



**Vestavia Hills  
Planning and Zoning Commission Agenda  
December 11, 2025  
6:00 PM**

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

**Final Plats**

**Consent Agenda**

4. FP-25-21      Jeff Hardwick Is Requesting **Final Plat Approval** For **Resurvey Of Lots 41-A And 43 Topfield Subdivision**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Jeff Hardwick and Is Zoned Vestavia Hills B-3.

**Rezoning**

5. RZ-25-13      Kurt Adams Is Requesting Rezoning For 4324 Dolly Ridge Rd. from Vestavia Hills R-4 to Vestavia Hills O-1 For The Purpose Of Office Development.
6. RZ-25-14      Kali Nelson Is Requesting **Rezoning** For 3101 Timberlake Rd. from Vestavia Hills R-1 to Vestavia Hills B-2 For The Purpose Of A Restaraunt.

## **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**  
**NOVEMEBER 13, 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  
Jonathan Romeo  
Rick Honeycutt  
Rusty Weaver  
George Pierce  
David Maluff

**MEMBERS ABSENT:** Hasting Sykes  
Ryan Farrell  
Ryan Blackenburg

**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 September meeting are presented for approval.

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

Mr. Pierce – yes            Mr. Weaver – yes  
Mr. Romeo – yes        Mr. Maloof– yes  
Mr. Honeycutt – yes    Ms. Cochran– yes  
Motion carried.

**Preliminary Plats**

- 1.     PP-25-3            LPJV, LLP Is Requesting **Preliminary Plat Approval** For Liberty Park Brayfield Crest Drive Extension. The Purpose For This Request Is To Create Twenty-Three Lots And Infrastructure. The Property Is Owned By LPJV, LLP and Is Zoned Vestavia Hills PR-1.

Mr. Garrison explained that this is the continuation of Liberty Park Development.

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 approve Preliminary Plat Approval For Liberty Park Brayfield Crest Drive Extension. Second was by Mr. Pierce. Motion was carried on a roll call; vote as follows:

Mr. Pierce – yes            Mr. Weaver – yes  
Mr. Romeo – yes        Mr. Maloof– yes  
Mr. Honeycutt – yes    Ms. Cochran– yes  
Motion carried.

**Consent Agenda**

- FP-25-7            Chris Burkhalter Is Requesting Final Plat Approval For Burkhalter's Resurvey. The Purpose For This Request Is To Combine Lots And Vacate Alley. The Property Is Owned By Chris Burkhalter and Is Zoned Vestavia Hills R-2.
- FP-25-19        Cathy Pryor Is Requesting **Final Plat Approval** For Resurvey Of Shaw's Addition To Dolly Ridge Estates Plat No. 3 & Lot F-2 Of Dolly Ridge Estates. The Purpose For This Request Is To Amend Lot Lines. The Property Is Owned By Cathy Prior and Rowena Shaw and Is Zoned Vestavia Hills R-1.
- FP-25-20        LPJV, LLP Is Requesting Final Plat Approval For Bray Town Center Phase I Resurvey No. 1. The Purpose For This Request Is To Subdivide One Lot Into Two. The Property Is Owned By LPJV, LLP and Is Zoned Vestavia Hills PB.

Mr. Garrison explained that all items are ministerial.

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

Mr. Farrell – yes            Mr. Sykes – yes  
Mr. Romeo – yes           Mr. Maloof– yes  
Mr. Blackenburg – yes   Ms. Cochran– yes  
Motion carried.

**Rezoning**

2.        RZ-25-10            Paradox Properties, LLC Is Requesting **Rezoning** For **4308, 4312, 4316, and 4320 Dolly Ridge Rd.** from Vestavia Hills R-4 to Vestavia Hills B-1.2 For The Purpose Of Professional Office Development.

Mr. Garrison explained that the request for three dentist office's.

Ms. Cochran opened the floor for a public hearing.

Donna Higgins, Janice George, and Lisa Hyde were concerned about parking.

Steve Gargis was concerned about parking.

Rosemary Putnam was concerned about flooding.

Paige Ishmel and Josh Hopkins would like to see more buffering.

Morgan Goldstein spoke in support of the project.

Ten people raised their hands and were concerned school impact.

Fourteen people raised their hands were concerned about traffic.

Nine people raised their hands and would like the property to stay residential.

Three people raised their hands were concerned drainage.

Seven people raised their hand were concerned about parking lot lighting.

Five people raised their hands in full support of the project.

Justin Watkins, speaking for the applicants, explained some of the highlights of the plan. He stated these dentists were local to the community and wanted to be good neighbors. He also stated they had no issue increasing the buffer and lowering the parking lot lighting.

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

**MOTION** Mr. Weaver made a motion to recommend Rezoning for 4308, 4312, 4316, and 4320 Dolly Ridge Rd. from Vestavia Hills R-4 to Vestavia Hills B-1.2 with the following conditions:

1. Uses limited to Professional and Medical Offices and ancillary uses;
2. 20' landscape buffer adjacent to neighboring properties and must include the large landscaping buffer as shown in the application exhibit;
3. Any parking lot lighting limited to 10' poles with LED or better bulbs;
4. Buildings limited to 2-stories.

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

Mr. Pierce – yes	Mr. Weaver – yes
Mr. Romeo – yes	Mr. Maloof– yes
Mr. Honeycutt – yes	Ms. Cochran– yes

Motion carried.

3. RZ-25-11 Canwyn LLC, LLC Is Requesting **Rezoning** For **4521 Pine Tree Cir.** from Vestavia Hills O-1 to Vestavia Hills B-2 With A Conditional Use For Storage For The Purpose Of Construction Storage.

Mr. Garrison explained that the applicant currently has his business office at this location but would also like to store materials and tools.

David Sadaris and Lauren Barrett were present to answer any questions.

A discussion was held on the merits of the case.

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 4521 Pine Tree Cir. from Vestavia Hills O-1 to Vestavia Hills B-2 with a Conditional Use for indoor storage with the following conditions:

1. Use is only approved as a framing construction company or similar trade and O-1 uses;
2. Fabrication onsite is prohibited;

3. No outside storage or materials;
4. No parking of heavy construction equipment;
5. New building must look similar to existing building.

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

Mr. Pierce – yes            Mr. Weaver – yes  
Mr. Romeo – yes         Mr. Maloof– yes  
Mr. Honeycutt – yes     Ms. Cochran– yes  
Motion carried.

Conrad Garrison, City Planner



VESTAVIA HILLS

**Planning and Zoning Commission  
Planners Report**

**MEETING DATE**

December 11, 2025

**AGENDA ITEM**

FP-25-21 Jeff Hardwick Is Requesting **Final Plat Approval** For **Resurvey Of Lots 41-A And 43 Topfield Subdivision**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Jeff Hardwick and Is Zoned Vestavia Hills B-3.

**BACKGROUND**

Request will combine lots to complete Pawms project and rezoning.

**PLANNER'S REVIEW/RECOMMENDATION**

**ATTACHMENTS**

1. Final




Conrad Garrison  
City Planner

**Final Plat Application**

**FP-25-21**

Submitted On: Nov 7, 2025

**Applicant**

 Wade Lowery  
 2054039158  


**Primary Location**

3118 PINE TREE DR  
VESTAVIA HILLS, AL 35243

**User Advisory**

**Project Information**

**Property Address**

3118 Pine Tree Drive

**Parcel ID Number**

28 00 27 4 003 001.000

**Legal Description**

A resurvey of Lot 43 according to the survey of Topfield Subdivision as recorded in MB 42, PG 72 and Lot 41-A according to the resurvey of Lots 41 and 42 Topfield Subdivision as recorded in MB 247 PG 45 in the Probate Office of Jefferson County, Alabama

**Current Zoning Classification**

B-3

**Acreage**

1.78

**Application Submission Date**

10/22/2025

**Reason for Request**

To combine two (2) lots into one lot (41-B)

**Owner Information**

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

**By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.**

--

**Owner Name**

Jeff Hardwick

**Company Name**

Culbreth Holding

**Mailing Address**

3626 5th Ave S, Birmingham, AL 35222

**Owner Email**

**Phone Number**

2055858548

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

true

**Representative for Owner**

Wade Lowery

**Company Name**

Engineering Design Group

**Email**

wade@edgalabama.com

**Mailing Address of Representative**

120 Bishop Circle, Pelham, AL 35124

**Phone No. of Representative**

205-403-6158

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**Surveyor Information**

**Name**

Rodney Cunningham

**Company**

Engineering Design Group

**Mailing Address**

120 Bishop Circle

**Phone Number**

2054039158

**Registration Number**

26013

**Email**





VESTAVIA HILLS

## **Planning and Zoning Commission Planners Report**

### **MEETING DATE**

December 11, 2025

### **AGENDA ITEM**

RZ-25-13 Kurt Adams Is Requesting Rezoning For 4324 Dolly Ridge Rd. from Vestavia Hills R-4 to Vestavia Hills O-1 For The Purpose Of Office Development.

### **BACKGROUND**

Applicant is requesting rezoning to convert lot and home for a State Farm insurance office. The applicant will improve the structure to meet commercial code. Applicant will also improve the parking in front of the building. A shed in the rear will be removed and the applicant has agreed to increase the landscaping buffer to 20' to match the neighboring dental offices.

Request is consistent with the Cahaba Heights Village Plan.

### **PLANNER'S REVIEW/RECOMMENDATION**

### **ATTACHMENTS**

1. Final

Conrad Garrison  
City Planner



**Record No: RZ-25-13**

Rezoning Application

Status: Active

Submitted On: 10/29/2025

**Primary Location**

4324 DOLLY RIDGE RD  
VESTAVIA HILLS, AL 35243

**Owner**

Kurt Adams  
Dolly Ridge Rd. 4324  
Vestavia Hills, AL 35243

**Applicant**

Kurt Adams  
 501-230-9063 2457  
 Murphy Pass  
 Hoover, AL 35244

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**Property Information**

**Subject Property Address\***

4324 Dolly Ridge Rd. Vestavia Hills, AL  
35243

**Tax Parcel ID Number**

**Legal Description ?**

**Existing Parking Spaces**

4

**Proposed Parking Spaces**

1

**Submission Date\***

10/29/2025

**Type of Project\***

New Commercial Development

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**Action Requested:**

**From Existing Zoning Classification\***

R-4

**To Requested Zoning Classification\***

O-1

**For the Intended Purpose of:\*** 

Office space for insurance/financial service agency (Kurt Adams Agency, LLC)- Adding 1 handicap parking space, handicap ramp with rails, remodel downstairs half bath to ADA standard installing beams for 1st and 2nd floors to reinforce strength to ADA standards for each room, widening driveway entry to commercial standard and for more ease of access.

**Acreage of Subject Property\***

0.28

**Acreage of Property to be Disturbed\***

0

### Setbacks

**Front**

0

**Back**

0

**Side**

0

**Open Space**

0

**Lot Coverage Percentage**

0

**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\***

Kurt Adams

**Company Name**

KAA Properties LLC

**Owner Address City State Zip\***

2457 Murphy Pass Hoover, AL 35244

**Owner's Phone Number\***

5012309063

**Email Address of Owner\***

**Owner Representative/Responsible Party**

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.\*



**Company Name**

**Contact Email of Responsible Party**

**Mailing Address of Responsible Party**

**Phone No. of Responsible Party**

**Email Address of Responsible Party**

## Project Engineer Information (if applicable)

**Name**

Bart Berneche

**Company**

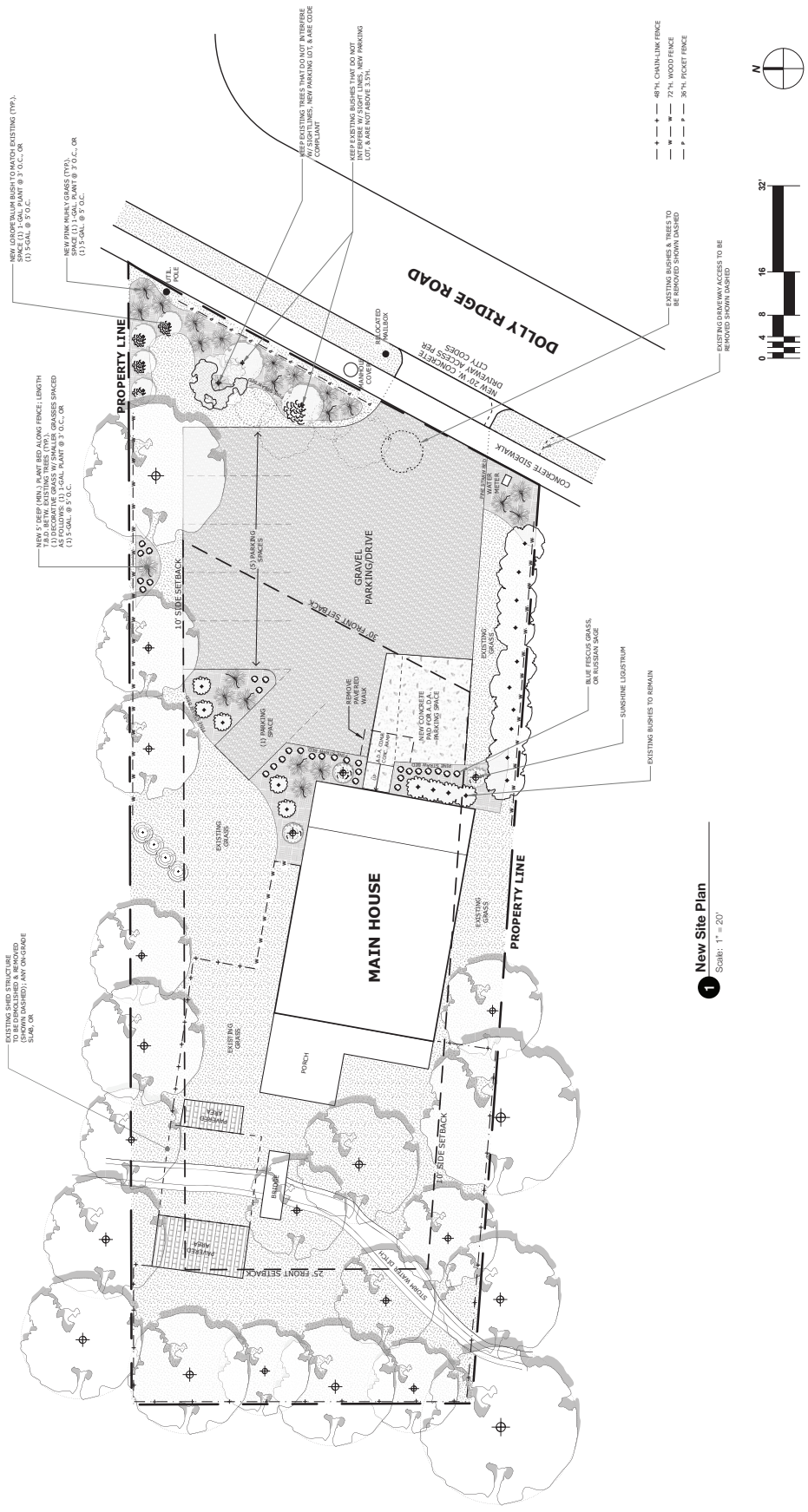
BrightWork Building Engineering LLC

**Mailing Address**

**Phone Number**

2056358317

**Email**



**1** New Site Plan  
Scale: 1" = 20'

FOR APPROVAL  
**L2**  
LANDSCAPE PLAN

Date Drawn • 12/3/25  
By • B. Parson  
Revised • -/-  
File Name • ADAMS 25-1203

**Re-Zoning Commercial Property Plan**  
4324 Dolly Ridge Road, Vestavia Hills, Alabama 35243

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE. IT IS A GENERALIZED REPRESENTATION OF THE PROPERTY AND SHOULD NOT BE RELIED UPON AS BEING LEGALLY AUTHORITATIVE OF THE PRECISE LOCATION OF ANY FEATURE, OBJECT OR BOUNDARY.





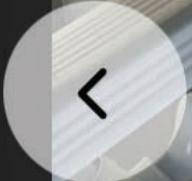
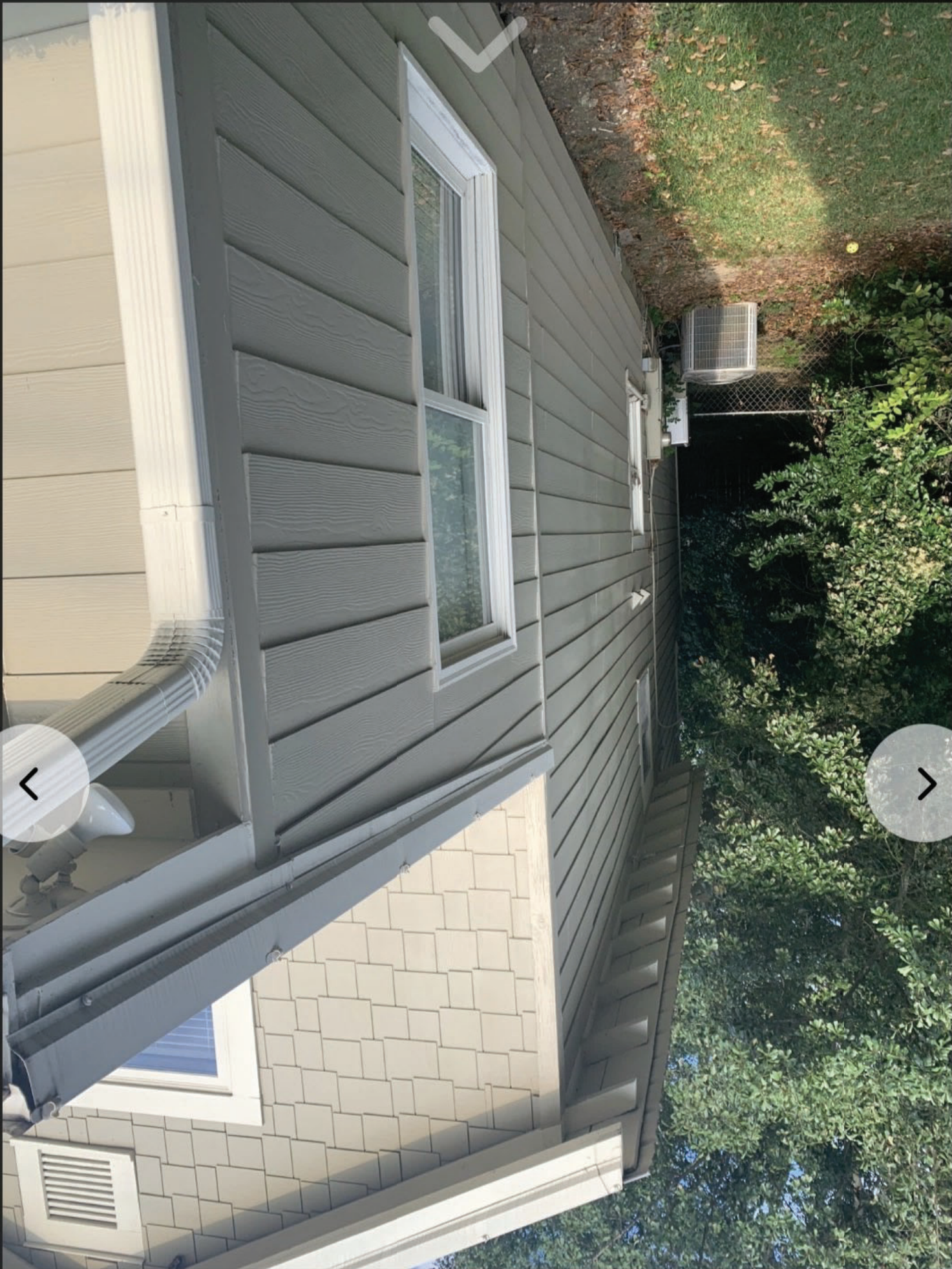


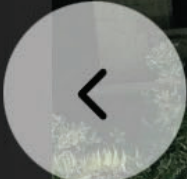
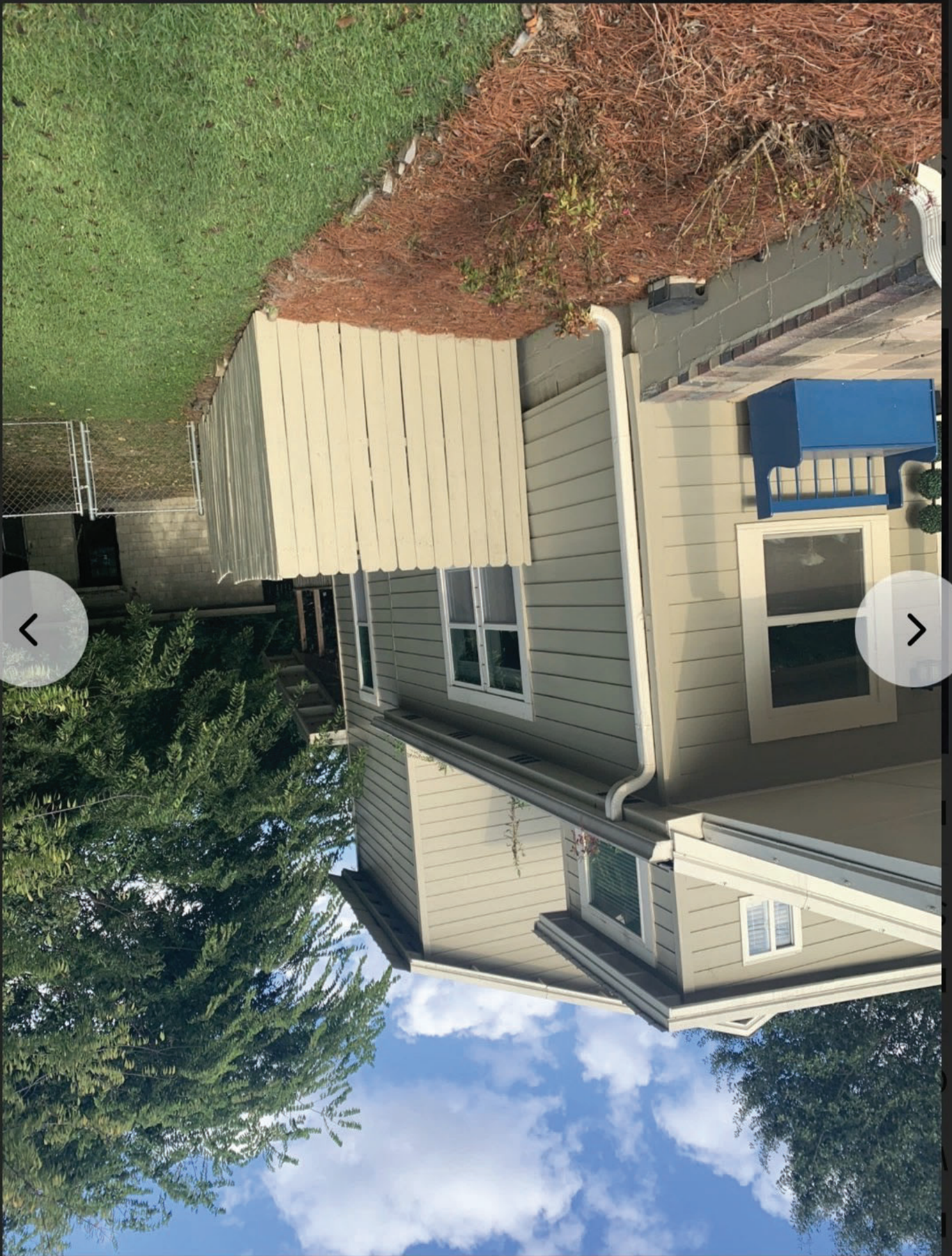




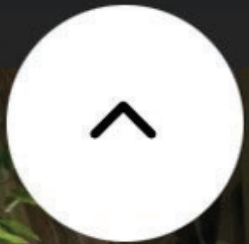




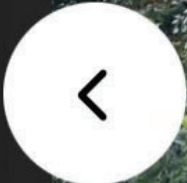
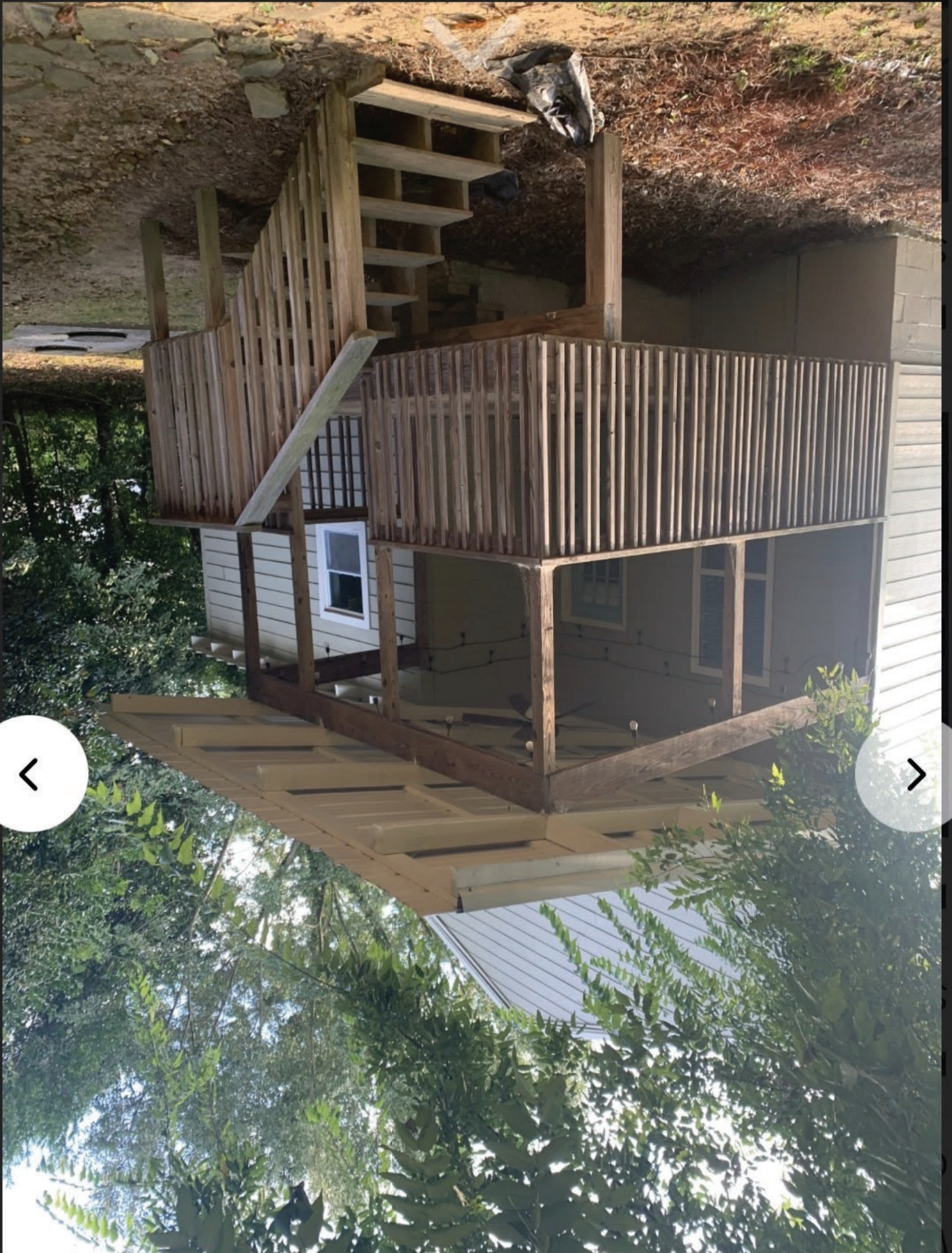


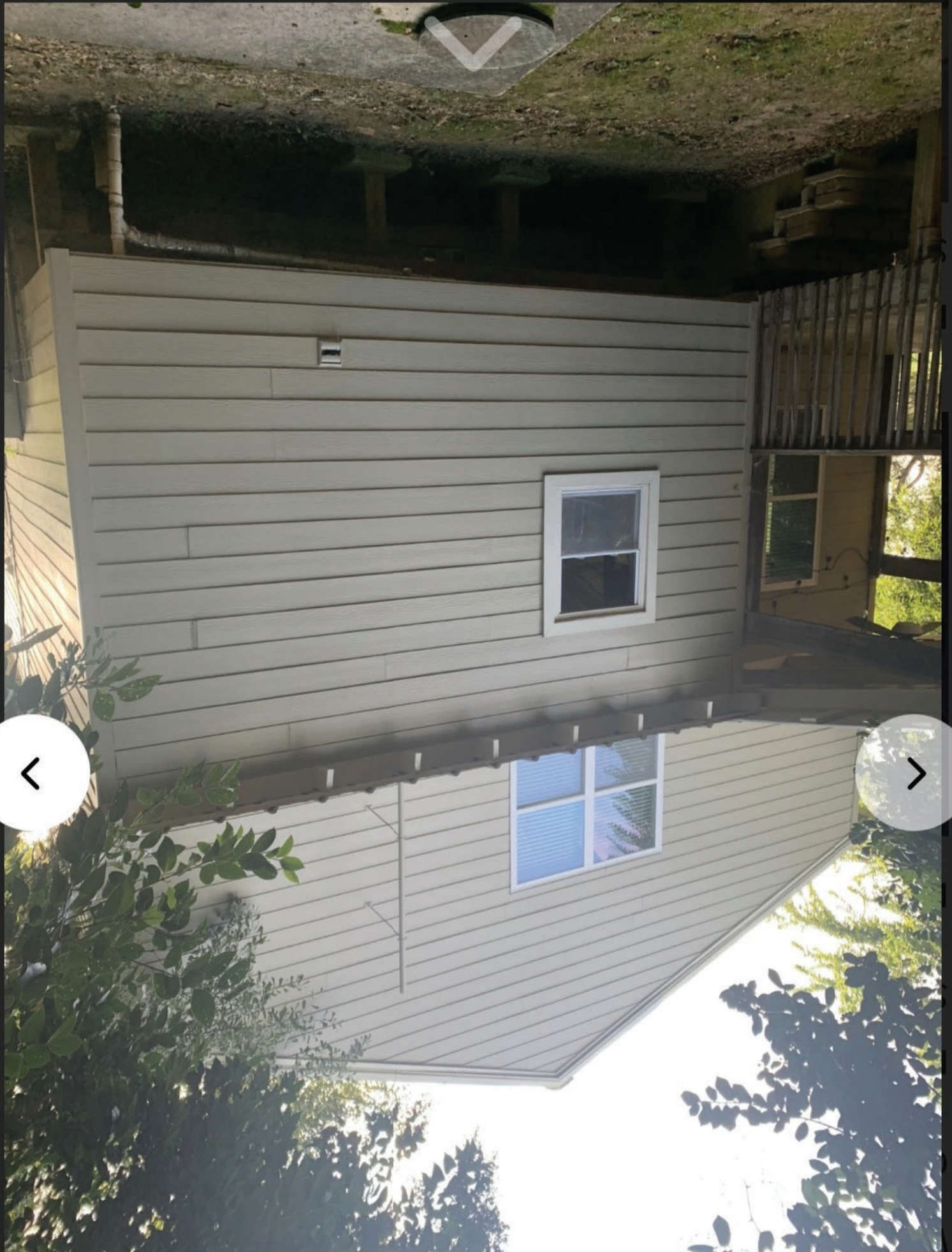


Satisfactory



Satisfactory





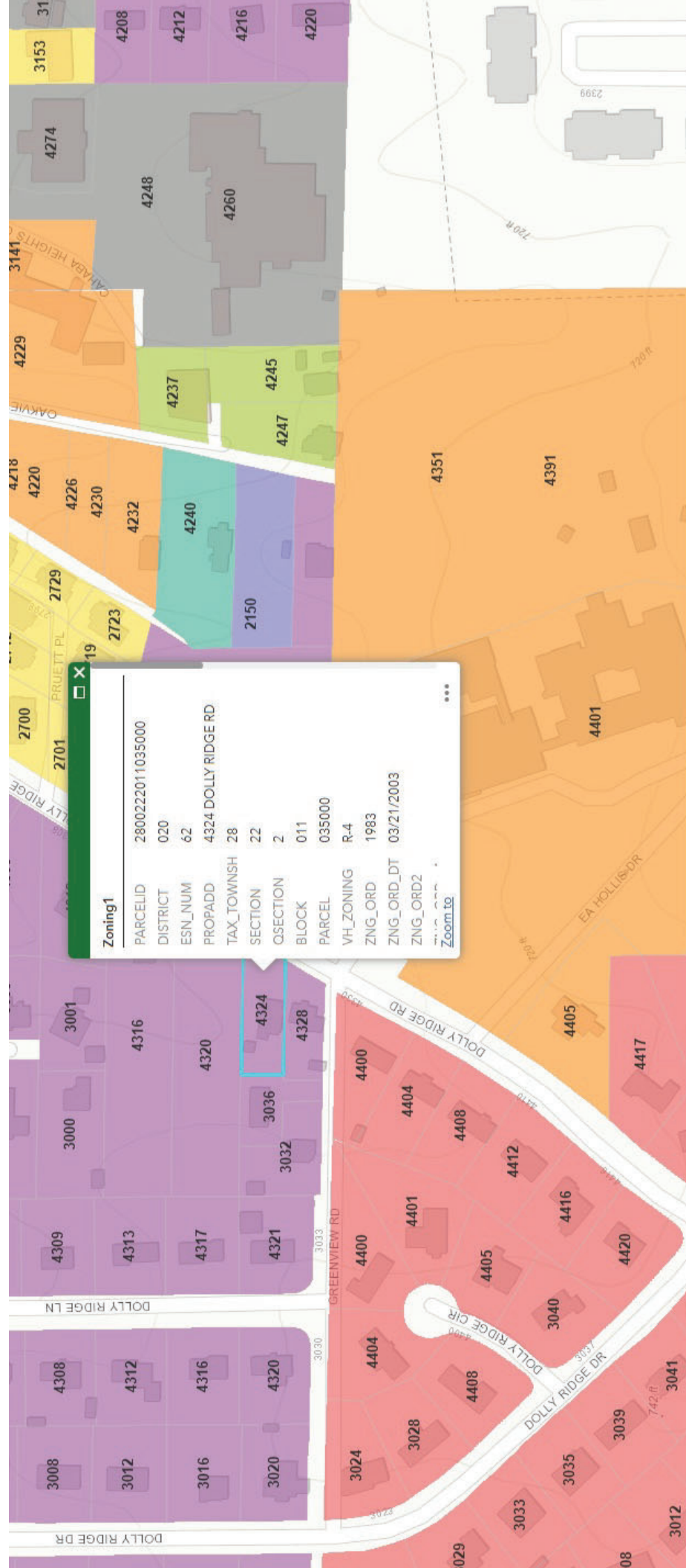




moisture damage, wood decay, fungal growth, broken



moisture damage, wood decay, fungal growth, broken





VESTAVIA HILLS

## **Planning and Zoning Commission Planners Report**

### **MEETING DATE**

December 11, 2025

### **AGENDA ITEM**

RZ-25-14 Kali Nelson Is Requesting **Rezoning** For 3101 Timberlake Rd. from Vestavia Hills R-1 to Vestavia Hills B-2 For The Purpose Of A Restaraunt.

### **BACKGROUND**

Request is rezone the lot on the corner of Timberlake Dr. and Cahaba River Rd. and across from Slice Pizza for an Edgar's Bakery. As part of the plan the developers would continue the road and sidewalk improvements along Timberlake Rd. Proposal meets all the requirements of the B-2 and exceeds the required parking requirement. The request is consistent with the Cahaba Heights Community Plan for mixed use.

### **PLANNER'S REVIEW/RECOMMENDATION**

### **ATTACHMENTS**

1. Final

Conrad Garrison  
City Planner

**Record No: RZ-25-14**

Rezoning Application  
Status: Active  
Submitted On: 11/6/2025





**Primary Location**

3101 TIMBERLAKE RD  
VESTAVIA HILLS, AL 35243

**Owner**

Ruby Jo Hallman Benson Revocable Living Trust  
Timberlake Road 3101 Vestavia Hills, AL 35243

**Applicant**

 Kali Nelson  
 205-942-2486 ext. 256  
 1550 Woods of Riverchase Dr  
 STE 200  
Hoover, AL 35244

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**Property Information**

**Subject Property Address\***

3101 Timberlake Road

**Tax Parcel ID Number**

2800274001009.000

**Legal Description** ⓘ

Parcel I

A parcel of land situated in the SW quarter of the SE quarter of Section 27, Township 18, Range 2 West, in Jefferson County, Alabama, more particularly described as follows: Begin at the SW corner of said SW quarter of SE quarter of Section 27, Township 18, Range 2 West, and run thence northerly along the West line of said quarter quarter section a distance of 489.5 feet; thence turn an angle of 90° to the right and in an easterly direction a distance of 15 feet to a point of beginning; thence 2°3' to the right in an easterly direction a distance of 200.13 feet to a point; thence 87°57' to the right in a southerly direction a distance of 87.8 feet to a point; thence 90° to the right in a westerly direction a distance of 200 feet to a point; thence 90° to the right to the point of beginning.

Parcel II

Lot 2 of the Topfield Subdivision, as recorded in Map [Book 42, Page 72](#) in the Office of the Judge of Probate of Jefferson County, Alabama.

**Existing Parking Spaces**

—

**Proposed Parking Spaces**

46

**Submission Date\***

11/05/2025

**Type of Project\***

New Commercial Development

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**Action Requested:**

**From Existing Zoning Classification\***

R-1

**To Requested Zoning Classification\***

B-2

**For the Intended Purpose of:** ⓘ

Construction of an Edgar's Bakery.

Acreage of Subject Property\*

0.90

Acreage of Property to be Disturbed\*

0.90

### Setbacks

Front

30

Back

30

Side

10

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). \*



### 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\*

Candace White

Company Name

Ruby Jo Hallman Benson Revocable Living Trust

Owner Address City State Zip\*

3101 Timberlake Road, Vestavia Hills, AL 35243

Owner's Phone Number\*

(334) 559-0481

Email Address of Owner\*

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 ⓘ

C. Todd Smith

Company Name

Gonzalez-Strength & Associates

Contact Email of Responsible Party

Mailing Address of Responsible Party

1550 Woods of Riverchase Drive Suite 200, Hoover, AL 35244

**Phone No. of Responsible Party**

(205) 942-2486

**Email Address of Responsible Party**

chsmith@gonzalez-strength.com

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**Project Engineer Information (if applicable)**

**Name**

C. Todd Smith

**Company**

Gonzalez-Strength & Associates

**Mailing Address**

1550 Woods of Riverchase Drive Suite 200, Hoover, AL 35244

**Phone Number**

(205) 942-2486

**Email**

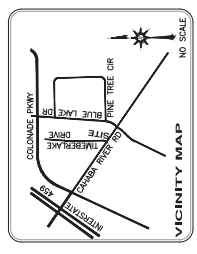
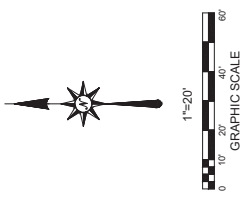
NO.	DESCRIPTION	DATE
0		10/22/22
1		
2		
3		
4		

CONCEPTUAL SITE PLAN  
**EDGAR'S BAKERY**  
 VESTAVIA HILLS, ALABAMA  
 FELHAM, ALABAMA

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
 CIVIL, TRANSPORTATION ENGINEERING, LAND SURVEYING, LAND PLANNING, LANDSCAPE ARCHITECTURE, PRELIMINARY ENGINEERING & SURVEYING  
 1550 WOODS OF RIVERCHASE DRIVE SUITE 200  
 HOUSTON, TEXAS 77057  
 WWW.GONZALEZ-STRENGTH.COM  
 PHONE: (281) 442-2488  
 FAX: (281) 442-2489  
 LMA company

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION,  
 RECORDING,  
 PURPOSES OR  
 IMPLEMENTATION

DWG. NO. 22-0003  
 SHEET NO. 01  
 DATE 22-0003

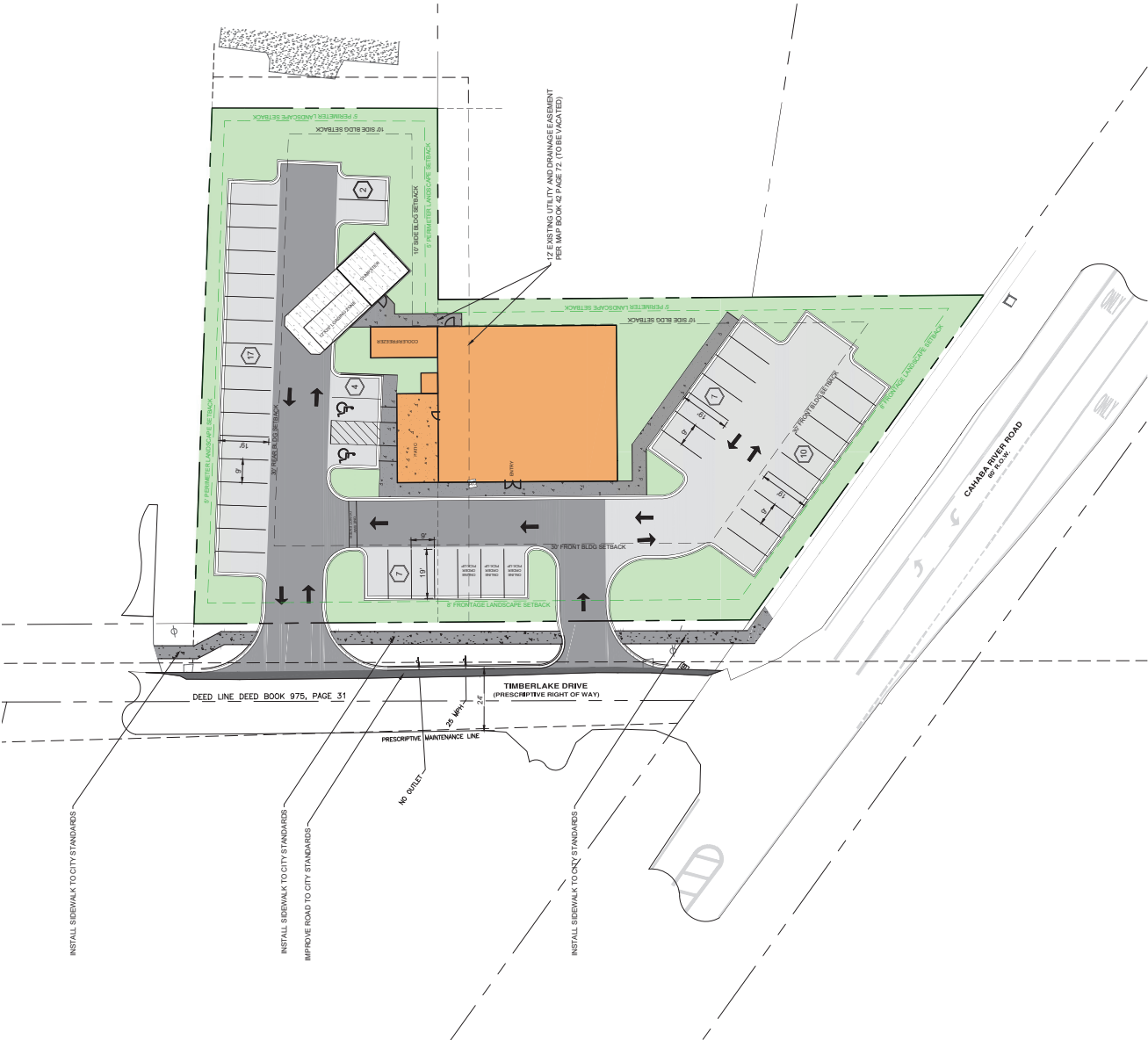


**PAVING LEGEND**

- CONCRETE SIDEWALK RECD., TYPICAL
- STANDARD DUTY ASPHALT PAVEMENT RECD., TYPICAL
- HEAVY DUTY ASPHALT PAVEMENT RECD., TYPICAL
- HEAVY DUTY CONCRETE PAVEMENT RECD., TYPICAL
- LANDSCAPED AREAS
- TIMBERLAKE ROAD WIDENING ASPHALT PAVEMENT.

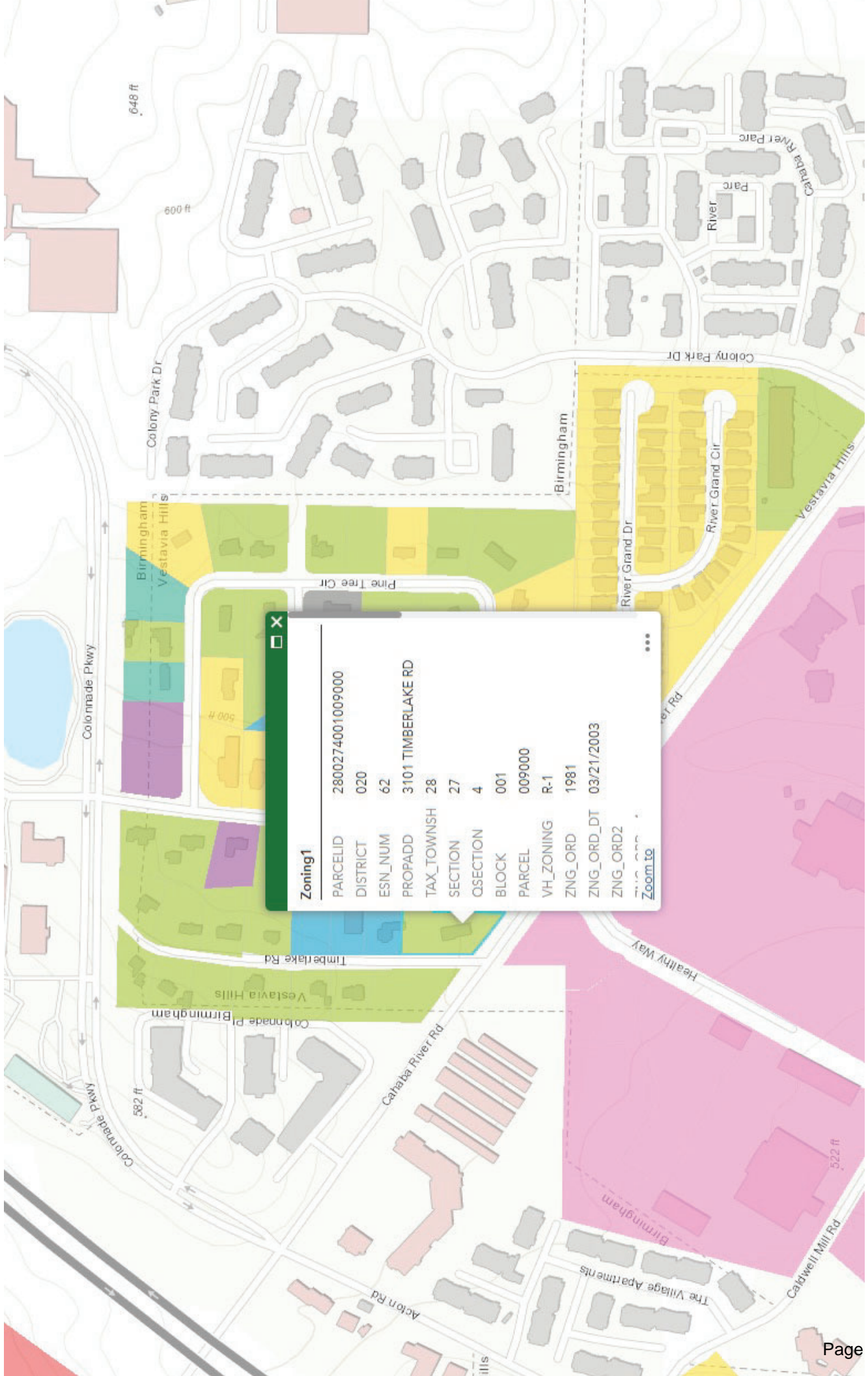
LANDSCAPING WILL BE IN COMPLIANCE WITH ALL CITY OF VESTAVIA HILLS LANDSCAPE REQUIREMENTS

SITE DATA TABLE	
PROPERTY AREA	430,033 SF / 10.00 ACRES
LOCAL JURISDICTION	VESTAVIA HILLS, ALABAMA
ZONING	B-2 (DENSE RESIDENTIAL)
BUILDING HEIGHT (SEC. 6.2)	45' MAX. HEIGHT
PROPOSED	30' / 1 STORY
NET FLOOR AREA (PUBLIC SPACE)	698 SF
MAX. SHIFT EMPLOYEES	8
REQUIRED (RESTAURANT REQUIREMENTS) *	20
1 SPACE PER 40 S.F. PUBLIC AREA	18
1 SPACE / 3 SEATS + 1 SPACE / 2 EMPLOYEES	20
PROPOSED	44
STANDARD (MAX)	46
TOTAL	46
BUILDING SETBACKS (FOR B.2):	
FRONT	30'
REAR	30'
PERIMETER LANDSCAPE SETBACKS:	
FRONT	5'
REAR	5'
BUILDING AREAS	
NET PUBLIC AREAS (CIRCULATION SPACE EXCLUDED)	1,398 SF
INDOOR DINING AND PARTY ROOM	438 SF
PUBLIC RESTROOMS	40 SF
OUTDOOR PATIO AREA	420 SF
TOTAL NET PUBLIC AREA	1,888 SF (INC. PATIO)
TOTAL GROSS INTERIOR AREA	44,584 SF
TOTAL GROSS AREA (INC. PATIO)	45,116 SF









**Zoning1**

PARCELID	2800274001009000
DISTRICT	020
ESN_NUM	62
PROPADD	3101 TIMBERLAKE RD
TAX_TOWNSH	28
SECTION	27
QSECTION	4
BLOCK	001
PARCEL	009000
VH_ZONING	R-1
ZNG_ORD	1981
ZNG_ORD_DT	03/21/2003
ZNG_ORD2	

[Zoom to](#)

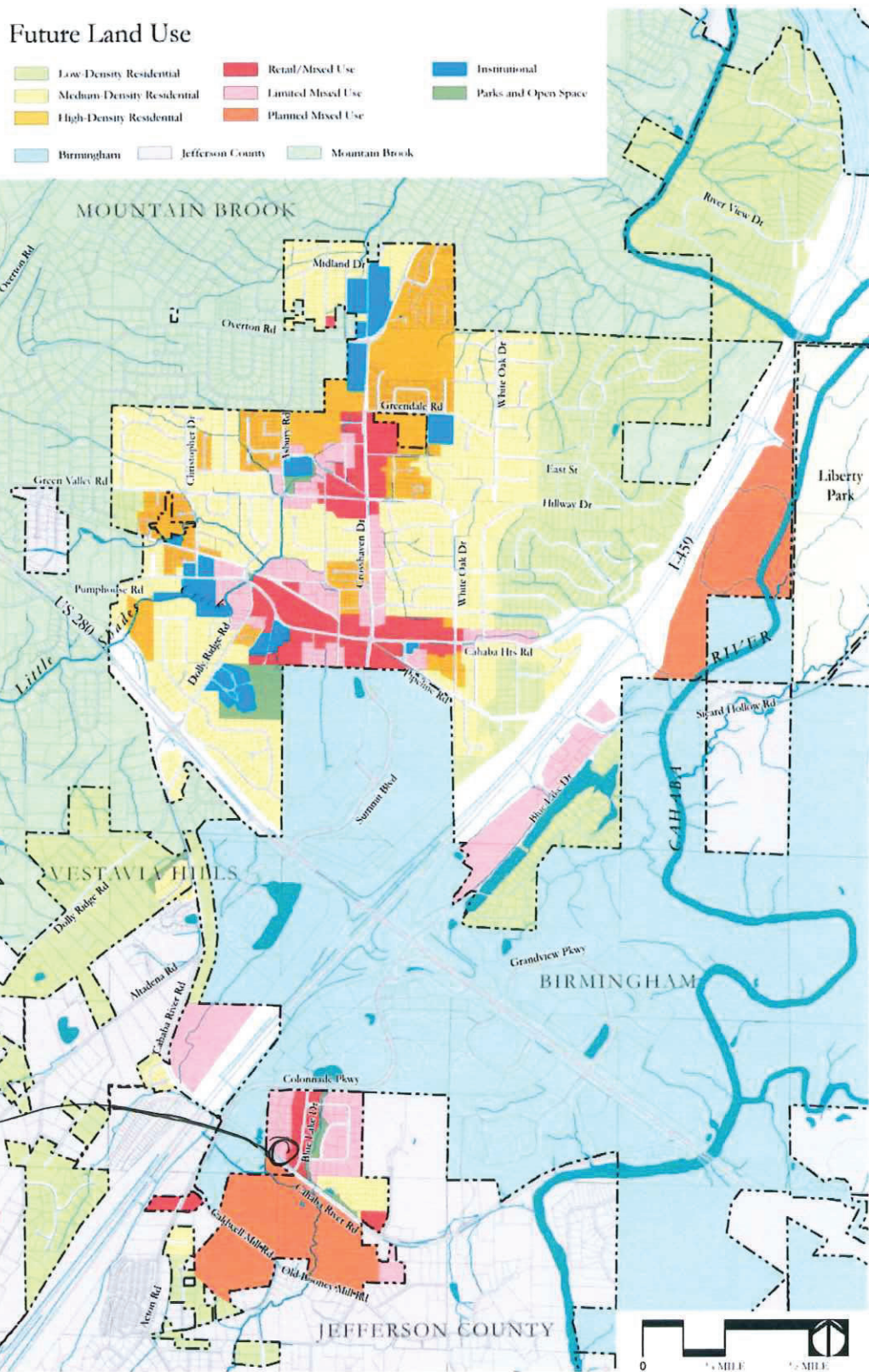


Figure 4: Future Land Use Map