



**Vestavia Hills**  
**Planning and Zoning Commission Agenda**  
**November 9, 2023**  
**6:00 PM**

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

**Final Plats**

4. FP-23-11 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Old Overton-First Sector Resurvey No.1**. The Purpose For This Request Is To Add Easements. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.
5. FP-23-12 Blue Lake Commercial Investments, LLC Is Requesting **Final Plat Approval** For **Blue Lake MRI**. The Purpose For This Request Is To Remove Setback Lines. The Property Is Owned By Blue Lake Commercial Investments, LLC and Is Zoned Vestavia Hills O-1.

## **SPECIAL NOTICE CONCERNING PLANNING AND ZONING MEETINGS**

**Due to the COVID-19 safety advice given by the ADPH, the P&Z Commission's meetings are available via video-conference and teleconference. If you choose not to attend in person, you may still participate. Following are instructions for options to participate remotely.**

### **COMPUTER PARTICIPATION (view/participate in real time)**

To participate in by videoconference, click <https://us02web.zoom.us/j/7970217974>. When the Zoom.us window opens in your browser, click "Allow" so that the page may open to a waiting room. The host will open the meeting and bring all into the meeting room at that time. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, activate the "Raise Hand" feature and unmute yourself by toggling the mute button. When the Chairman recognizes you and gives you the floor, state your name and address for the record and then you may address the Commission.

Using the icons on the Zoom screen, you can:

- Mute/unmute your microphone (far left)
- Turn on/off camera ("Start/Stop Video")
- View Participants – opens a pop-out screen that includes the "Raise Hand" icon that you may use to raise a virtual hand
- Change your screen name displayed in the participant list and video window
- Toggle between "speaker" and "gallery" views – "Speaker view" shows the active speaker; "Gallery view" tiles all of the meeting participants

### **TELEPHONE PARTICIPATION (view/participate in real time)**

To participate by telephone, dial 312.626.6799 and enter the meeting ID: 7970217974. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, press \*6 on your phone keypad to unmute yourself. Then state your name and wait for the Chairman to recognize you. When the Chairman recognizes you and gives you the floor, state your name and address for the record and then address the Council.

Zoom meetings may be recorded. By participating in the meeting, you are consenting to be recorded. Zoom-bombing is a cyber-crime and is punishable by law. In the event of an attendee intruding into any City of Vestavia Hills Zoom meeting, the online broadcast will be ended immediately. Council and/or board members may be readmitted but online attendees will not. Although Zoom-bombing is not a frequent occurrence, those wishing to make public comment should attend the meeting in person.

**CITY OF VESTAVIA HILLS**  
**PLANNING AND ZONING COMMISSION**  
**MINUTES**

**OCTOBER 12, 2023**

**6:00 P.M.**

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

**MEMBERS PRESENT:**

Erica Barnes, Acting Chairman  
Ryan Farrell  
Rusty Weaver  
Hasting Sykes  
Jonathan Romeo  
Rick Honeycutt  
David Maluff

**MEMBERS ABSENT:**

Mike Vercher, Chairman  
Lyle Larson

**OTHER OFFICIALS PRESENT:**

Conrad Garrison, City Planner  
Christopher Brady, City Engineer

*\*Appeared via Zoom*

**APPROVAL OF MINUTES**

Mr. Vercher stated that the minutes of the meeting September 14, 2023 are presented for approval.

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

|                  |                     |
|------------------|---------------------|
| Mr. Maloof – yes | Mr. Farrell – yes   |
| Mr. Weaver – yes | Mr. Romeo– yes      |
| Mr. Sykes – yes  | Mrs. Honeycutt– yes |
| Mr. Barnes – yes | Motion carried.     |

### **Final Plats**

1. FP-23-9 Vestavia 31 RE, LLC Is Requesting **Final Plat Approval For Vestavia Hills RE Resurvey**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Vestavia 31 RE, LLC and Is Zoned Vestavia Hills B-3.
2. FP-23-10 Taylor Burton Is Requesting **Final Plat Approval For Taylor Burton Addition To Grammercy Parc**. The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Taylor Burton and Is Zoned Vestavia Hills O-1 And Jefferson County RG.

Mr. Garrison explained the requests were ministerial and that item 2 will need to be approved in Jefferson County.

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

**MOTION** Mr. Romeo made a motion to approve items 1. Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

|                  |                     |
|------------------|---------------------|
| Mr. Maloof – yes | Mr. Farrell – yes   |
| Mr. Weaver – yes | Mr. Romeo– yes      |
| Mr. Sykes – yes  | Mrs. Honeycutt– yes |
| Mr. Barnes – yes | Motion carried.     |

**MOTION** Mr. Sykes made a motion to approve items 2. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

|                  |                     |
|------------------|---------------------|
| Mr. Maloof – yes | Mr. Farrell – yes   |
| Mr. Weaver – yes | Mr. Romeo– yes      |
| Mr. Sykes – yes  | Mrs. Honeycutt– yes |
| Mr. Barnes – yes | Motion carried.     |

**Conditional Use**

CU-23-2      Patchwork Retail Venture, LLC Is Requesting **Conditional Use Approval** for a **Retail Plant Nursery** Located At 3010 Healthy Way. The Property Is Owned By Patchwork Retail Venture, LLC and Is Zoned Vestavia Hills PB.

Mr. Garrison explained the request was and stated nurseries are nor a permitted use in any PUD.

Wade Lowery was present to answer any questions.

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

**MOTION** Mr. Weaver made a motion to recommend Conditional Use Approval for a plant nursery at 3010 Healthy Way. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

|                  |                     |
|------------------|---------------------|
| Mr. Maloof – yes | Mr. Farrell – yes   |
| Mr. Weaver – yes | Mr. Romeo– yes      |
| Mr. Sykes – yes  | Mrs. Honeycutt– yes |
| Mr. Barnes – yes | Motion carried.     |

Conrad Garrison, City Planner



VESTAVIA HILLS

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

### **MEETING DATE**

November 9, 2023

### **AGENDA ITEM**

FP-23-11 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Old Overton-First Sector Resurvey No.1**. The Purpose For This Request Is To Add Easements. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

### **BACKGROUND**

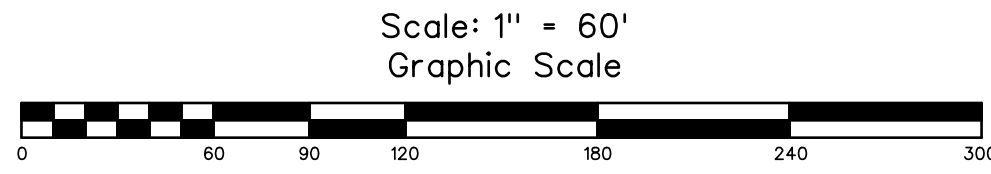
Plat adds a 50' utility easement to previously recorded lots. All improvements meet Vestavia Hills requirements.

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

### **ATTACHMENTS**

1. 22501\_Resurvey\_No\_1\_Wed\_Oct\_25\_2023\_10-30-03

Conrad Garrison  
City Planner



OWNER:  
LIBERTY PARK JOINT VENTURE, LLP  
1000 URBAN CENTER DRIVE, SUITE 235  
VESTAVIA, ALABAMA 35242  
(205) 945-6458

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Mark W. Clark, a Registered Professional Land Surveyor in the State of Alabama, and Liberty Park Joint Venture, LLP, Owner, hereby certify that this plat or map was made pursuant to a survey made by said Surveyor and that said survey and this plat or map were made at the instance of said Owner that this plat or map is a true and correct plat or map of the lands shown therein and known or to be known as OLD OVERTON - FIRST SECTOR SECOND ADDITION RESURVEY NO. 1, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearing, width, length, and name of each street, as well as the number of each lot and block and showing the relation of the lands to Old Overton - First Sector Second Addition as recorded in Map Book 260, Page 23 in the Probate Office of Jefferson County, Alabama, and being situated in the East 1/2 of the S.E. 1/4 of Section 6, and the N.W. 1/4 of the S.W. 1/4 of Section 5, Township 18 South, Range 1 West, Jefferson County, Alabama and that iron pins or other appropriate monumentation have been installed at all lot corners (or reference points to lot corners) and curve points as shown and designated by small open circles on said plat or map. This survey and drawing of the parcel described hereon, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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. Said Owner also certifies that they are the Owner of said lands and that the same are not subject to any mortgage.

SCHOEL ENGINEERING COMPANY, INC.

Mark W. Clark, Alabama License No. 19251

LIBERTY PARK JOINT VENTURE, LLP  
A Limited Liability Partnership, Owner

Jeff Kendrick  
Vice President

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Nathaniel Ryan Forester, as Notary Public in and for said County and State, do hereby certify that Mark W. Clark, whose name is signed to the foregoing certificate as Surveyor, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefor.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public  
My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Jeff Kendrick, whose name as Vice President of Liberty Park Joint Venture, LLP, is signed to the foregoing certificate as Owner, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public  
My Commission Expires: \_\_\_\_\_

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Vestavia Hills Planning & Zoning Commission

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Vestavia Hills City Engineer

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Vestavia Hills City Clerk

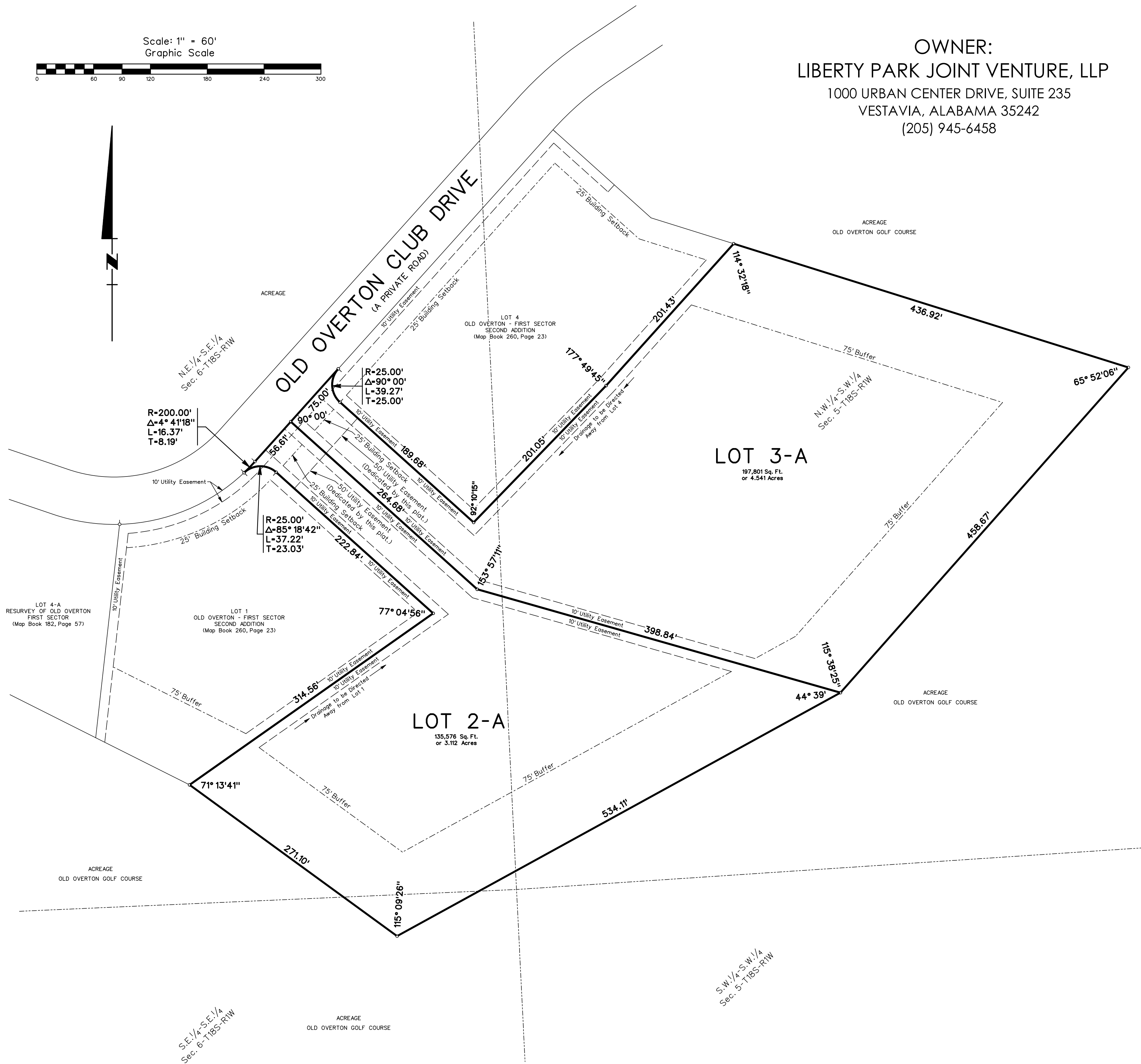
APPROVED IN FORMAT ONLY:

Jefferson County Department of Health \_\_\_\_\_ Date \_\_\_\_\_

APPROVED IN FORMAT ONLY:

Director of Environmental Services \_\_\_\_\_ Date \_\_\_\_\_

Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers however this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right-of-Way or Easement boundaries after this date may void this approval. Environmental Services acknowledges that the mains serving this property are owned by others.



UTILITY SERVICE PROVIDERS:

1. Water - Public Mains System provided by Birmingham Water Works.
2. Sanitary - Provided by Enviro Services, LLC, a private utility.
3. Gas - Spire Energy.
4. Power - Alabama Power Company.
5. Telephone - AT&T Telecommunications.

NOTES:

1. Access to utilities for installation, maintenance and repair shall be governed by private agreement between the owner and the utility company.
2. The area within all setbacks is subject to easements for storm drainage.
3. This property is not located within the 100-year flood area and is in Unshaded Zone "X" (areas determined to be out of 0.2% annual chance floodplain) as shown on the National Flood Insurance Programs "FIRM" Flood Insurance Rate Map of Jefferson County, Alabama, according to Panel 581 of 755, Map Number 01073C0581H, dated September 24, 2021, as published by the Federal Emergency Management Agency.
4. The purpose of this plat is to add a 50-foot-wide utility easement along Old Overton Club Drive. No property lines have been changed.

OLD OVERTON - FIRST SECTOR  
SECOND ADDITION RESURVEY NO. 1

BEING A RESURVEY OF LOT 2 AND LOT 3, OLD OVERTON - FIRST SECTOR SECOND ADDITION  
RECORDED IN MAP BOOK 260, PAGE 23  
SITUATED IN THE EAST 1/2 OF THE S.E. 1/4 OF SECTION 6 AND  
THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 1 WEST  
JEFFERSON COUNTY, ALABAMA

REVISIONS:

FINAL  
PLAT

DATE: OCTOBER 2023  
DRAWN BY: J.W.H.  
CHECKED BY: S.D.S. & M.W.C.  
FIELD BOOK: #3266  
FIELD CREW: M.T.K.  
FILE NAME: 22501\_Resurvey No 1

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1 OF 1



VESTAVIA HILLS

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

### **MEETING DATE**

November 9, 2023

### **AGENDA ITEM**

FP-23-12 Blue Lake Commercial Investments, LLC Is Requesting **Final Plat Approval** For **Blue Lake MRI**. The Purpose For This Request Is To Remove Setback Lines. The Property Is Owned By Blue Lake Commercial Investments, LLC and Is Zoned Vestavia Hills O-1.

### **BACKGROUND**

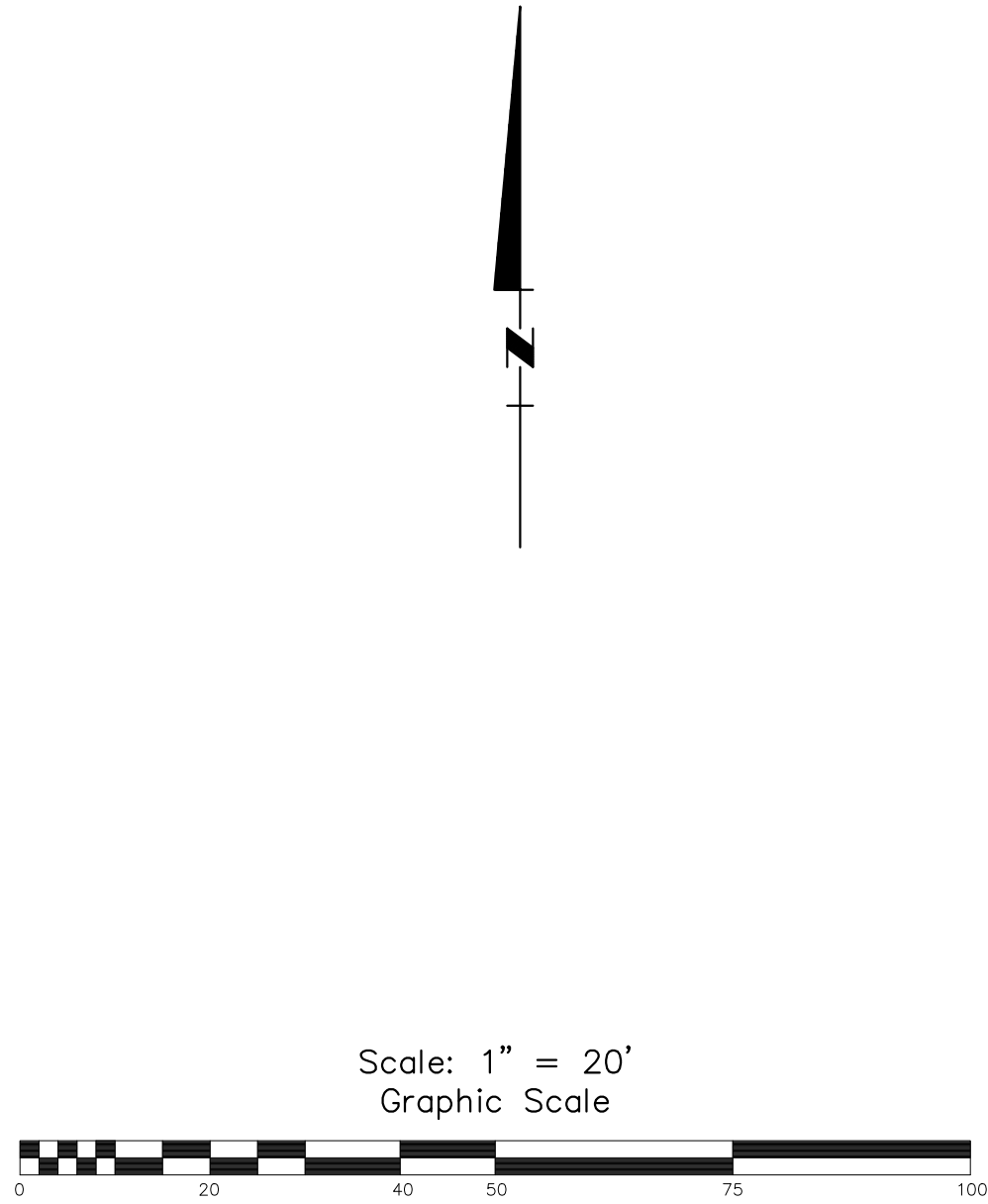
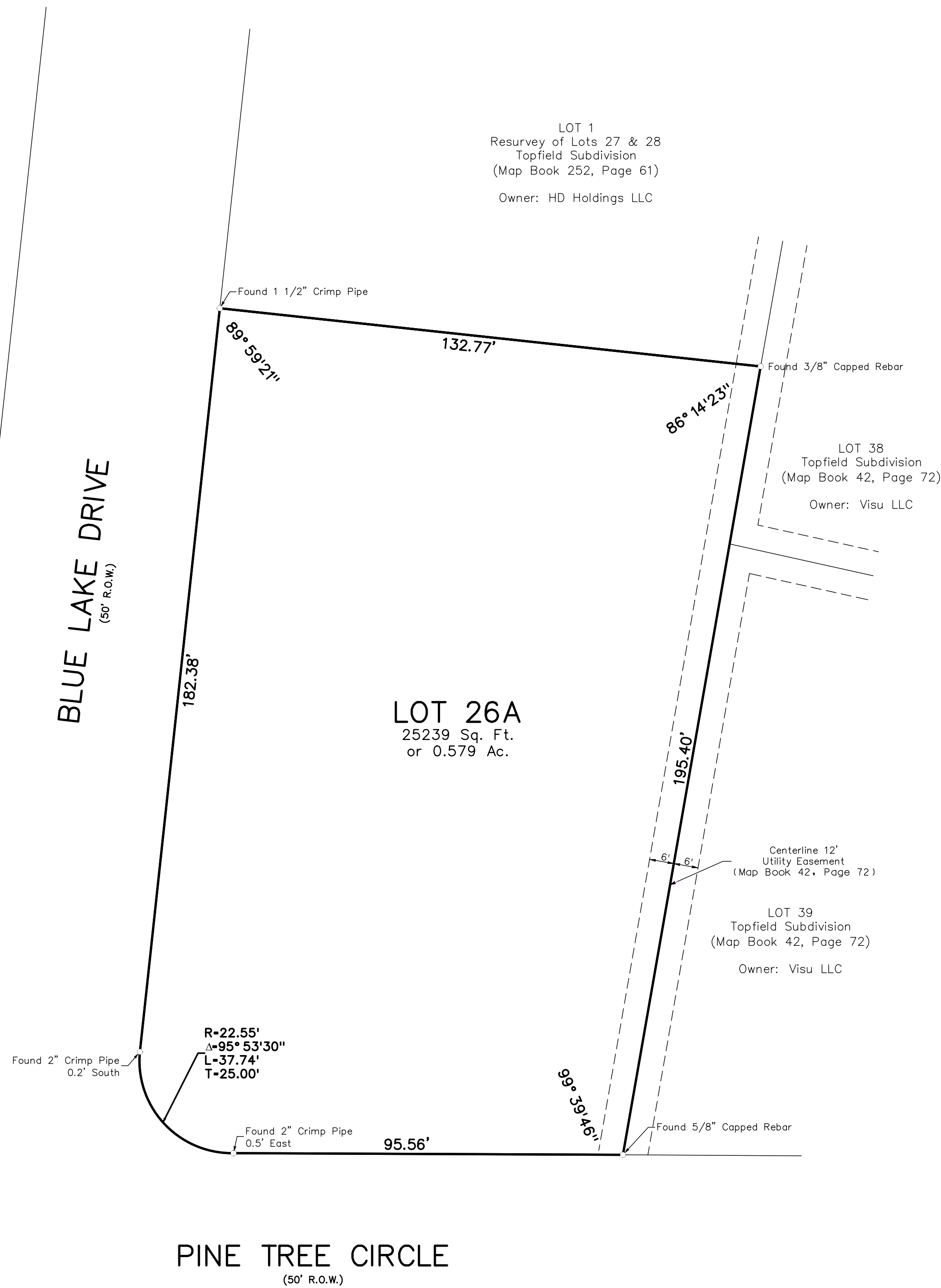
Resurvey will remove recorded setback lines on the lot in accordance with Blue Lake redevelopment.

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

### **ATTACHMENTS**

1. Blue\_Lake\_MRI\_Plat\_Wed\_Oct\_25\_2023\_11-09-07

Conrad Garrison  
City Planner



OWNER:  
BLUE LAKE COMMERCIAL  
INVESTMENTS, LLC  
7207 WAKEFIELD CIRCLE  
VESTAVIA HILLS, ALABAMA 35242  
PHONE # 205-999-4907

NOTES:

1. This property is not located within the 100 year flood area and is in Unshaded Zone "X" (areas determined to be out of 0.2% annual chance floodplain) as shown on the National Flood Insurance Programs "FIRM" Flood Insurance Rate Map of Jefferson County, Alabama, according to Panel 586 of 755, Map Number 01073C0586H dated September 24, 2021, as published by the Federal Emergency Management Agency.
2. The purpose of this plat is to remove the building setbacks from Lot 26A.
3. The total acreage to be resurveyed is 0.579 Acres.

STATE OF ALABAMA  
JEFFERSON COUNTY

The Undersigned Mark W. Clark, a Registered Professional Land Surveyor in the State of Alabama and Blue Lake Commercial Investments, LLC, hereby certify that this plat or map was made pursuant to a survey and this plat or map is true and correct maps of lands shown therein and known as BLUE LAKE MRI showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey TOPFIELD SUBDIVISION as recorded in the office of County Probate Judge in map book 42, page, 72 and that Iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner also certifies that they are the owner of said lands and that the same are not subject to any mortgage. The undersigned surveyor further certifies that this survey and drawing of the parcel described herein, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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.

SCHOEL ENGINEERING COMPANY, INC.

Mark W. Clark, Alabama License No. 19251

Date: \_\_\_\_\_

Blue Lake Commercial Investments, LLC, Owner

Perry Lauren Savage Jr.  
Founder and Managing Partner

Date: \_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Nathaniel Ryan Forester, as Notary Public in and for said County and State, do hereby certify that Mark W. Clark, whose name is signed to the foregoing certificate as Surveyor, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public  
My Commission Expires:

STATE OF \_\_\_\_\_  
COUNTY

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Perry Lauren Savage Jr., whose name as Founder and Managing Partner of Blue Lake Commercial Investments, LLC, who is signed to the foregoing certificate as Owner, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public  
My Commission Expires:

APPROVED:  
Vestavia Hills Planning & Zoning Commission

DATE: \_\_\_\_\_

APPROVED:  
Vestavia Hills City Engineer

DATE: \_\_\_\_\_

APPROVED:  
Vestavia Hills City Clerk

DATE: \_\_\_\_\_

APPROVED IN FORMAT ONLY:

Director of Environmental Services

Date

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

BLUE LAKE MRI  
BEING A RESURVEY OF  
LOT 26, TOPFIELD SUBDIVISION  
(RECORDED IN MAP BOOK 42, PAGE 72)  
SITUATED IN THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 2 WEST  
JEFFERSON COUNTY, ALABAMA

REVISIONS:

FINAL PLAT

DATE: OCTOBER 2023  
DRAWN BY: WTM  
CHECKED BY: MWC  
FILE NAME: 22470\_FINAL PLAT.DWG

G:\22470\Survey\Final Plat

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