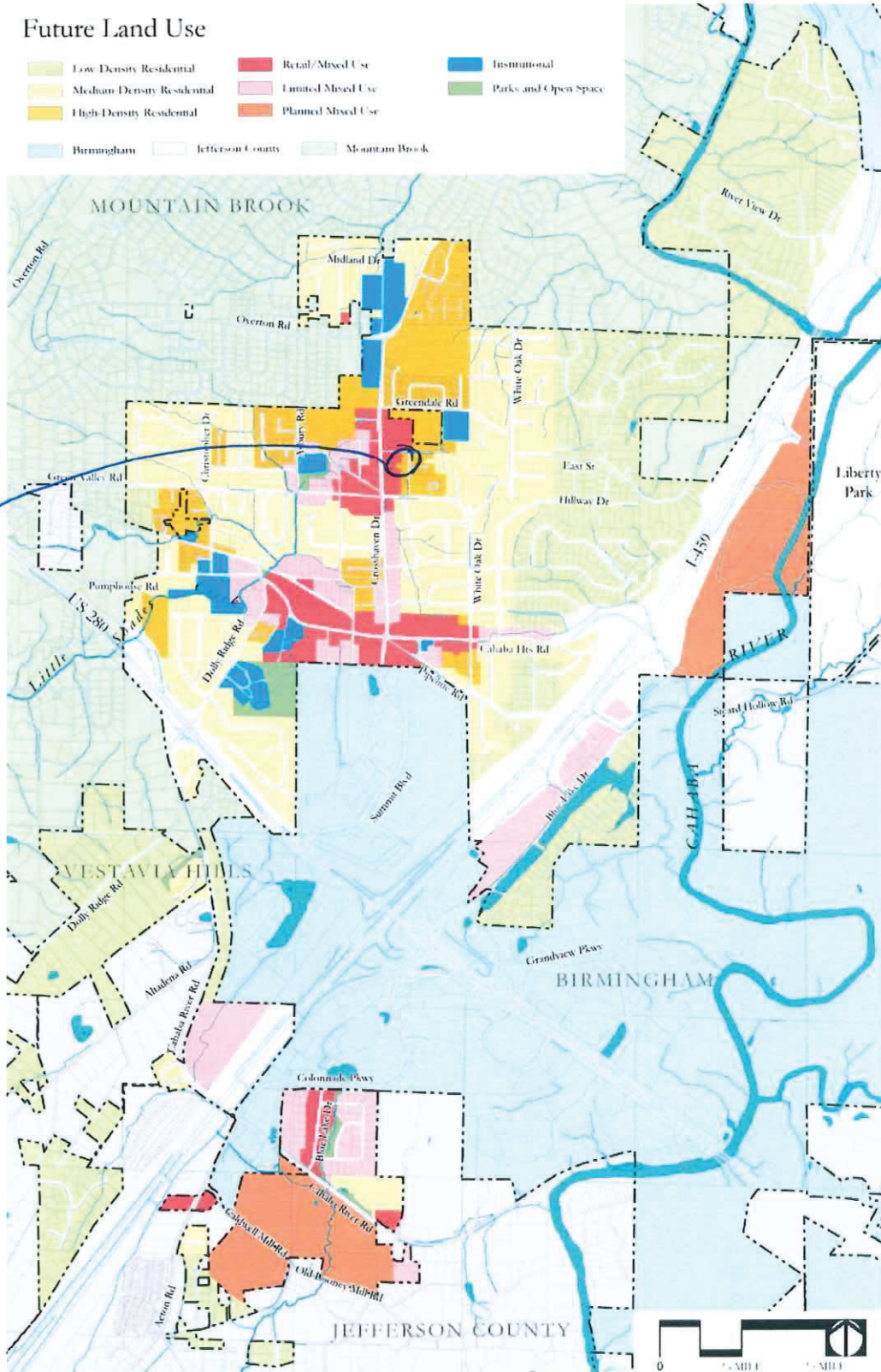
Zoning

PARCELID	2800154013001000
DISTRICT	020
ESN_NUM	62
PROPADD	3951 WALL ST
TAX_TOWNSH	28
SECTION	15
QSECTION	4
BLOCK	013
PARCEL	001000
VH_ZONING	B-2*
ZNG_ORD	3149
ZNG_ORD_DT	02/27/2023
ZNG_ORD2	1983

Zoom to

Future Land Use

- | | | |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|  Low-Density Residential |  Retail/Mixed Use |  Institutional |
|  Medium-Density Residential |  Limited Mixed Use |  Parks and Open Space |
|  High-Density Residential |  Planned Mixed Use | |
|  Birmingham |  Jefferson County |  Mountain Brook |



Subject Parcel

Figure 4: Future Land Use Map



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

October 9, 2025

AGENDA ITEM

RZ-25-9 Joseph Miller Is Requesting **Rezoning** For **3130, 3136, & 3152 Belwood Dr. and 4050 Autumn Ln.** from **Vestavia Hills R-4 and R-8 to Vestavia Hills R-9** For The Purpose Of Townhome Development.

BACKGROUND

Rezoning request is for a 59 lot townhome development. Access would be off Autumn Ln. and the development would be served by a one-way private street that includes on-street parking. The proposal includes multiple green spaces and a pedestrian gate to Bellwood Dr. between lots 9 & 10. Developers propose to construct sidewalks along Belwood Dr. and Autumn Ln.

The Community Plan indicates that these lots are designated for "Limited Mixed Use" and "Medium Density Residential". Additionally, the lots fronting Autumn Ln. are currently zoned R-8 (Townhouse zoning).

Site plan and renderings are attached.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Bellwood_Exh2

Conrad Garrison
City Planner



RZ-25-9

Rezoning Application

Status: Active

Submitted On: 9/4/2025

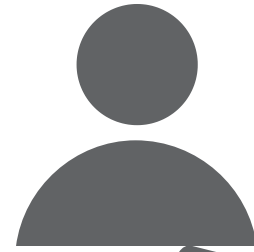
Primary Location

3130 BELWOOD DR
VESTAVIA HILLS, AL 35243

Owner

Kennedy Cheryl
Arbor Trace Dr 3970 Winter
Haven, FL 32444

Applicant



Joseph
Miller



205-
283-
5878



jmiller@mttrens.com



3
Riverchase
Ridge

Hoover, AL 35244
Birmingham, Alabama 35244

Property Information

Subject Property Address*

3130, 3132, 3136, 3152 Belwood Dr and
4050 Autumn Ln Vestavia, AL 35243

Tax Parcel ID Number

28-00-22-1-005-011.001 28-00-22-1-005-
010.000 28-00-22-1-005-009.000 28-00-
22-1-005-011.002

Legal Description ?

28-00-22-1-005-010.000
28-00-22-1-005-009.000
28-00-22-1-005-011.000
28-00-22-1-005-011.001
28-00-22-1-005-011.002

Existing Parking Spaces

—

Proposed Parking Spaces

—

Submission Date*

09/04/2025

Type of Project*

New Residential Subdivision

Action Requested:

From Existing Zoning Classification*

R 4 (3130, 3132 & 3136 Belwood Dr.) and R-8 (3152 Belwood Dr. & 4050 Autumn Ln.)

To Requested Zoning Classification*

R 9 Planned Residential Development

For the Intended Purpose of:* ?

Create 67 single family townhome lots

Acreage of Subject Property*

4.33

Acreage of Property to be Disturbed*

4.33

Setbacks

Front

12

Back

25

Side

0

Open Space

—

Lot Coverage Percentage

75

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). *



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*

Adell Armstrong, Idell and Tim
Raths, Cheryl Kennedy

Company Name

na

Owner Address City State Zip*

4500 Autumn Lane, 3150 Bellwood Drive, 3136 Bellwood Drive, 3132 Bellwood Drive Vestavia Hills 35243
3970 Arbor Trace Dr. Lynn Haven, FL 32444

Owner's Phone Number*

240-216-5174

Email Address of Owner*

jmiller@mttreng.com

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.*



Owner Representative/Responsible Party ?

Joseph A. Miller, III

Company Name

MTTR Engineers, Inc.

Contact Email of Responsible Party

jmiller@mttreng.com

Mailing Address of Responsible Party

3 Riverchase Ridge, Hoover, Al. 35244

Phone No. of Responsible Party

205-283-5878

Email Address of Responsible Party

jmiller@mttreng.com

Project Engineer Information (if applicable)

Name

Joseph A. Miller, III PE / LS 17054

Company

MTTR Engineers, Inc

Mailing Address

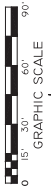
3 Riverchase Ridge Hoover, Al. 35244

Phone Number

205-283-5878

Email

jmillier@mttreng.com



1"=30'
GRAPHIC SCALE

The property being developed shown hereon is when flood zone is shown on FEMA Flood Insurance Rate Maps for the City.
Firm Panel B010730205RJ
Effective date: 08/24/21

EXISTING EASEMENT TO BE VACATED
EXISTING SANITARY SEWER MAIN TO BE REMOVED

LIMITED LANDSCAPE AREA DUE TO SS EASEMENT

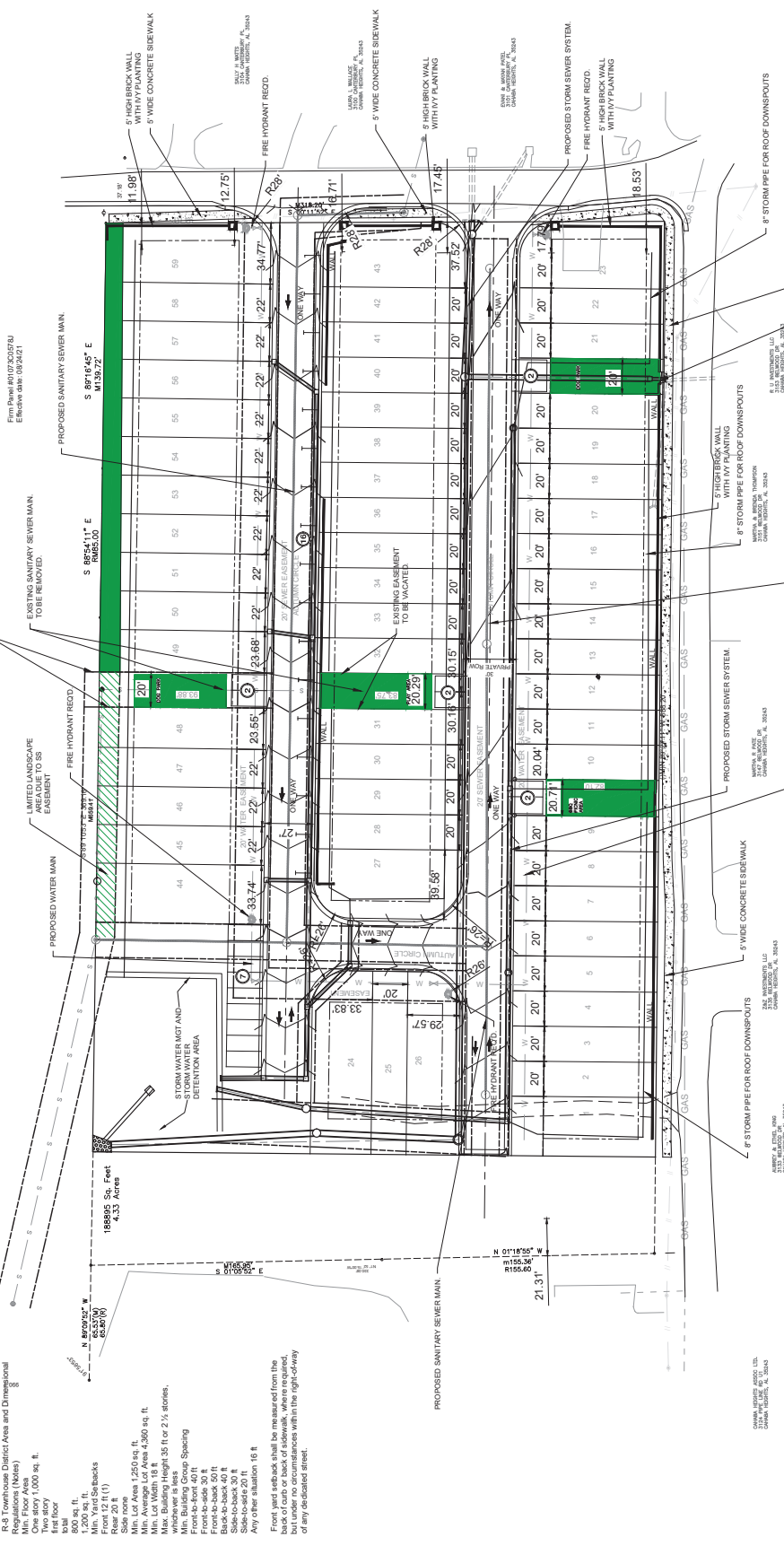
PROPOSED WATER MAIN

STORM WATER MIT AND DETENTION AREA

PROPOSED SANITARY SEWER MAIN

PROPOSED STORM SEWER SYSTEM

PROPOSED WATER MAIN



- R-3 Townhome District Area and Dimensional Regulations (Notes)**
- 1. One story 1,000 sq. ft. min. floor area
 - 2. Min. lot width 18 ft.
 - 3. Min. lot depth 30 ft.
 - 4. Min. lot area 4,360 sq. ft.
 - 5. Max. building height 35 ft or 2 1/2 stories.
 - 6. Front-to-front 40 ft.
 - 7. Front-to-back 50 ft.
 - 8. Back-to-back 40 ft.
 - 9. Side-to-side 20 ft.
 - 10. Any other situation 16 ft.
- Front yard setback shall be measured from the back of curb or back of sidewalk, where required, but under no circumstances within the right-of-way of any adjacent street.

- NOTES:**
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST OF VESTAVIA HILLS, AL STANDARDS AND SPECS.
 2. CONTRACTOR SHALL NOTIFY THE CITY OF VESTAVIA HILLS 72 HOURS BEFORE BEGINNING CONSTRUCTION.
 3. ALL DISTURBED AREAS SHALL BE SEEDBED & MULCHED AS PER AL D.O.T. STANDARDS AND SPECIFICATIONS.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VESTAVIA HILLS STANDARDS AND SPECIFICATIONS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
 6. ALL DISTURBED GROUND TO BE LEFT INACTIVE FOR LONGER THAN 15 DAYS SHALL BE STABILIZED BY SEEDING, OR SODDING.
 7. UNDERGROUND UTILITIES FROM UTILITY RECORDS, CONTRACTOR SHALL HAVE ALL:
 8. SANITARY SEWER SHALL MEET THE STANDARDS AND SPECIFICATIONS OF CITY OF JEFFERSON COUNTY ENVIRONMENTAL SERVICES
 9. SITE BENCHMARK MANHOLE IN BELWOOD DRIVE
 10. FIRE PROTECTION PLAN: FIRE HYDRANTS WILL BE PLACED AS DIRECTED BY CITY FIRE CHIEF.
 11. ELECTRICAL POWER BY AT&T POWER COMPANY.
 12. UTILITIES IN THE STREET: CITY OF VESTAVIA HILLS BEFORE INSTALLATION.
 13. SHALL BE LOCATED OUTSIDE THE PAVING LIMITS AND NOT HAMPER MAINTENANCE OPERATIONS OF THE STREET
 14. OPEN SPACE: CITY OF VESTAVIA HILLS TO BE ZONED R-3 CITY OF VESTAVIA HILLS
 15. ALL EASEMENTS SHOWN ON THIS MAP ARE FOR PUBLIC UTILITIES. SANITARY SEWERS, STORM SEWERS AND OPEN STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO MAINTAIN STORM SEWER SYSTEMS. ALL STORM SEWERS NOT IN ROW WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
 16. SITE WILL HAVE 3.75 ACRES DISTURBED AREA. ADEM STORM WATER PERMIT REQUIRED.
 17. 5% SLOPE REQUIRED FOR ALL WATERWAYS AND WATERWAYS SHALL BE MAINTAINED BY THE CITY OF VESTAVIA HILLS.
 18. 5% SLOPE REQUIRED FOR ALL PARKING SPACES, GUEST PARKING SPACES, STREETS, STORM WATER MANAGEMENT AREA WILL BE MAINTAINED BY THE HOA.



MEMORANDUM

TO: Joey Miller, P.E.
FROM: Charles Cochran, P.E., PTOE
DATE: September 17, 2025
SUBJECT: Belwood Drive Townhomes
Trip Generation & Assignment
Vestavia Hills, AL
SA #250023



Trip Generation

Sain Associates estimated the number of vehicle trips to be generated by the proposed residential development using methods outlined in the Institute of Transportation Engineers' (ITE) publication Trip Generation (12th Edition). The trip generation estimate was based on ITE data (Land Use 215 – Single Family Attached Housing). The development includes 67 townhomes.

The trip generation estimates for the weekday, AM peak hour, and PM peak hour are summarized in Table 1.

Table 1: Trip Generation

Table with 11 columns: Land Use, Land Use Code, QTY, Independent Variable, Weekday Trips, AM Peak Hour Trips (IN, OUT, TOTAL), PM Peak Hour Trips (IN, OUT, TOTAL). Row 1: Single-Family Attached Housing, 215, 67, Dwelling Units, 441, 6, 18, 24, 17, 13, 30.

Trip Assignment

Trip assignment was conducted by first collecting traffic volumes at the five primary entrances to the neighborhood. This traffic data was collected by a sub-consultant, Marr Traffic, on Thursday, August 21, 2025. Those study intersections are shown in Figure 1.

Distribution percentages were derived from the existing volumes and are shown in Figure 2. Next, trips were assigned based on the distribution percentages and the trip generation estimate. Site-generated trips are shown in Figure 3.

Conclusion

Due to the low amount of trips expected to be generated by this development and the amount of access options to the surrounding roadway network, it is our opinion that this development will not have a significant impact on the traffic operations in the area.

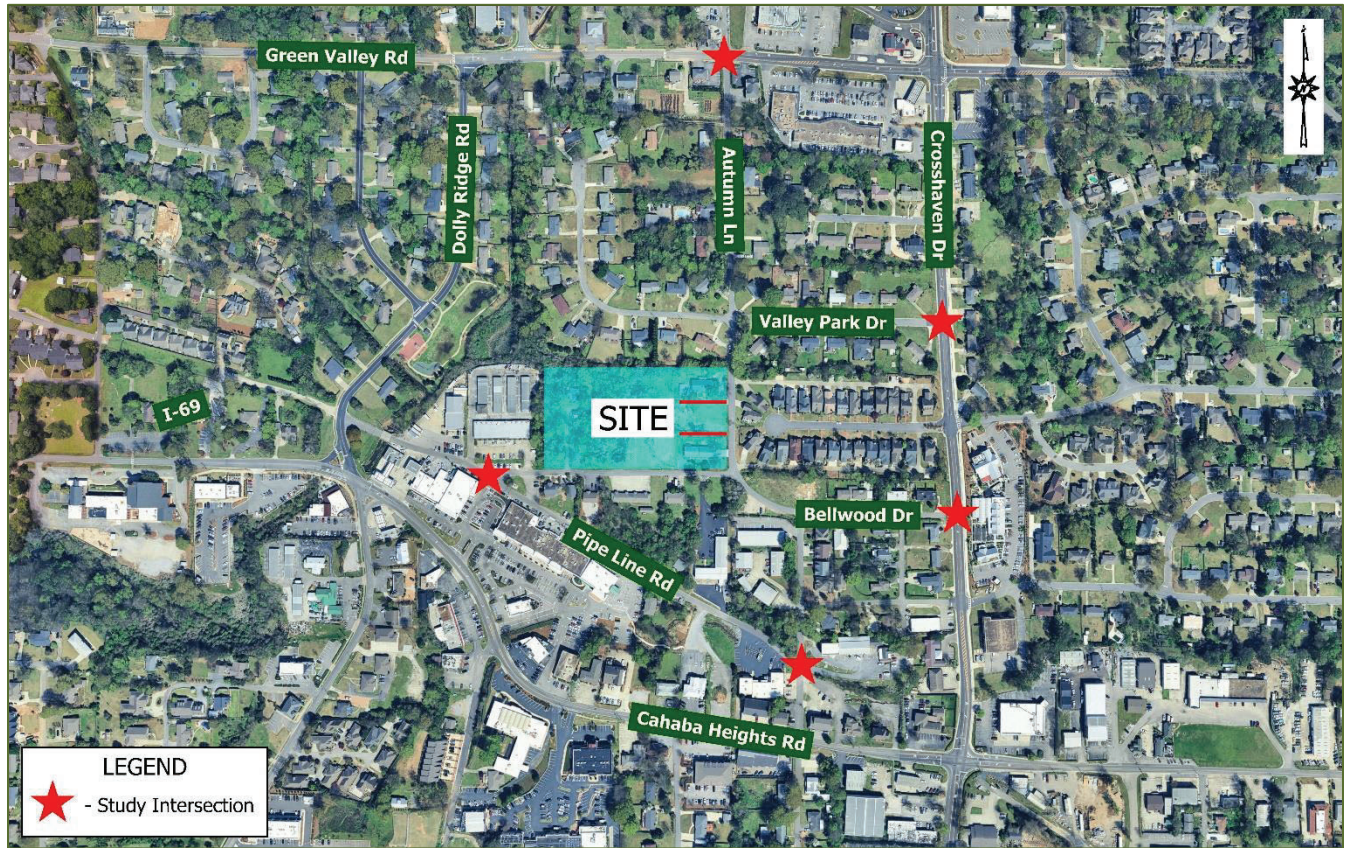
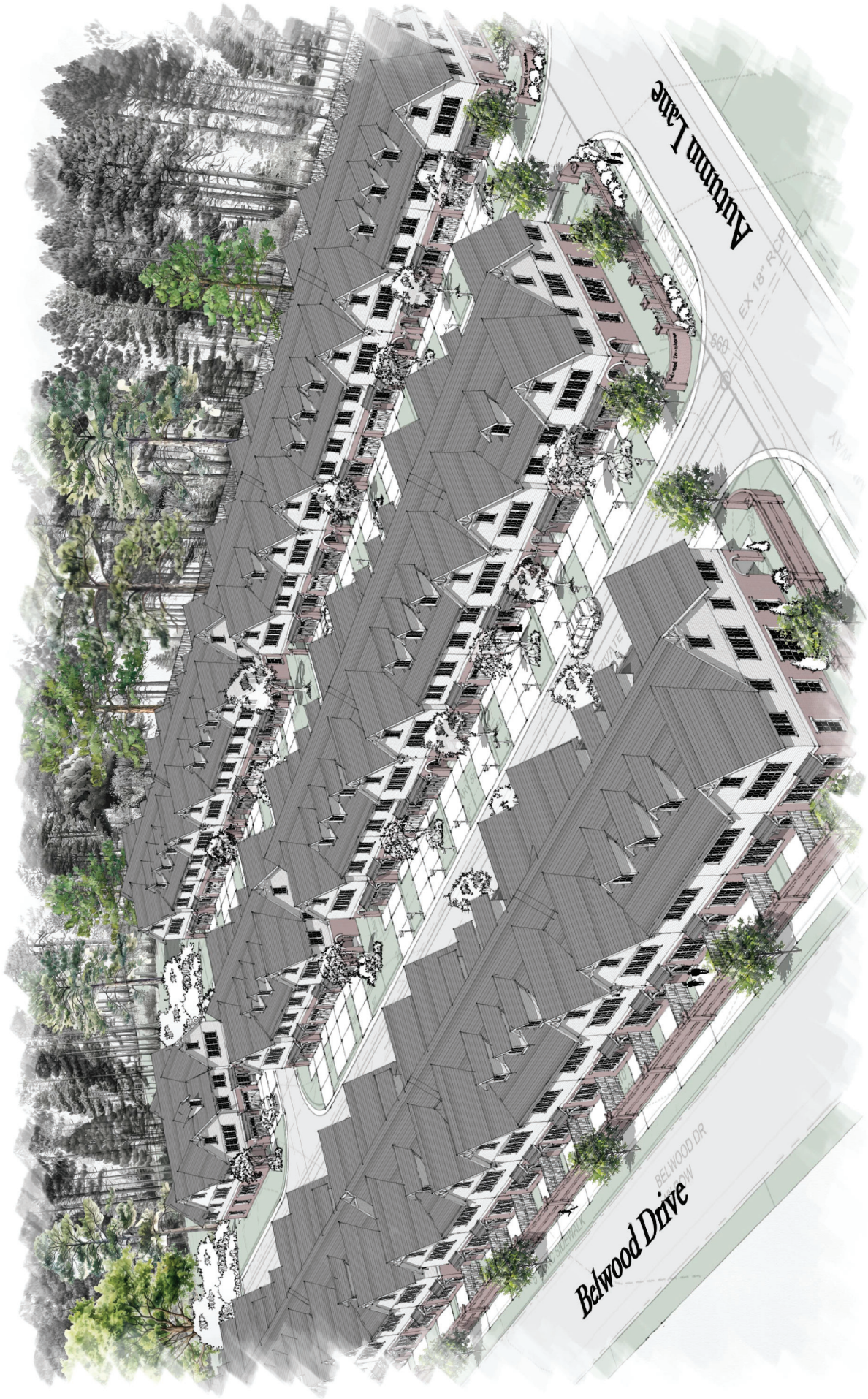


Figure 1: Study Area Intersections





Figure 3: Site-Generated Trips





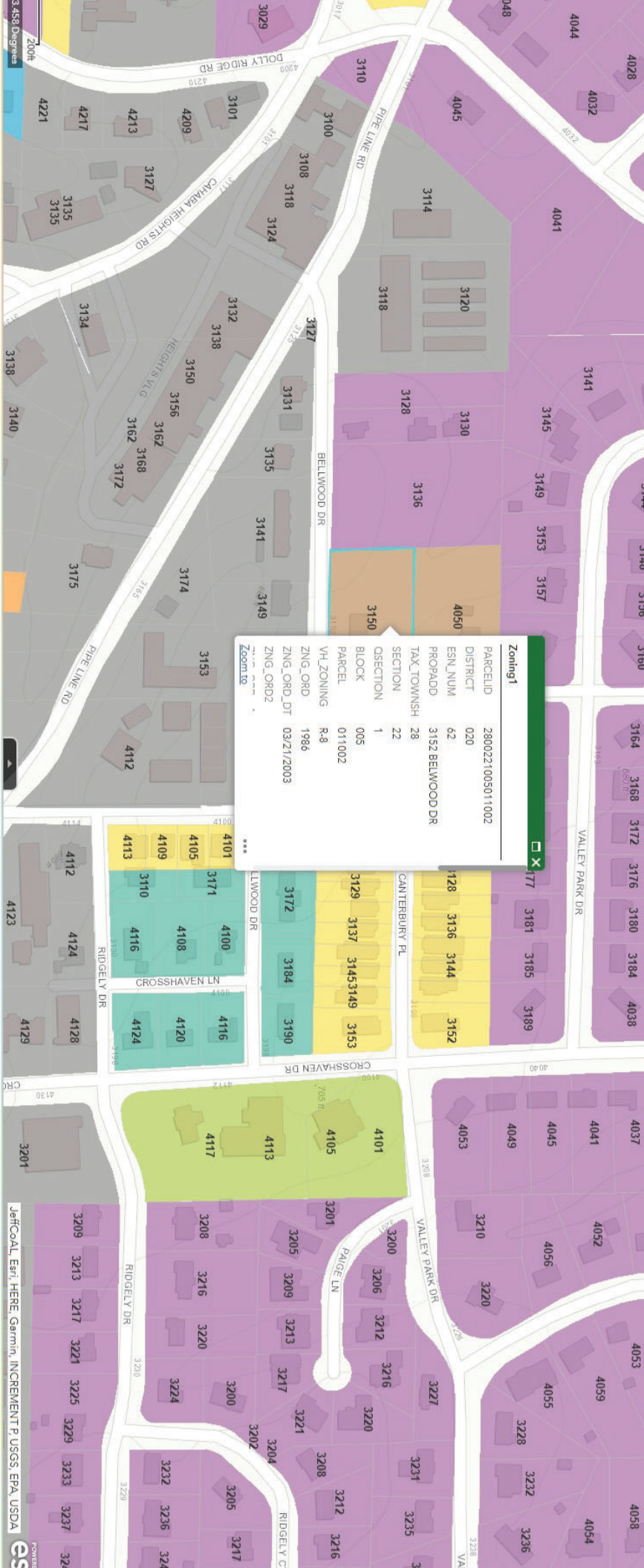












Zoning1


PARCELID	2800221005011002
DISTRICT	020
ESN_NUM	62
PROPADD	3152 BELWOOD DR
TAX_TOWNSH	28
SECTION	22
QSECTION	1
BLOCK	005
PARCEL	011002
VH_ZONING	R-8
ZNG_ORD	1986
ZNG_ORD_DT	03/21/2003

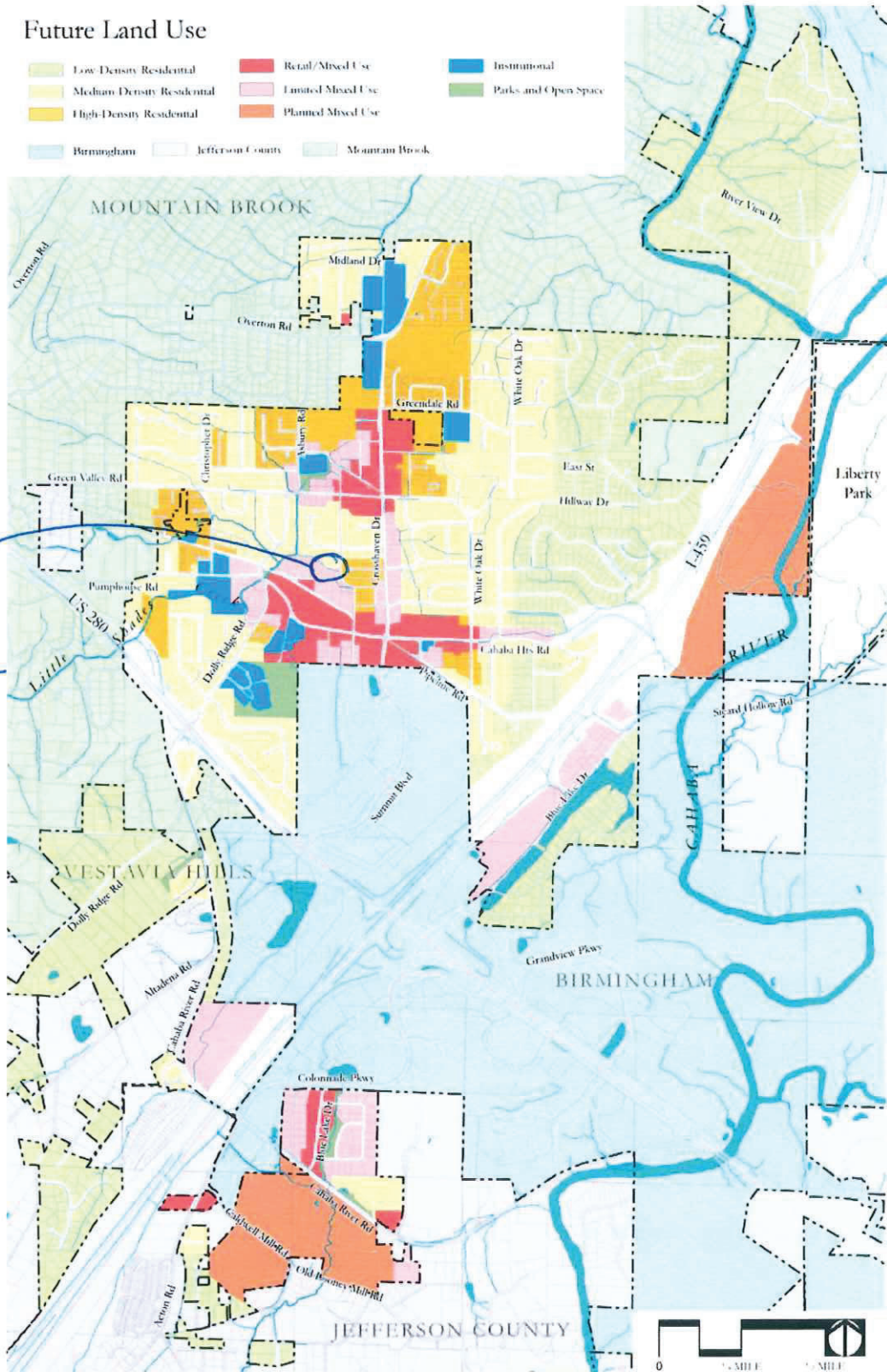
Zoom In Zoom Out

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



Future Land Use

- | | | |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|  Low-Density Residential |  Retail/Mixed Use |  Institutional |
|  Medium-Density Residential |  Limited Mixed Use |  Parks and Open Space |
|  High-Density Residential |  Planned Mixed Use | |
|  Birmingham |  Jefferson County |  Mountain Brook |



Subject Parcel

Figure 4: Future Land Use Map



MICHAEL I. FISH
MARY STEWART NELSON
JOSHUA G. HOLDEN
KAREN E. CLEVELAND
C. PAIGE WELLS - OF COUNSEL

SENDER'S E-MAIL ADDRESS:
mfish@fishnelson.com

TELEPHONE (205) 332-3430
FAX (205) 822-6611
DIRECT (205) 332-1448
WEB ADDRESS
WWW.FISHNELSON.COM

September 29, 2025

Mr. Conrad Garrison,
City Planner
City of Vestavia Hills
10320 Montgomery Highway
Vestavia Hills, AL 35216

Re: Case #RZ-25-9 - My Property: 3153 Valley Park Drive

Dear Mr. Garrison,

My backyard sits directly on the front lines of the above-referenced project and request for zoning change. Please know that I am firmly opposed to the proposed zoning change.

At the 9/19 Public Hearing, the engineers representing the developer showed glossy renderings under dim lights and assured us we would hardly notice 180 additional cars in our neighborhood. They suggested that 59 single professional women would be eager buyers for these units, despite the fact that the designs offer limited windows, no private outdoor space, and mostly two-bedroom layouts.

They also stated that the units will be priced at **\$625,000**. With even the minimum down payment of 10%, an excellent credit score of 800, and a mortgage rate of 6.75%, the monthly mortgage payment would be approximately **\$3,650**. To afford such a payment, a buyer would need a salary of roughly **\$146,000 per year**-and this does not include property taxes or insurance. Adding HOA fees for private streets, exterior upkeep, and a retention pond-likely several hundred dollars more each month-the total cost could easily exceed \$4,000 per month.

Frankly, I did not realize Birmingham had a hidden market of nearly 60 single professional women with that level of disposable income. If the units do not sell, there is a very real possibility they will be converted into rentals. This risk was acknowledged during the hearing, but the developers suggested they were powerless to prevent it. We know that is not true and can easily be addressed in the HOA. We also know that lenders become hesitant when developments exceed certain rental thresholds, which could further depress the stability and long-term value of the neighborhood.

The one truth that was admitted without hesitation was that City Council Members want the tax revenue this project would generate. But at what cost to existing residents?

Cahaba Heights is beloved because it is walkable and community-oriented. What we truly need are **sidewalks and streetlights** to make our neighborhood safer, especially along Bellwood Drive, which is already dangerous in its current condition. Approving additional density without addressing basic infrastructure is shortsighted and unsafe.

The proposed units all include stairs, making them unfriendly to elderly buyers-yet the largest demographic frequenting Cahaba Heights' restaurants and shops is retirees and young families, not the imagined market of single professional women. Compare this proposal to Cahaba Oaks off Dolly Ridge, which is denser than traditional single-family but offers windows, landscaping, and private streets in a way that feels like an enhancement, not a downgrade.

Would it not make far more sense to consider **cluster homes with main-level primary bedrooms, more natural light, and true outdoor living spaces**? This is the South. Homes here should reflect Southern character, not resemble an attached-housing development one might find in New Jersey.

I urge the Planning Commission and Council to reject this zoning change. Our community deserves thoughtful development that enhances our neighborhood, not a project that prioritizes revenue over livability.

Respectfully,



Michael I. Fish
3153 Valley Park Drive
Vestavia Hills, AL 35243

From: [Megan Brasher](#)
To: [Ashley Curry](#); [Dennis Weaver](#); [Kimberly Cook](#); [Paul Head](#); [George Pierce](#); [Jeff Downes](#); [Cinnamon McCulley](#); [Rebecca Leavings](#); [Conrad Garrison](#); [Jack Wakefield](#); [Kay Russom](#)
Subject: [External] Vote NO to rezoning Cahaba Heights
Date: Thursday, October 2, 2025 11:02:54 AM

Megan Brasher

3300 Hillard Dr.
Vestavia Hills, AL 35243
megbrasher@gmail.com
205.281.5420

October 2, 2025

Mayor Ashley Curry
City Council Members
Zoning Board Officials
1032 Montgomery Hwy
Vestavia, AL 35216

Dear Mayor Curry, City Council Members, and Zoning Officials,

I am writing as a concerned resident of Cahaba Heights to respectfully urge you to vote **NO** on all the rezoning and proposed development of 50+ townhouses within our community.

While I understand the need for thoughtful growth and additional housing, I believe this particular project raises several serious concerns that have not been adequately addressed. A development of this scale threatens to significantly alter the character of our small city and may lead to long-term negative impacts, including:

1. **Strain on Infrastructure:** Our roads, water systems, and public services are not currently equipped to handle the increase in population that this development would bring. This raises questions about traffic congestion, emergency response times, and utility capacity.
2. **Incompatibility with Existing Neighborhood:** The proposed townhouses would be built in an established neighborhood characterized by small, single-family homes. This kind of high-density development does not match the existing scale, design, or character of the surrounding area. It would disrupt the visual harmony of the neighborhood and alter the overall feel of a community that many have chosen specifically for its quieter, more traditional residential atmosphere. We want trees, yards, and space to grow a family.
3. **Community Character:** Cahaba Heights is known for its small-town charm and close-knit neighborhoods. A dense housing project of this size risks shifting the feel and fabric of our area in ways that many longtime residents oppose. We do NOT want to look like another commercialized highway 280. We want green spaces, not a building or house on every corner.
4. **Overcrowding at the Local Elementary School , Middle School & High School:**

The addition of multiple townhomes will almost certainly increase enrollment pressure at Cahaba Heights Elementary, which trickles up to the middle and high school that are already facing capacity challenges. This would lead to larger class sizes, strained resources, and a reduced quality of education for our children. Our school system should not be stretched further without a clear plan in place to support the added demand.

I urge the city to work with the developer to explore alternatives that would better serve our community. A smaller-scale project with no more than 10 single-family homes that reflect the size, character, and layout of the existing neighborhood would be far more appropriate. Responsible, balanced development is possible—and should aim to preserve the qualities that make Cahaba Heights a desirable place to live.

Thank you for your time, service, and consideration of this matter.

Sincerely,

Megan Brasher

*In God We Trust
Support Our Troops*