



**Vestavia Hills  
City Council Agenda  
March 2, 2026  
5:30 PM**

1. Call to Order
2. Roll Call
3. Invocation - Don Richards, 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, Finance Director
10. Approval Of Minutes - February 16, 2026 Regular Meeting Minutes

**Old Business (Public Hearing)**

**New Business**

11. Public Hearing - Ordinance Number 3321 - An Ordinance authorizing the Mayor and City Manager to execute and deliver an intergovernmental agreement with Jefferson County concerning a traffic signal installation at the intersection of Liberty Parkway and Urban Center Parkway

**New Business Requesting Unanimous Consent (Public Hearing)**

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

12. Public Hearing - Ordinance Number 3319 - Rezoning – 4875 Sicard Hollow Road; Rezone from VH Institutional VH B-2 for purposes of commercial development; Liberty Park Joint Venture, owner
13. Public Hearing - Ordinance Number 3320 - Rezoning – 3130, 3136, & 3152 Bellwood Dr. and Autumn Ln. from VH R-4 and R-8 to VH R-9 for single family development; Sunview Development LLC, owner
14. Citizens Comments

15. 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.

**1.) Reconciled Cash Balance**

The overall reconciled cash balance for the month of December was \$44,658,344 which is comprised of the following funds:

General Funds	\$34,312,419
Restricted Funds	\$10,342,245
Petty Cash	<u>\$3,680</u>
<b>Total</b>	<b><u>\$44,658,344</u></b>

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

Monthly Revenues	\$17,236,007	YTD Revenues	\$28,422,338
Monthly Expenses	<u>\$6,915,170</u>	YTD Expenses	<u>\$18,524,648</u>
Monthly Fund Balance	<u>\$10,320,837</u>	YTD Fund Balance	<u>\$9,897,690</u>

**3.) Comparative Fund Balances:**

	<u>YTD</u>	<u>Variance</u>
Actual - 2025-2026	\$9,897,690	
Budget - 2025-2026	\$7,050,205	\$2,847,485
Last Year - 2024-2025	\$9,507,106	\$390,584

**Note:**

The "Actual Fund Balance" is \$2,847,485 greater than the "Budgeted Fund Balance" and \$390,584 greater than "Last Year Fund Balance" .

Summary  
Financial Report  
December 2025

MTD			YTD			Variance		
	Actual	Budget	Last Year	Actual	Budget	Last Year	Act vs. Bdgt	Act vs LY
REVENUES	17,236,007	15,975,390	15,744,785	28,422,338	26,248,765	26,168,839	2,173,573	2,253,499
EXPENSES	6,915,170	6,702,528	5,484,056	18,524,648	19,198,560	16,661,733	673,912	(1,862,915)
FUND BALANCE	10,320,837	9,272,862	10,260,729	9,897,690	7,050,205	9,507,106	2,847,485	390,584
Advalorem - Real	13,677,762	12,367,779	12,183,970	17,847,726	15,664,869	15,729,210	2,182,857	2,118,516
Sales Tax	2,683,675	2,602,325	2,521,688	7,478,312	7,573,495	7,457,895	(95,183)	20,417
Utility Franchise Fees	0	0	0	638	74	103	564	535
Business License	120,536	117,214	82,828	222,469	209,058	148,902	13,411	73,567
Advalorem - Personal	60,156	165,168	153,206	727,135	741,930	737,392	(14,795)	(10,257)
<b>October thru December 2025 (3 months)</b>			<b>2025-2026</b>					
	Actual	Budget Total	Outstanding Bal	% Received	% Outstanding	Verification		
Advalorem - Real	17,847,726	22,303,016	(4,455,290)	80.02%	19.98%	100.00%		
Sales Taxes	7,478,312	30,765,099	(23,286,787)	24.31%	75.69%	100.00%		
Utility Franchise Fees	638	2,691,952	(2,691,314)	0.02%	99.98%	100.00%		
Business License	222,469	4,519,521	(4,297,052)	4.92%	95.08%	100.00%		
Advalorem - Personal	727,135	2,507,495	(1,780,360)	29.00%	71.00%	100.00%		
<b>DECEMBER</b>			<b>MTD</b>			<b>MTD</b>		
			Variance	Last Year	Act vs LY			
Advalorem - Real	13,677,762	12,367,779	1,309,983	12,183,970	1,493,792			
Sales Taxes	2,683,675	2,602,325	81,350	2,521,688	161,987			
Utility Franchise Fees	0	0	0	0	0			
Business License	120,536	117,214	3,322	82,828	37,708			
Advalorem - Personal	60,156	165,168	(105,012)	153,206	(93,050)			

**CITY OF VESTAVIA HILLS  
MONTHLY CASH REPORT  
"RECONCILED BALANCES"**

		Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025
<b>General Funds</b>														
General / Operational Funds	Region Bank	4,836,106.35	24,990,834.56	22,171,177.13	13,955,675.26	16,263,402.43	14,503,397.35	13,930,215.42	8,310,724.96	5,293,844.67	2,929,568.31	4,185,677.21	7,440,520.58	5,231,848.84
Enhanced Cash Strategy	Region Bank	8,529,641.86	8,563,732.21	8,607,005.14	8,640,328.91	8,686,461.32	8,687,530.80	8,727,654.93	8,740,123.25	8,792,951.88	8,823,046.01	8,848,899.44	6,874,850.00	6,898,864.24
Payroll Fund	Region Bank	24,133.01	24,133.01	24,133.01	24,133.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Emergency Reserve Fund	PNC Bank	21,230,188.91	21,316,814.11	21,379,333.55	21,445,489.03	21,519,598.66	21,491,244.88	21,625,812.26	21,666,724.41	21,760,367.46	21,852,275.97	21,902,681.99	21,927,868.53	22,082,063.07
Court & Corrections Fund	Region Bank	91,015.93	143,258.43	101,119.49	134,947.74	128,335.55	117,301.55	156,520.55	128,838.55	133,333.33	124,308.64	130,340.64	96,015.64	99,642.64
American Rescue Plan (COVID-19)	SouthPoint	1,710,094.74	1,714,675.61	1,718,823.73	1,723,428.05	1,043.47	0.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total - Balance</b>		<b>\$36,421,180.80</b>	<b>\$56,753,447.93</b>	<b>\$54,001,592.05</b>	<b>\$45,924,002.00</b>	<b>\$46,598,841.43</b>	<b>\$44,799,475.57</b>	<b>\$44,440,203.16</b>	<b>\$38,846,411.17</b>	<b>\$35,980,497.34</b>	<b>\$33,729,198.93</b>	<b>\$33,067,599.28</b>	<b>\$36,339,254.75</b>	<b>\$34,312,418.79</b>
<b>Restricted Funds</b>														
Court Cash Bonds	Regions Bank	89,272.00	91,082.00	91,652.00	93,552.00	76,156.00	79,856.00	86,776.00	85,746.00	88,626.00	87,556.00	85,343.00	79,585.00	82,373.00
Contractors' Bonds & CDs on Hand	City Clerk's Office	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	4,087,838.42	4,087,838.42	4,197,238.42	4,197,238.42
Contractors' Cash Bonds	SouthPoint	578,678.21	582,010.47	575,674.35	580,499.93	599,122.39	559,199.24	564,318.97	565,214.37	603,190.75	602,440.51	608,570.51	604,596.36	603,724.84
Confiscated Funds	SouthPoint	61,848.74	69,629.47	69,696.24	69,770.23	78,332.20	78,415.36	17,186.77	27,018.35	28,241.59	28,270.61	33,946.72	14,474.56	14,489.93
2013 GOW - QEBC Sinking Fund	Bank of New York	2,127,191.68	2,127,191.68	2,127,191.68	2,127,191.68	2,321,641.45	2,321,641.45	2,321,641.45	2,321,641.45	2,321,641.45	2,347,155.74	2,347,155.74	2,347,155.74	2,347,155.74
Lease Escrow Funds	Truist & Robertson	3,152,045.67	2,490,839.60	2,193,074.50	2,193,074.50	2,063,502.61	2,063,502.61	2,063,502.61	2,063,502.61	2,063,502.61	2,063,502.61	4,215,378.60	3,097,263.65	3,097,263.65
<b>Total Balance</b>		<b>\$10,196,974.72</b>	<b>\$9,548,691.64</b>	<b>\$9,245,227.19</b>	<b>\$9,252,026.76</b>	<b>\$9,326,693.07</b>	<b>\$9,290,553.08</b>	<b>\$9,241,364.22</b>	<b>\$9,251,061.20</b>	<b>\$9,293,140.82</b>	<b>\$9,216,763.89</b>	<b>\$11,378,232.99</b>	<b>\$10,340,313.73</b>	<b>\$10,342,245.58</b>
<b>Cash on Hand</b>														
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	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	1,200.00
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
<b>Total - Petty Cash</b>		<b>\$3,080.00</b>	<b>\$3,080.00</b>	<b>\$3,080.00</b>	<b>\$3,080.00</b>	<b>\$3,180.00</b>	<b>\$3,180.00</b>	<b>\$3,180.00</b>	<b>\$3,180.00</b>	<b>\$3,180.00</b>	<b>\$3,180.00</b>	<b>\$3,180.00</b>	<b>\$3,180.00</b>	<b>\$3,680.00</b>
<b>Grand Total - All Funds</b>		<b>\$46,621,235.52</b>	<b>\$66,305,219.57</b>	<b>\$63,249,899.24</b>	<b>\$55,179,108.76</b>	<b>\$55,928,714.50</b>	<b>\$54,093,208.65</b>	<b>\$53,684,747.38</b>	<b>\$48,100,652.37</b>	<b>\$45,276,818.16</b>	<b>\$42,949,142.82</b>	<b>\$44,449,012.27</b>	<b>\$46,682,748.48</b>	<b>\$44,658,344.37</b>
<b>Petty Cash Itemization</b>														
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													
<b>Total</b>	<b>\$3,180.00</b>													

FINANCIAL SUMMARY REPORT  
DECEMBER 2025

1	MONTH OF DECEMBER 2025								YEAR-TO- DATE THROUGH DECEMBER 2025								
	2	3	4	5		7		8	f	10	11	12		13	14	15	
	2025-2026	2025-2026	2024-2025	Actual to	Budget	Actual to	Last Year		2025-2026	2025-2026	2024-2025	Actual to	Budget	Actual to	Last Year		
	Actual	Budget	Actual	Amount	Percentage	Amount	Percentage		Actual	Budget	Actual	Amount	Percentage	Amount	Percentage		
<b>REVENUE SUMMARY</b>																	
STATE REVENUE	25,923	17,362	34,492	8,561	49.31%	(8,568)	-24.84%		65,405	44,001	61,935	21,404	48.64%	3,470	5.60%		
COUNTY REVENUE	13,755,683	12,554,569	12,360,334	1,201,114	9.57%	1,395,349	11.29%		18,618,325	16,475,519	16,538,645	2,142,806	13.01%	2,079,680	12.57%		
CITY REVENUE	3,382,357	3,304,901	3,278,698	77,456	2.34%	103,658	3.16%		9,376,021	9,381,534	9,232,315	(5,513)	-0.06%	143,706	1.56%		
PARK & RECREATION	72,044	98,558	71,262	(26,514)	-26.90%	783	1.10%		362,587	347,711	335,945	14,876	4.28%	26,642	7.93%		
<b>TOTAL REVENUE</b>	<b>17,236,007</b>	<b>15,975,390</b>	<b>15,744,785</b>	<b>1,260,617</b>		<b>1,491,221</b>			<b>28,422,338</b>	<b>26,248,765</b>	<b>26,168,839</b>	<b>2,173,573</b>		<b>2,253,499</b>			
<b>EXPENDITURE SUMMARY</b>																	
NON DEPARTMENTAL	2,482,173	2,382,624	1,481,513	(99,549)	-4.18%	(1,000,660)	-67.54%		5,471,798	5,940,530	4,568,790	468,732	7.89%	(903,007)	-19.76%		
CITY COUNCIL	4,888	5,158	4,563	270	5.23%	(326)	-7.13%		33,747	29,181	26,702	(4,566)	-15.65%	(7,045)	-26.38%		
ADMINISTRATION & FINANCE	296,086	179,343	203,874	(116,743)	-65.10%	(92,212)	-45.23%		707,714	708,304	625,610	590	0.08%	(82,104)	-13.12%		
CITY CLERK	54,449	54,837	51,156	388	0.71%	(3,293)	-6.44%		166,764	174,191	165,277	7,427	4.26%	(1,487)	-0.90%		
HUMAN RESOURCES	32,867	29,996	0	(2,871)	-9.57%	(32,867)	100.00%		92,161	111,567	0	19,406	17.39%	(92,161)	100.00%		
MUNICIPAL COMPLEX	46,415	44,392	46,819	(2,023)	-4.56%	404	0.86%		117,552	112,353	106,699	(5,199)	-4.63%	(10,853)	-10.17%		
INFORMATION SERVICES	60,460	79,172	59,345	18,712	23.64%	(1,115)	-1.88%		226,645	223,982	180,544	(2,663)	-1.19%	(46,101)	-25.53%		
POLICE	1,430,611	1,322,564	1,220,880	(108,047)	-8.17%	(209,731)	-17.18%		4,083,048	4,049,530	3,717,228	(33,518)	-0.83%	(365,820)	-9.84%		
FIRE	1,230,174	1,217,778	1,159,361	(12,396)	-1.02%	(70,813)	-6.11%		3,682,632	3,663,531	3,504,270	(19,101)	-0.52%	(178,362)	-5.09%		
INSPECTION	83,665	75,589	75,140	(8,076)	-10.68%	(8,525)	-11.35%		249,490	233,566	229,965	(15,924)	-6.82%	(19,525)	-8.49%		
PUBLIC SERVICES	534,622	661,572	474,209	126,950	19.19%	(60,413)	-12.74%		1,548,534	1,875,681	1,427,225	327,147	17.44%	(121,310)	-8.50%		
PUBLIC LIBRARY	270,952	256,158	232,873	(14,794)	-5.78%	(38,079)	-16.35%		845,496	835,584	763,041	(9,912)	-1.19%	(82,455)	-10.81%		
PARKS & LEISURE SERVICES	387,807	393,345	474,324	5,538	1.41%	86,517	18.24%		1,299,068	1,240,560	1,346,382	(58,508)	-4.72%	47,313	3.51%		
<b>TOTAL EXPENDITURES</b>	<b>6,915,170</b>	<b>6,702,528</b>	<b>5,484,056</b>	<b>(212,642)</b>		<b>(1,431,113)</b>			<b>18,524,648</b>	<b>19,198,560</b>	<b>16,661,733</b>	<b>673,912</b>		<b>(1,862,915)</b>			
<b>SURPLUS / (DEFICIT)</b>	<b>10,320,837</b>	<b>9,272,862</b>	<b>10,260,729</b>	<b>1,047,975</b>		<b>60,108</b>			<b>9,897,690</b>	<b>7,050,205</b>	<b>9,507,106</b>	<b>2,847,485</b>		<b>390,584</b>			



**Vestavia Hills  
City Council Minutes  
February 16, 2026  
5:30 PM**

**1. Call to Order**

The City Council of Vestavia Hills met in regular session on this date at 5:30pm, 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 Pro-Tem 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 Pro-Tem Rusty Weaver, City Councilors Kimberly Cook, Ali Pilcher, and Mike Vercher

**MEMBERS ABSENT:** Mayor Ashley Curry

**OTHER OFFICIALS PRESENT:** Jeff Downes, City Manager; Patrick H. Boone, City Attorney; Cinnamon McCulley, Asst. City Manager; Umang Patel, City Clerk; Michael Keller, Police Captain; Jamie Lee, Director of Parks and Leisure Services; Lori Beth Kearley, Public Works Director; Zachary Clifton, Finance Director

**3. Invocation — Tom Bryson, Vestavia Hills Chaplain**

**4. Pledge Of Allegiance**

**5. Approval Of The Agenda**

Mayor Pro-Tem Weaver stated that items 14 and 15, an annexation for 3583 Valley Circle, needed to be removed from the agenda.

**MOTION:** Motion to amend the agenda. Motion By: Kimberly Cook. Seconded By: Mike Vercher.

**VOTE:** Roll call vote as follows: Yes: Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.

No: None. Abstain: None. Motion passed.

**MOTION:** Motion to approve the agenda as amended. Motion By: Kimberly Cook. Seconded By: Ali Pilcher.

Roll Call vote as follows: Yes: Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.  
No: None. Abstain: None. Motion passed.

## **6. Announcements, Candidates and Guest Recognition**

Mrs. Cook welcomed Vestaiva Hills Library Board member Kathleen Duquette and Vestavia Hills Library Foundation president Ann Hamiter.

Mayor Pro-Tem Weaver welcomed Vestavia Hills Chamber of Commerce Board members Katherine McRee and Bob Barker.

## **7. City Manager's Report**

Mr. Downes reported that the City is in its 11th year in the current building and that routine maintenance is now necessary, including addressing settling pavers at the main entrance to City Hall. He reminded the council of the annual strategic planning work session scheduled for Monday, February 23, and Tuesday, February 24, starting at 7:30 a.m. each day and concluding around 2:00 p.m. on Tuesday. He emphasized the importance of strategic planning for staff to receive direction from the elected body on priorities.

## **8. Councilors' Reports**

Mrs. Cook attended the kickoff meeting for the feasibility study of a library and community building in Liberty Park. She stated that a variety of community groups were represented and that staff, including Cinnamon McCully, reviewed baseline information and prior strategic planning work.

She also reported receiving calls from residents about mattresses and dead deer carcasses on I-459, and additional maintenance issues on ALDOT right-of-way at I-65. Public Services Director Lori Beth Kearley is coordinating with ALDOT to address these concerns as the City desires clean, well maintained interstate corridors that intersect our borders.

Mayor Pro-Tem Weaver reported that the February Planning and Zoning meeting reviewed two rezoning requests: a commercial project off Sicard Hollow and a project at Bellwood and Autumn Lane in Cahaba Heights. An earlier proposal was withdrawn over density concerns, but a new developer submitted a lower-density plan aligned with prior guidance. The Board unanimously recommended approval of both rezonings for council consideration.

## **9. Approval Of Minutes – February 2, 2026 Regular Meeting Minutes**

The Mayor Pro-Tem announced that the February 2, 2026, regular meeting minutes are being presented for approval. He opened the floor for a motion.

**MOTION:** Motion By: Kimberly Cook. Seconded By: Mike Vercher.

**VOTE:** Roll call vote as follows: Yes: Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.

No: None. Abstain: None. Motion passed.

## **10. Proclamation for Arbor Week, February 15-21, 2026**

Mr. Vercher presented a Proclamation designating February 15 - 21, 2026, as "Arbor Week." Mr. Downes read the Proclamation aloud, and Mr. Vercher presented it to Katie

Wiswall, Urban & Community Forestry Partnership Coordinator. Ms. Wiswall presented "Tree City USA" materials to the council.

**11. Financial Reports - Zachary Clifton, Finance Director**

Finance Director Zachary Clifton presented the November 2025 financial statements. He read and explained the balances.

**Old Business (Public Hearing)**

**12. Public Hearing - Resolution Number 5617 - Annexation - 90-Day - 2811 Acton Place; Lots 1&2, Acton's Addition to Altadena Valley, First Sector; Amanda Key, Owner**

**MOTION:** Motion to approve Resolution 5617 as presented. Motion by: Kimberly Cook. Seconded by: Mike Vercher.

Mrs. Cook summarized the Annexation Review Committee's process and the reason for both a 90-day resolution and an overnight ordinance. This property meets annexation criteria, with an assessed value of \$416,200. At the committee hearing, petitioners asked about the City widening a narrow road, and staff said this is unlikely because the street is multi-jurisdictional. The family has two children planning to enroll in city schools.

The Mayor Pro-Tem opened the floor for a public hearing. There being no one present to address the Council on this issue, the Mayor Pro-Tem closed the public hearing and called for the question.

**VOTE:** Roll call vote as follows: Yes: Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.

No: None. Abstain: None. Motion passed.

**13. Public Hearing - Ordinance Number 3314 - Annexation - Overnight - 2811 Acton Place; Lots 1&2, Acton's Addition to Altadena Valley, First Sector; Amanda Key, Owner**

**MOTION:** Motion to approve Ordinance 3314 as presented. Motion By: Kimberly Cook. Seconded By: Mike Vercher.

**VOTE:** Roll call vote as follows: Yes: Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.

No: None. Abstain: None. Motion passed.

**14. Public Hearing - Resolution Number 5619 - Annexation - 90-Day - 3583 Valley Cir. - Lot 19 Blk 1 Dolly Ridge Ests 2 Add; Youseph Anwar, Owner**

Removed from the agenda.

**15. Public Hearing - Ordinance Number 3315 - Annexation - Overnight - 3583 Valley Cir. - Lot 19 Blk 1 Dolly Ridge Ests 2 Add; Youseph Anwar, Owner**

Removed from the agenda.

**16. Public Hearing - Resolution Number 5620 - Annexation – 90-Day - 2941 Old Rocky Ridge Road; Patrick & Suzanne Echols, Owners**

**MOTION:** Motion to approve Resolution 5620 as presented. Motion by: Kimberly Cook. Seconded by: Mike Vercher.

Mrs. Cook reported that the property, owned by Patrick and Suzanne Eccles, meets City annexation criteria with an assessed value of \$298,800. Staff noted only a minor concern about a driveway pipe and no major issues.

The Mayor Pro-Tem opened the floor for a public hearing. There being no one present to address the Council on this issue, the Mayor Pro-Tem closed the public hearing and called for the question.

**VOTE:** Roll call vote as follows: Yes: Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.  
No: None. Abstain: None. Motion passed.

**17. Public Hearing - Ordinance Number 3316 - Annexation - Overnight - 2941 Old Rocky Ridge Road; Lot 17; Patrick & Suzanne Echols, Owners**

**MOTION:** Motion to approve Ordinance 3316 as presented. Motion By: Kimberly Cook. Seconded By: Mike Vercher.

**VOTE:** Roll call vote as follows: Yes: Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.  
No: None. Abstain: None. Motion passed.

**18. Public Hearing - Resolution Number 5621 - Annexation – 90-Day - 2656 Alta Vista; Lot 22 Altadena Valley Country Club Sector 66/39; Hardie & Katherine Kimbrough, Owner**

**MOTION:** Motion to approve Resolution 5621 as presented. Motion By: Kimberly Cook. Seconded By: Mike Vercher.

Mrs. Cook reported the property, owned by Hardy and Katherine Kimbrough, meets City annexation criteria with an assessed value of \$347,100, and staff notes no concerns.

The Mayor Pro-Tem opened the floor for a public hearing. There being no one present to address the Council on this issue, the Mayor Pro-Tem closed the public hearing and called for the question.

**VOTE:** Roll call vote as follows: Yes: Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.  
No: None. Abstain: None. Motion passed.

**19. Public Hearing - Ordinance Number 3317 - Annexation - Overnight - 2656 Alta Vista; Lot 22 Altadena Valley Country Club Sector 66/39; Hardie & Katherine Kimbrough, Owner**

**MOTION:** Approve Ordinance 3317 as presented. Motion By: Kimberly Cook. Seconded By: Ali Pilcher.

**VOTE:** Roll call vote as follows: Yes: Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike

Vercher.  
No: None. Abstain: None. Motion passed.

### **New Business**

**20. Public Hearing - Resolution Number 5624 - Approving a special event license for All Shook Up Bar and Beverage Catering LLC d/b/a All Nashville Roadshow; Brent Kenamer, Executive**

**MOTION:** Approve Resolution 5624 as presented. Motion by: Mike Vercher. Seconded by: Ali Pilcher.

Mrs. Cook reported Mr. Downes explained the event logistics, including a 500-ticket limit, use of off-duty and regular police to provide security.

The Mayor Pro-Tem opened the floor for a public hearing. There being no one present to address the Council on this issue, the Mayor Pro-Tem closed the public hearing and called for the question.

**VOTE:** Roll call vote as follows: Yes: Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.

No: None. Abstain: None. Motion passed.

**21. Resolution Number 5625 - A Resolution appointing a voting delegate for the Alabama League of Municipalities Annual Business Meeting on April 30, 2026**

**MOTION:** Approve Resolution 5625. Motion by: Ali Pilcher. Seconded by: Kimberly Cook.

Mr. Downes explained that the resolution authorizes the Mayor to vote on the city's behalf at the Alabama League of Municipalities Annual Business Meeting.

**VOTE:** Roll call vote as follows: Yes: Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike Vercher.

No: None. Abstain: None. Motion passed.

**22. Public Hearing - Ordinance Number 3318 - An Ordinance Authorizing the Mayor and City Manager to Execute a License Agreement with the Vestavia Hills Board of Education Allowing the Use of Parking Spaces Located on Lime Rock Road.**

**MOTION:** Motion to approve Ordinance 3318 as presented. Motion by: Ali Pilcher. Seconded by: Kimberly Cook.

Mr. Downes explained the school has long used the city right-of-way spaces and now seeks a formal license to clarify use, programming, and liability.

The Mayor Pro-Tem opened the floor for a public hearing. There being no one present to address the Council on this issue, the Mayor Pro-Tem closed the public hearing and called for the question.

**VOTE:** Roll call vote as follows: Yes: Rusty Weaver, Kimberly Cook, Ali Pilcher, Mike

Vercher.  
No: None. Abstain: None. Motion passed.

**New Business Requesting Unanimous Consent (Public Hearing)**

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

**23. Citizens Comments**

None

**24. Time Of Adjournment**

There being no further business, Mrs. Cook made a motion to adjourn. The Mayor adjourned the meeting at 5:55.

Rusty Weaver, Mayor Pro-Tem

ATTESTED BY:

Umang Patel, City Clerk



**CITY OF VESTAVIA HILLS  
PUBLIC SERVICES  
INTER-DEPARTMENT MEMO**

**March 2, 2026**

**To:** Jeff Downes, City Manager

**From:** Ethan Fisher, City Engineer  
Lori Beth Kearley, Public Services Director

**Cc:** Jeff Downes, City Manager

**RE:** Public Hearing - Ordinance Number 3321 - An Ordinance authorizing the Mayor and City Manager to execute and deliver an intergovernmental agreement with Jefferson County concerning a traffic signal installation at the intersection of Liberty Parkway and Urban Center Parkway

---

**Background:**

The Liberty Parkway and Urban Center Parkway Intersection has repeatedly been studied as part of the long-term expansion of Liberty Park. Those studies recommended signalization at the intersection to improve the overall safety and operation of the intersection. The project will consist of two new mast arm style traffic signal poles and associated infrastructure and striping.

The city has worked with Jefferson County to complete an intergovernmental agreement to construct the project, with the City of Vestavia Hills funding the construction, which includes labor, equipment, and materials.

The estimated cost of the project is \$234,293.24.

**Recommendation:**

I recommend that the City of Vestavia Hills enter into this Intergovernmental Agreement with Jefferson County in order to allow this intersection improvement project to be constructed.

**Fiscal Impact:**

The City's contribution toward the construction of the project is budgeted in the approved FY26 budget's Capital Projects Fund.

**Attachments:**

- 1. IGA - Liberty Parkway and Urban Center Parkway 2026
- 2. Ordinance 3321
- 3. Inter governmental Agreement - LP Traffic Lights (Legal Opinion)

**INTERGOVERNMENTAL AGREEMENT**

**JEFFERSON COUNTY, ALABAMA** (“County”) and the **CITY OF Vestavia Hills, ALABAMA (“Vestavia”)**, enter into this agreement on the \_\_\_ day of \_\_\_\_\_, 2026. The provisions of this agreement shall become effective upon final execution by all parties.

WHEREAS, the County and Vestavia desire to enter into this Agreement for the public purpose of Traffic Signal Installation at the intersection of Liberty Parkway and Urban Center Parkway; and

WHEREAS, as indicated on the attached map that the intersection of Liberty Parkway and Urban Center Parkway is located within the city limits of Vestavia and currently maintained by Vestavia; and

WHEREAS, the cost for this construction is estimated to be \$234,293.24 (Two Hundred Thirty-four Thousand Two Hundred Ninety-three Dollars and Twenty-four Cents). See attachment A – Estimated Costs; and

WHEREAS, the County will provide the required equipment, material and labor services at County cost; and

WHEREAS, the City of Vestavia will pay the County for this work; and

WHEREAS, the County and Vestavia desire to establish their agreement herewith; and

WHEREAS, all parties find that it is in the public interest that the parties enter into a Interlocal Cooperation Agreement/service agreement in accordance with Alabama Code §11 102-1, et seq., in order to authorize the County to engage in the purchase of certain services and materials for use by the parties, i.e. in order for the County and Vestavia to Install a Traffic Signal at the intersection of Liberty Parkway and Urban Center Parkway.

IN CONSIDERATION OF THE PREMISES stated herein County and Vestavia mutually agree as follows:

- I. **PURPOSE:** The Parties jointly agree to undertake the following improvements on the intersection of Liberty Parkway and Urban Center Parkway.
  
- II. **AUTHORIZATION:** The parties have authorized this agreement pursuant to similar ordinances passed by Vestavia and an agreement entered into by the same, a similar resolution passed by the County, adopted by the governing body of each party, which sets forth the categories of labor, services, or work, or materials, the method of payment by each participating contracting agency, and other matters deemed necessary to carry out the purposes of this agreement. The Parties agree to the following:
  - A. County is designated as the joint purchasing or bidding agent for materials and labor and may utilize force account labor.

- B. County will invoice Vestavia for the construction costs, estimated to be 234,293.24 (Two Hundred Thirty-four Thousand Two Hundred Ninety-three Dollars and Twenty-four Cents). See attachment A – Estimated Costs; and Vestavia shall pay the invoiced amount prior to work beginning by the County. If the final cost exceeds this estimate, the difference will be billed at completion of the work.
  
- III. TERM: The duration of this contract shall not exceed two years from the date of its final execution or end of the Project, whichever occurs first.
  
- IV. IMPLEMENTATION: The parties agree as follows:
  - A. County will assume responsibility for the management of the Project.
  
  - B. County will provide all materials and labor during the construction phase of the Project.
  
  - C. The parties expressly agree that the County does not assume any risk or future liability, or any future responsibility for any portion of the intersection of Liberty Parkway and Urban Center Parkway located within the city limits of Vestavia.**
  
  - D. Except as expressly provided in this agreement, no party to the contract shall have any other power to incur any debt which shall become the responsibility of any other contracting people.
  
  - E. Except as specifically provided in this agreement, the execution of this agreement or the performance of any act pursuant to the provisions thereof shall not be deemed or construed to have the effect of creating between the parties the relationship of principal or agent or of partnership or of joint venture.
  
  - F. Except as otherwise provided by law and as limited by this agreement between the parties, any entity which contracts to perform or exercise any service or power pursuant to this chapter shall have the full power and authority to act within the jurisdiction of all contracting entities to the extent necessary to carry out the purpose of the contract.
  
  - G. Each party to this agreement shall adopt all ordinances, resolutions, or policies necessary to authorize the other contracting entities to carry out their contractual duties and responsibilities.

V. TERMINATION:

- A. Any party hereto may terminate this Agreement prior to the commencement of work by giving thirty (30) days' notice of the intention to do so to the other party. Such notice shall be sent to the governing body of the other party.
- B. Upon termination, all unused materials purchased by the County under this agreement shall be returned to the County within 30 days of termination.

VI. SEVERABILITY: If any provision of this agreement is declared by a court having jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected; the rights and obligations of the parties shall be constructed and enforced as if the agreement did not contain the particular provision held to be invalid.

GOVERNING LAW: The parties agree that this contract is made and entered into in Jefferson County, Alabama and that all services, materials, and equipment to be rendered pursuant to said Agreement are to be delivered in Jefferson County, Alabama. The interpretation and enforcement of this Agreement will be governed by the laws of the State of Alabama. The parties agree that jurisdiction and venue over all disputes arising under this Agreement shall be the Circuit Court of Jefferson County, Alabama.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representative as reflected below.

JEFFERSON COUNTY, ALABAMA

BY: \_\_\_\_\_

Date

James A. (Jimmie) Stephens, President

ATTEST:

Aleshia Coleman, Minute Clerk

CITY OF Vestavia Hills, ALABAMA

BY: \_\_\_\_\_

Date

Ashley Curry, Mayor

ATTEST: City Clerk

BY: \_\_\_\_\_

Date

Jeff Downes, City Manager

ATTEST: City Clerk

## Attachment A

### Estimated Costs - Liberty Parkway at Urban Center Parkway

Signs/Markings/Striping	\$12,886.23
Signal Installation	\$221,407.01
<b>TOTAL</b>	<b>\$234,293.24</b>

#### Signs and Markings

Labor	\$6,836.29
Equipment	\$3,412.65
Materials	\$2,637.29
<b>TOTAL</b>	<b>\$12,886.23</b>

#### Signal

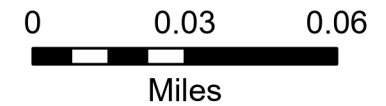
Labor	\$20,315.62
Equipment	\$28,794.00
Materials	\$172,297.39
<b>TOTAL</b>	<b>\$221,407.01</b>

**Note:** Estimate reflects substitutions from plan specifications: radar traffic detection replaced with video detection to maintain uniformity of equipment and inventory. Thermoplastic long-line striping replaced with high-build traffic paint based on County standard practices and available in-house capabilities. Thermoplastic legends and arrows are included as specified.

# Roads & Transportation Vestavia Hills Signal IGA



-  Intersection
-  Vestavia Hills



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Projection: State Plane AL West      Aerial Photograph: 02/2024  
Datum: NAD 83 - NAVD 88      Map Created: 1/28/2026

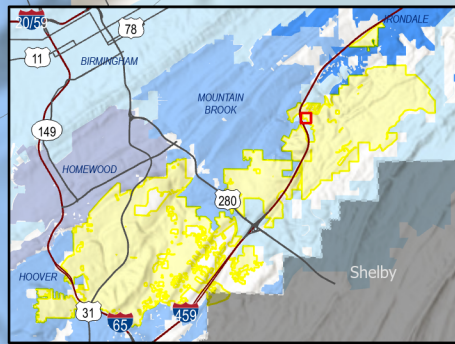
**Liberty Pkwy &  
Urban Center Pkwy:  
Signal Installation**



River Run Ln

Urban Center Dr

Urban Center Trl



**ORDINANCE NUMBER 3321**

**AN ORDINANCE AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE AND DELIVER AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF VESTAVIA HILLS AND JEFFERSON COUNTY, ALABAMA, CONCERNING TRAFFIC SIGNAL INSTALLATION AT THE INTERSECTION OF LIBERTY PARKWAY AND URBAN CENTER PARKWAY.**

**WHEREAS**, the intersection of Liberty Parkway and Urban Center Parkway has been a subject of long-term expansion studies for the Liberty Park area; and

**WHEREAS**, engineering and traffic studies have recommended the installation of signalization at said intersection to improve overall public safety and traffic operations; and

**WHEREAS**, the proposed project consists of the installation of two (2) new mast-arm style traffic signal poles, associated infrastructure, and necessary road striping; and

**WHEREAS**, the City of Vestavia Hills and Jefferson County have negotiated an Intergovernmental Agreement (the “Agreement”) whereby the City shall provide funding for the construction,

**WHEREAS**, the Mayor and City Council find it is in the best public interest to continue as a partner in the consortium and authorize the acceptance of the agreement.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL 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 Exhibit A; and
2. A copy of the fully executed agreement shall be retained by the City Clerk; and
3. This Ordinance Number 3321 shall become effective immediately upon adoption and approval and posting/publishing pursuant to Alabama law.

**ADOPTED and APPROVED** this the 2<sup>nd</sup> day of March, 2026.

Ashley C. Curry  
Mayor

ATTESTED BY:

Umang Patel  
City Clerk

**CERTIFICATION:**

I, Umang Patel, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance Number 3321 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 2<sup>nd</sup> day of March, 2026, as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, and Vestavia Hills New Merkle House and Vestavia Hills Recreational Center this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Umang Patel  
City Clerk

**INTERGOVERNMENTAL AGREEMENT**

**JEFFERSON COUNTY, ALABAMA** (“County”) and the **CITY OF Vestavia Hills, ALABAMA (“Vestavia”)**, enter into this agreement on the \_\_\_ day of \_\_\_\_\_, 2026. The provisions of this agreement shall become effective upon final execution by all parties.

WHEREAS, the County and Vestavia desire to enter into this Agreement for the public purpose of Traffic Signal Installation at the intersection of Liberty Parkway and Urban Center Parkway; and

WHEREAS, as indicated on the attached map that the intersection of Liberty Parkway and Urban Center Parkway is located within the city limits of Vestavia and currently maintained by Vestavia; and

WHEREAS, the cost for this construction is estimated to be \$234,293.24 (Two Hundred Thirty-four Thousand Two Hundred Ninety-three Dollars and Twenty-four Cents). See attachment A – Estimated Costs; and

WHEREAS, the County will provide the required equipment, material and labor services at County cost; and

WHEREAS, the City of Vestavia will pay the County for this work; and

WHEREAS, the County and Vestavia desire to establish their agreement herewith; and

WHEREAS, all parties find that it is in the public interest that the parties enter into a Interlocal Cooperation Agreement/service agreement in accordance with Alabama Code §11 102-1, et seq., in order to authorize the County to engage in the purchase of certain services and materials for use by the parties, i.e. in order for the County and Vestavia to Install a Traffic Signal at the intersection of Liberty Parkway and Urban Center Parkway.

IN CONSIDERATION OF THE PREMISES stated herein County and Vestavia mutually agree as follows:

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  - A. County is designated as the joint purchasing or bidding agent for materials and labor and may utilize force account labor.

- B. County will invoice Vestavia for the construction costs, estimated to be 234,293.24 (Two Hundred Thirty-four Thousand Two Hundred Ninety-three Dollars and Twenty-four Cents). See attachment A – Estimated Costs; and Vestavia shall pay the invoiced amount prior to work beginning by the County. If the final cost exceeds this estimate, the difference will be billed at completion of the work.
- III. TERM: The duration of this contract shall not exceed two years from the date of its final execution or end of the Project, whichever occurs first.
- IV. IMPLEMENTATION: The parties agree as follows:
- A. County will assume responsibility for the management of the Project.
  - B. County will provide all materials and labor during the construction phase of the Project.
  - C. The parties expressly agree that the County does not assume any risk or future liability, or any future responsibility for any portion of the intersection of Liberty Parkway and Urban Center Parkway located within the city limits of Vestavia.**
  - D. Except as expressly provided in this agreement, no party to the contract shall have any other power to incur any debt which shall become the responsibility of any other contracting people.
  - E. Except as specifically provided in this agreement, the execution of this agreement or the performance of any act pursuant to the provisions thereof shall not be deemed or construed to have the effect of creating between the parties the relationship of principal or agent or of partnership or of joint venture.
  - F. Except as otherwise provided by law and as limited by this agreement between the parties, any entity which contracts to perform or exercise any service or power pursuant to this chapter shall have the full power and authority to act within the jurisdiction of all contracting entities to the extent necessary to carry out the purpose of the contract.
  - G. Each party to this agreement shall adopt all ordinances, resolutions, or policies necessary to authorize the other contracting entities to carry out their contractual duties and responsibilities.

V. TERMINATION:

- A. Any party hereto may terminate this Agreement prior to the commencement of work by giving thirty (30) days' notice of the intention to do so to the other party. Such notice shall be sent to the governing body of the other party.
- B. Upon termination, all unused materials purchased by the County under this agreement shall be returned to the County within 30 days of termination.

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IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representative as reflected below.

JEFFERSON COUNTY, ALABAMA

BY: \_\_\_\_\_

Date

James A. (Jimmie) Stephens, President

ATTEST:

Aleshia Coleman, Minute Clerk

CITY OF Vestavia Hills, ALABAMA

BY: \_\_\_\_\_

Date

Ashley Curry, Mayor

ATTEST: City Clerk

BY: \_\_\_\_\_

Date

Jeff Downes, City Manager

ATTEST: City Clerk

## Attachment A

### Estimated Costs - Liberty Parkway at Urban Center Parkway

<b>Signs/Markings/Striping</b>	<b>\$12,886.23</b>
<b>Signal Installation</b>	<b>\$221,407.01</b>
<b>TOTAL</b>	<b>\$234,293.24</b>

#### Signs and Markings

Labor	\$6,836.29
Equipment	\$3,412.65
Materials	\$2,637.29
<b>TOTAL</b>	<b>\$12,886.23</b>



#### Signal

Labor	\$20,315.62
Equipment	\$28,794.00
Materials	\$172,297.39
<b>TOTAL</b>	<b>\$221,407.01</b>

**Note:** Estimate reflects substitutions from plan specifications: radar traffic detection replaced with video detection to maintain uniformity of equipment and inventory. Thermoplastic long-line striping replaced with high-build traffic paint based on County standard practices and available in-house capabilities. Thermoplastic legends and arrows are included as specified.

# Roads & Transportation Vestavia Hills Signal IGA



-  Intersection
-  Vestavia Hills



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Projection: State Plane AL West Datum: NAD 83 - NAVD 88 Aerial Photograph: 02/2024 Map Created: 1/28/2026

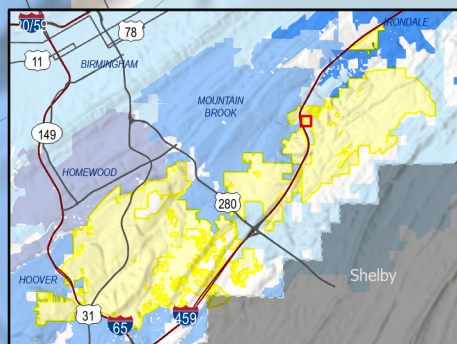
## Liberty Pkwy & Urban Center Pkwy: Signal Installation



River Run Ln

Urban Center Dr

Urban Center Trl



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](mailto:patrickboone@bellsouth.net)

February 25, 2026

By Electronic Mail

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

In Re: Intergovernmental Agreement Between Jefferson County and  
City of Vestavia Hills

Dear Mr. Downes:

On February 24, 2026, you sent to me via electronic mail an Intergovernmental Agreement by and between Jefferson County, Alabama (“County”) and City of Vestavia Hills, Alabama (“City”) with a request that I review the Agreement and provide you with my written legal opinion. The purpose of this letter is to comply with his request.

**I. ALABAMA LAW**

Intergovernmental Agreements by and between a county and city are authorized by the Alabama Competitive Bid Law set forth at Title 41-16-50(b)(5), *Code of Alabama, 1975*, and the Common Service Contracts by Counties and Municipalities set forth at Title 11-102-1, et seq., *Code of Alabama, 1975*.

**II. BACKGROUND**

The City and County have done at least six projects pursuant to Intergovernmental Agreements over the past ten or so years.

<u>YEAR</u>	<u>PROJECT</u>
2017	Improvement of Rocky Ridge Road and ten other roads.
2019	Improvement of Green Valley Road, Crosshaven Drive, Sunview Drive and Wall Street.

<u>YEAR</u>	<u>PROJECT</u>
2020	Utility relocation and construction of sanitary sewer on Crosshaven Road.
2023	Improvement of Columbiana Road.
2023	Improvement (roundabout) at Blue Lake Drive, Cahaba Heights Road and Sicard Hollow Road.
2024	County-maintained roads and bridges over the Cahaba River tributary on Caldwell Mill Road and Old Looney Mill Road.

### III. FACTS

The County proposes to provide all required equipment, materials and labor necessary to install a traffic signal at the intersection of Liberty Parkway and Urban Center Parkway within the next two (2) years at an estimated cost of Two Hundred Thirty-four Thousand Two Hundred Ninety-three and 24/100 Dollars (\$234,293.24). The City agrees to reimburse the County for the cost of the installation.

### IV. LEGAL OPINION

It is my legal opinion that the proposed Intergovernmental Agreement meets the requirements of Alabama law set forth in section I above.

### V. RECOMMENDATION

From a legal standpoint, I recommend that the City Council approve the execution and delivery of the Intergovernmental Agreement by duly enacted ordinance.

Please call me if you have any questions regarding this matter.

Sincerely,



Patrick H. Boone  
Vestavia Hills City Attorney

PHB:gp

cc: Director of Administration & Innovation Umang G. Patel (by e-mail)  
Public Services Director Lori Beth Kearley (by e-mail)  
City Engineer Ethan Fisher (by e-mail)  
Administrative Assistant Melissa Hipp (by e-mail)



**CITY OF VESTAVIA HILLS  
CITY CLERK  
INTER-DEPARTMENT MEMO**

**March 2, 2026**

**To:** Jeff Downes, City Manager

**From:** Jack Wakefield, Planner/GIS

**Cc:** Umang Patel, City Clerk

**RE:** Public Hearing - Ordinance Number 3319 - Rezoning – 4875 Sicard Hollow Road; Rezone from VH Institutional VH B-2 for purposes of commercial development; Liberty Park Joint Venture, owner

---

**Background:**

**Recommendation:**

**Fiscal Impact:**

**Attachments:**

1. Ordinance 3319

**ORDINANCE NUMBER 3319**

**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 INSTITUTIONAL TO VESTAVIA HILLS B-2**

**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 Institutional to Vestavia Hills B-2 (general business district):

4875 Sicard Hollow Road  
Liberty Park Joint Venture, owner(s)

More particularly described as follows: Southeast one-fourth of the Southwest one-fourth of Section 8, Township 18 South, Range 1 West, Jefferson County, Alabama and contains 3.80 acres.

**BE IT FURTHER ORDAINED** that said rezoning and conditional use be conditioned upon the following: (1) prohibited uses:

gas station  
animal shelter  
automotive repair (major & minor)  
funeral home  
laundry, industrial (bulk)  
tattoo parlor, permanent  
adult (XXX) oriented retail store  
massage establishment not licensed as medical or therapeutic  
payday lending or check-cashing establishments  
title loan business  
hookah lounges  
liquor and cigar lounges  
pawn shops

palm reading, fortune telling, psychic consultation establishments  
temporary (henna) tattoo uses; and

This Ordinance Number 3319 shall become effective immediately upon the  
adoption, approval and publishing/publication as required by Alabama law.

**APPROVED and ADOPTED** this the 6<sup>th</sup> day of April, 2026.

Ashley Curry  
Mayor

ATTESTED BY:

Umang Patel  
City Clerk

**CERTIFICATION:**

I, Umang Patel, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance Number 3319 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 6<sup>th</sup> day of April, 2026 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 \_\_\_\_\_, 2026.

Umang Patel  
City Clerk





# City of Vestavia Hills

## Planning and Zoning Commission Review and Recommendation



Case Number: RZ-25-15

Owner Name: James Parsons

Owner Address: 1000 Urban Center Drive, Suite 235,  
Vestavia Hills, AL 35242

Representative: Chris Eckroate

Rep. Address: 3 Office Park Circle, Suite 226,  
Birmingham, AL 35223

Project Address: 4875 Sicard Hollow Road

Legal Description:

Commence at a 5/8" rebar in place being the Northeast corner of the Southeast one-fourth of the Southwest one-fourth of Section 8, Township 18 South, Range 1 West, Jefferson County, Alabama; thence proceed South 89° 02' 42" West along the North boundary of said quarter-quarter section for a distance of 752.13feet to the point of beginning. From this beginning point proceed South 00° 19' 15" East for a distance of 54.90 feet; thence proceed South 58° 44' 43" West for a distance of 310.57 feet to the P. C. of a concave curve left having an arc distance of 233.29 feet and a radius of 222.0 feet; thence proceed Southeasterly along the curvature of said curve for a chord bearing and distance of South 20° 42' 52" West, 222.7 feet; ; thence proceed South 70° 06' 23" West for a distance of 65.37 feet; thence proceed South 25° 12' 49" East for a distance of 152.36 feet; thence proceed South 61° 51' 31" West for a distance of 208.31 feet to a point on the Easterly right-of-way of Sicard Hollow Road; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of a concave curve left having an arc distance of 168.84 feet and a radius of 517.47 feet for a chord bearing and distance of North 03° 08' 44" East, 168.09 feet to a 1/2" capped rebar in place; thence proceed North 06° 14' 05" West along the Easterly right-of-way of said road for a distance of 303.51 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of a concave curve right having an arc distance of 216.20 feet and a radius of 275.73 feet for a chord bearing and distance of North 13° 16' 47" East, 210.70 feet to a capped rebar in place (Weygand), said point being located on the North boundary of said quarter-quarter section; thence proceed North 89° 05' 42" East along the North boundary of said quarter-quarter section for a distance of 499.42 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southwest one-fourth of Section 8, Township 18 South, Range 1 West, Jefferson County, Alabama and contains 3.80 acres.

Parcel ID Number: 27-00-08-3-000-003.003

Current Zoning: Institutional  
 Requested Zoning: B-2  
 Intended Purpose: A new Commercial Development

Planning Commission unanimously approved (7 - Yes Votes, 0 - No Votes) to rezone to B-2 conditioned to allow a car wash and restricted the uses requested by the developer below:

Prohibited Uses

- Gas Station
- Animal Shelter
- Automotive Repair, Major & Minor
- Funeral Home
- Laundry, Industrial (bulk)
- Tattoo Parlor, Permanent
- Adult (XXX) oriented retail store
- Massage establishment not licensed as medical or therapeutic
- Pay-day lending or check cashing establishments
- Title loan business
- Hookah lounges

P&Z  
 Recommendation:

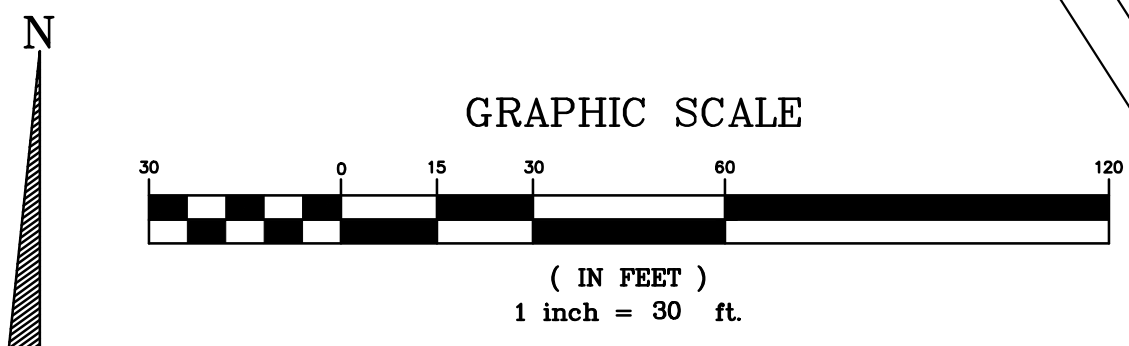
Conditional Uses

- Liquor and cigar lounges
- Pawn Shops
- Palm Reading, Fortune Telling, Psychic consultation establishments
- Temporary (Henna) Tattoo uses

Date of P&Z Meeting: February 12, 2026

Authorized by: Vestavia Hills Planning and Zoning Commission,  
 Lindsey Cochran, Chair  
 Issued by: Conrad Garrison, City Planner

SITE DATA	
MUNICIPALITY:	CITY OF VESTAVIA HILLS
PARCEL ID NO.:	27-00-08-3-000-003.003
OWNER:	LIBERTY PARK JOINT VENTURE MR. JAMES PARSONS, PRESIDENT
DEVELOPER:	FFI GROUP LLC MS. KIM LORBERBAUM-FEARS
ZONING (PROPOSED):	GENERAL BUSINESS DISTRICT (B-2)
LOT SIZE:	167,694 SF± (3.85AC±)
LAND USE:	CARWASH - 4,140 SF RETAIL SHOPS - 4,050 SF
SETBACKS:	FRONT - 30' SIDE - 10' REAR - 30'
BUFFER YARD:	TYPE A (W/O FENCE/ WALL) - 15'
PARKING:	
PARKING RATIO REQD:	CAR WASH - 1 PER EMPLOYEE ON MAX. SHIFT RETAIL SHOPS - 1 PER 200 SF OF GLA
REQUIRED:	5 CARWASH 21 RETAIL SHOPS
POSTED SPEED LIMIT:	35 MPH



GLENWOOD

20' UTILITY EASEMENT  
(TO BE DEDICATED)

50' ACCESS ROAD EASEMENT  
(TO BE VACATED)

EX. POND

30' INGRESS/ EGRESS EASEMENT  
(TO REMAIN)

COMM. TOWER/  
FLAGPOLE

DETENTION POND  
EASEMENT  
(TO BE DEDICATED)

SICARD HOLLOW  
ATHLETIC COMPLEX

SICARD HOLLOW ROAD



DATE	PLANNING ISSUE
11/25/2015	EXHIBIT - CONCEPTUAL PLAN

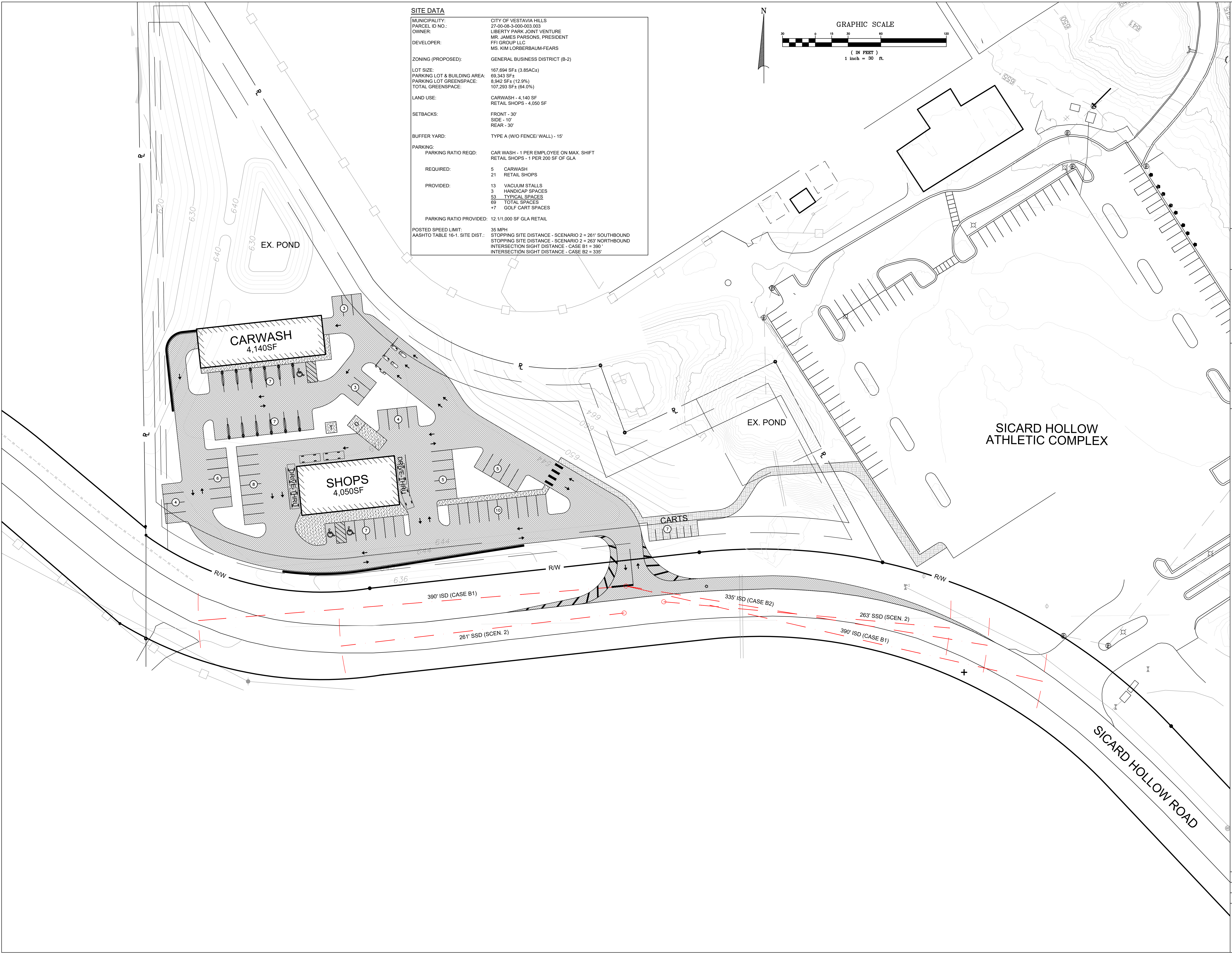
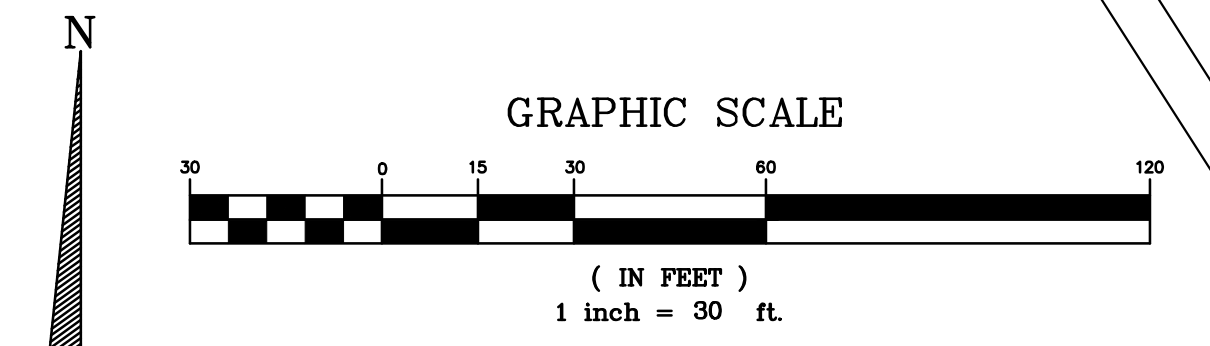
EXHIBIT - EXISTING CONDITIONS

PROJECT NO. 25.024  
SCALE: 1" = 30'  
DRAWN: . REVIEW: .

SHEET . OF .

LIBERTY PARK JOINT VENTURE PROPERTY - 3.8AC. COMMERCIAL PARCEL  
SICARD HOLLOW ROAD - VESTAVIA HILLS, AL

SITE DATA	
MUNICIPALITY:	CITY OF VESTAVIA HILLS
PARCEL ID NO.:	27-00-08-3-000-003.003
OWNER:	LIBERTY PARK JOINT VENTURE
DEVELOPER:	MR. JAMES PARSONS, PRESIDENT FFI GROUP LLC MS. KIM LORBERBAUM-FEARS
ZONING (PROPOSED):	GENERAL BUSINESS DISTRICT (B-2)
LOT SIZE:	167,694 SF± (3.85AC±)
PARKING LOT & BUILDING AREA:	69,343 SF±
PARKING LOT GREENSPACE:	8,942 SF± (12.9%)
TOTAL GREENSPACE:	107,293 SF± (64.0%)
LAND USE:	CARWASH - 4,140 SF RETAIL SHOPS - 4,050 SF
SETBACKS:	FRONT - 30' SIDE - 10' REAR - 30'
BUFFER YARD:	TYPE A (W/O FENCE/WALL) - 15'
PARKING:	
PARKING RATIO REQD:	CAR WASH - 1 PER EMPLOYEE ON MAX. SHIFT RETAIL SHOPS - 1 PER 200 SF OF GLA
REQUIRED:	5 CARWASH 21 RETAIL SHOPS
PROVIDED:	13 VACUUM STALLS 3 HANDICAP SPACES 53 TYPICAL SPACES 69 TOTAL SPACES +7 GOLF CART SPACES
PARKING RATIO PROVIDED:	12.1/1,000 SF GLA RETAIL
POSTED SPEED LIMIT:	35 MPH
AASHTO TABLE 16-1, SITE DIST.:	STOPPING SITE DISTANCE - SCENARIO 2 = 261' SOUTHBOUND STOPPING SITE DISTANCE - SCENARIO 2 = 263' NORTHBOUND INTERSECTION SIGHT DISTANCE - CASE B1 = 390' INTERSECTION SIGHT DISTANCE - CASE B2 = 335'



DATE	PLAN ISSUE
11/25/2015	EXHIBIT - CONCEPTUAL PLAN

DATE	PLAN ISSUE

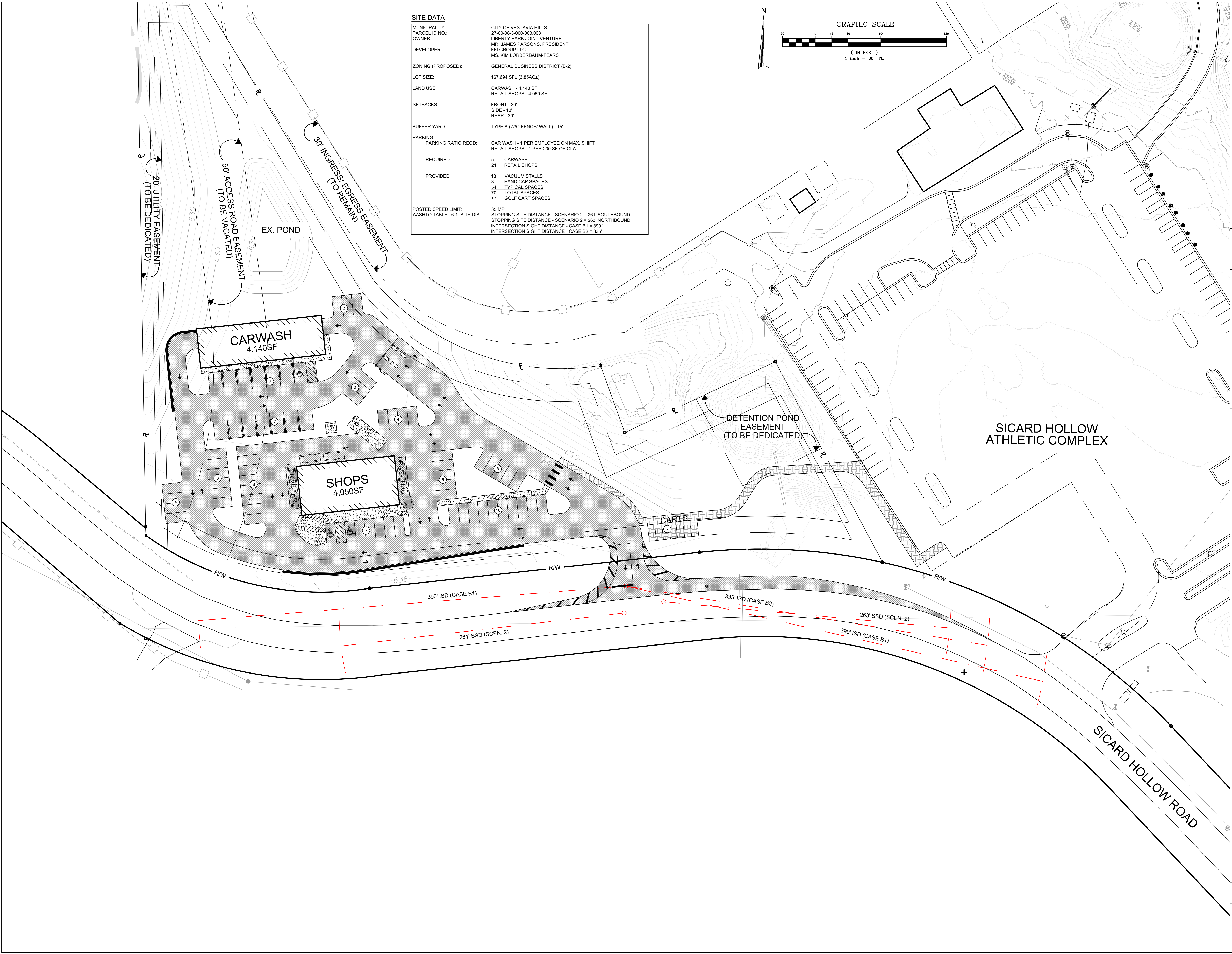
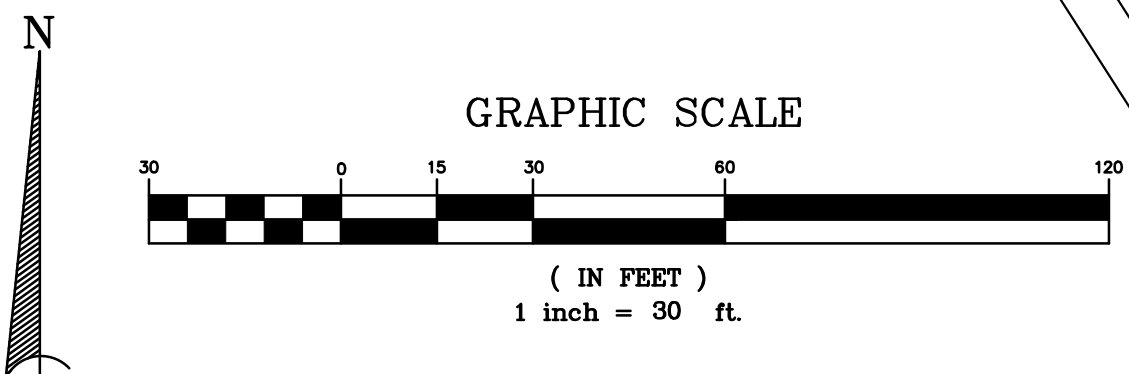
EXHIBIT - CONCEPTUAL PLAN

LIBERTY PARK JOINT VENTURE PROPERTY - 3.8AC. COMMERCIAL PARCEL

SICARD HOLLOW ROAD - VESTAVIA HILLS, AL

PROJECT NO. 25.024
SCALE: 1" = 30'
DRAWN: . REVIEW: .
SHEET . OF .

SITE DATA	
MUNICIPALITY:	CITY OF VESTAVIA HILLS
PARCEL ID NO.:	27-00-08-3-000-003.003
OWNER:	LIBERTY PARK JOINT VENTURE MR. JAMES PARSONS, PRESIDENT
DEVELOPER:	FFI GROUP LLC MS. KIM LORBERBAUM-FEARS
ZONING (PROPOSED):	GENERAL BUSINESS DISTRICT (B-2)
LOT SIZE:	167,694 SF± (3.85AC±)
LAND USE:	CARWASH - 4,140 SF RETAIL SHOPS - 4,050 SF
SETBACKS:	FRONT - 30' SIDE - 10' REAR - 30'
BUFFER YARD:	TYPE A (W/O FENCE/ WALL) - 15'
PARKING:	
PARKING RATIO REQD:	CAR WASH - 1 PER EMPLOYEE ON MAX. SHIFT RETAIL SHOPS - 1 PER 200 SF OF GLA
REQUIRED:	5 CARWASH 21 RETAIL SHOPS
PROVIDED:	13 VACUUM STALLS 3 HANDICAP SPACES 54 TYPICAL SPACES 70 TOTAL SPACES +7 GOLF CART SPACES
POSTED SPEED LIMIT:	35 MPH
AASHTO TABLE 16-1. SITE DIST.:	STOPPING SITE DISTANCE - SCENARIO 2 = 261' SOUTHBOUND STOPPING SITE DISTANCE - SCENARIO 2 = 263' NORTHBOUND INTERSECTION SIGHT DISTANCE - CASE B1 = 390' INTERSECTION SIGHT DISTANCE - CASE B2 = 335'



DATE	PLAN ISSUE
11/25/2025	EXHIBIT - CONCEPTUAL PLAN

DATE	PLAN ISSUE

EXHIBIT - CONCEPTUAL PLAN

LIBERTY PARK JOINT VENTURE PROPERTY - 3.8AC. COMMERCIAL PARCEL

SICARD HOLLOW ROAD - VESTAVIA HILLS, AL

PROJECT NO. 25.024
SCALE: 1" = 30'
DRAWN: . REVIEW: .
SHEET . OF .







 **BARRETT | KENT STUDIO**  
ARCHITECTURE | INTERIOR DESIGN



**CITY OF VESTAVIA HILLS  
CITY CLERK  
INTER-DEPARTMENT MEMO**

**March 2, 2026**

**To:** Jeff Downes, City Manager

**From:** Jack Wakefield, Planner/GIS

**Cc:** Umang Patel, City Clerk

**RE:** Public Hearing - Ordinance Number 3320 - Rezoning – 3130, 3136,  
& 3152 Bellwood Dr. and Autumn Ln. from VH R-4 and R-8 to VH  
R-9 for single family development; Sunview Development LLC,  
owner

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**Background:**

**Recommendation:**

**Fiscal Impact:**

**Attachments:**

1. Ordinance 3320



**ORDINANCE NUMBER 3320**

**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-4 TO VESTAVIA HILLS B-2**

**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-4 (medium density residential district) and R-8 (townhouse residential district) to Vestavia Hills R-9 (planned residential district):

3130, 3136 and 3152 Bellwood Drive and 4050 Autumn Lane  
Sunview Development LLC, owner(s)

More particularly described as follows: Part of the NW 1/4-NE 1/4, Sec 22, T 18S, R2W. Commence at SW corner of said 1/4-1/4 section and run E along 1/4-1/4 section line for 132.00' to POB; thence continue E for 529.15' to W ROW of Autumn Ln.; thence N along ROW for 325.5'; thence run W along S line of Hodges Add to Cahaba Heights as recorded in MB 47, PG63 for 529.33'; thence S for 328.07' to POB.

This Ordinance Number 3320 shall become effective immediately upon the adoption, approval and publishing/publication as required by Alabama law.

**APPROVED and ADOPTED** this the 6<sup>th</sup> day of April, 2026.

Ashley Curry  
Mayor

ATTESTED BY:

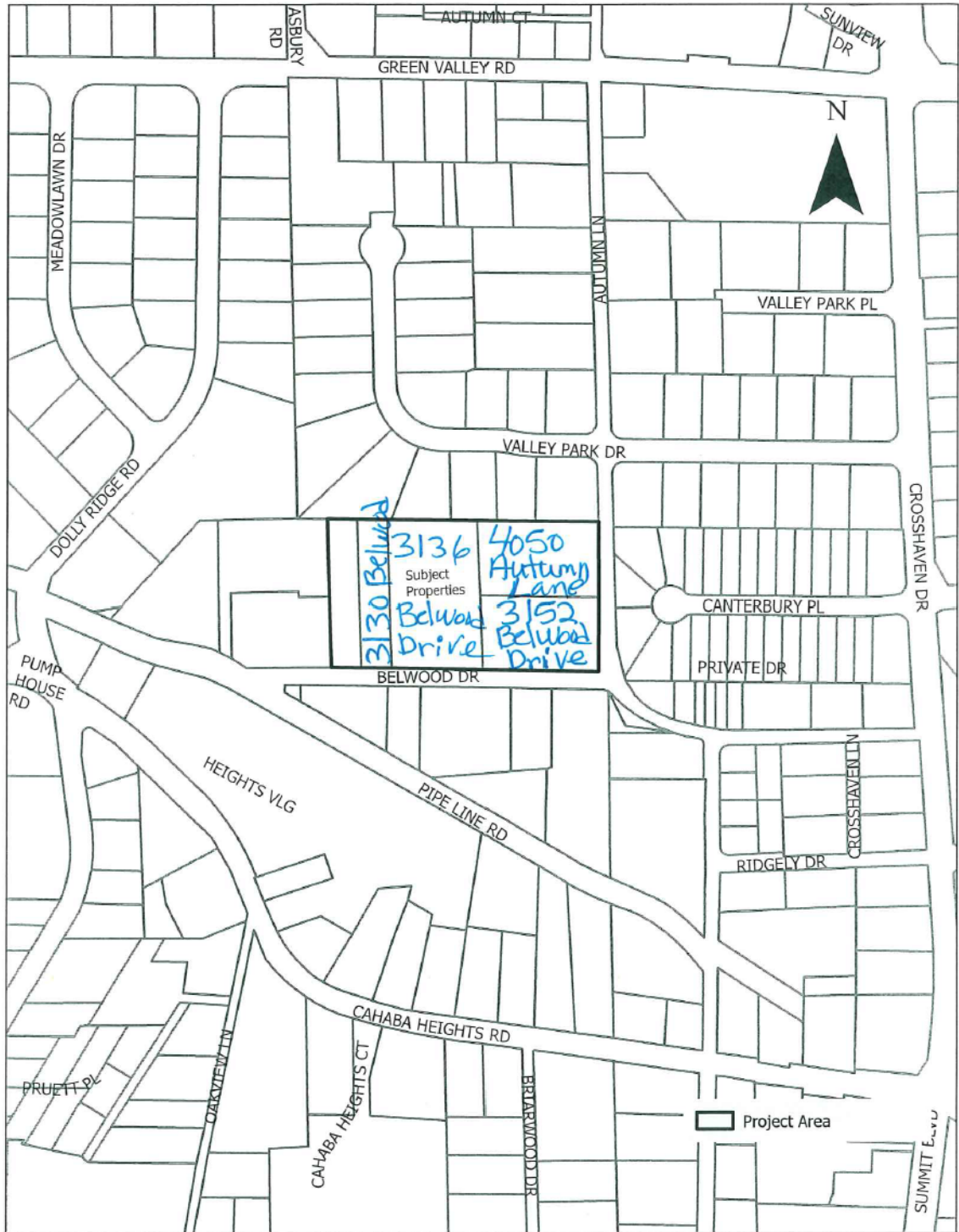
Umang Patel  
City Clerk

**CERTIFICATION:**

I, Umang Patel, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance Number 3320 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 6<sup>th</sup> day of April, 2026 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 \_\_\_\_\_, 2026.

Umang Patel  
City Clerk





# City of Vestavia Hills

## Planning and Zoning Commission Review and Recommendation



Case Number: RZ-26-1

Owner Name: Sunview Development LLC

Owner Address: 3545 Market Street  
Hoover, AL 35226

Representative: Jonathan Belcher

Rep. Address: 3545 Market Street  
Hoover, AL 35226

Project Address: 3130, 3136, 3152 Bellwood Drive and 4050 Autumn Lane  
Part of the NW 1/4-NE 1/4, Sec 22, T 18S, R2W.  
Commence at SW corner of said 1/4-1/4 section and run E along 1/4-1/4 section line for 132.00' to POB; thence continue E for 529.15' to W ROW of Autumn Ln.; thence N along ROW for 325.5'; thence run W along S line of Hodges Add to Cahaba Heights as recorded in MB 47, PG63 for 529.33'; thence S for 328.07' to POB.

Legal Description:

Parcel ID Number: 2800221005010.00, 2800221005011.000, 2800221005011.002, & 2800221005011.001

Current Zoning: R-4 & R-8

Requested Zoning: R-9

Intended Purpose: Proposed 14 lot single family residential development.

Planning Commission unanimously recommended (7 - Yes Votes, 0 - No Votes) approval to rezone to R-9.

P&Z Recommendation: Commission requested that the developer comes to City Council with home renderings and information on home square footage.

Date of P&Z Meeting: February 12, 2026

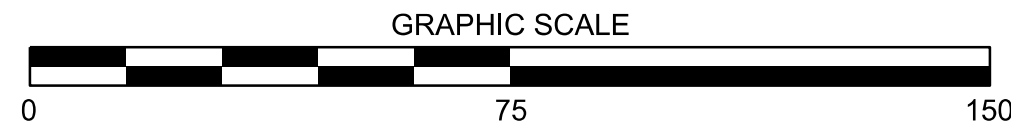
Authorized by: Vestavia Hills Planning and Zoning Commission,  
Lindsey Cochran, Chair

PRELIMINARY PLAT OF THE RESIDENTIAL SUBDIVISION:

# Bellwood

Being a subdivision of acreage situated in the  
NE 1/4 Section 22, Township 18 South, Range 2 West,  
in the City of Vestavia Hills, Jefferson County, Alabama

SCALE : 1" = 30'      JANUARY 14, 2026



DEVELOPER: TOWNES DEVELOPMENT GROUP, LLC

3239 LORNA ROAD, #108  
BIRMINGHAM, AL 35216  
(205) 822-7936  
CONTACT: BLAKE PITTMAN

ENGINEER: ALABAMA ENGINEERING COMPANY, INC.

1214 ALFORD AVENUE, SUITE 200  
HOOVER, ALABAMA 35226  
(205) 803-2161  
CONTACT: BOB EASLEY

**Construction Notes**

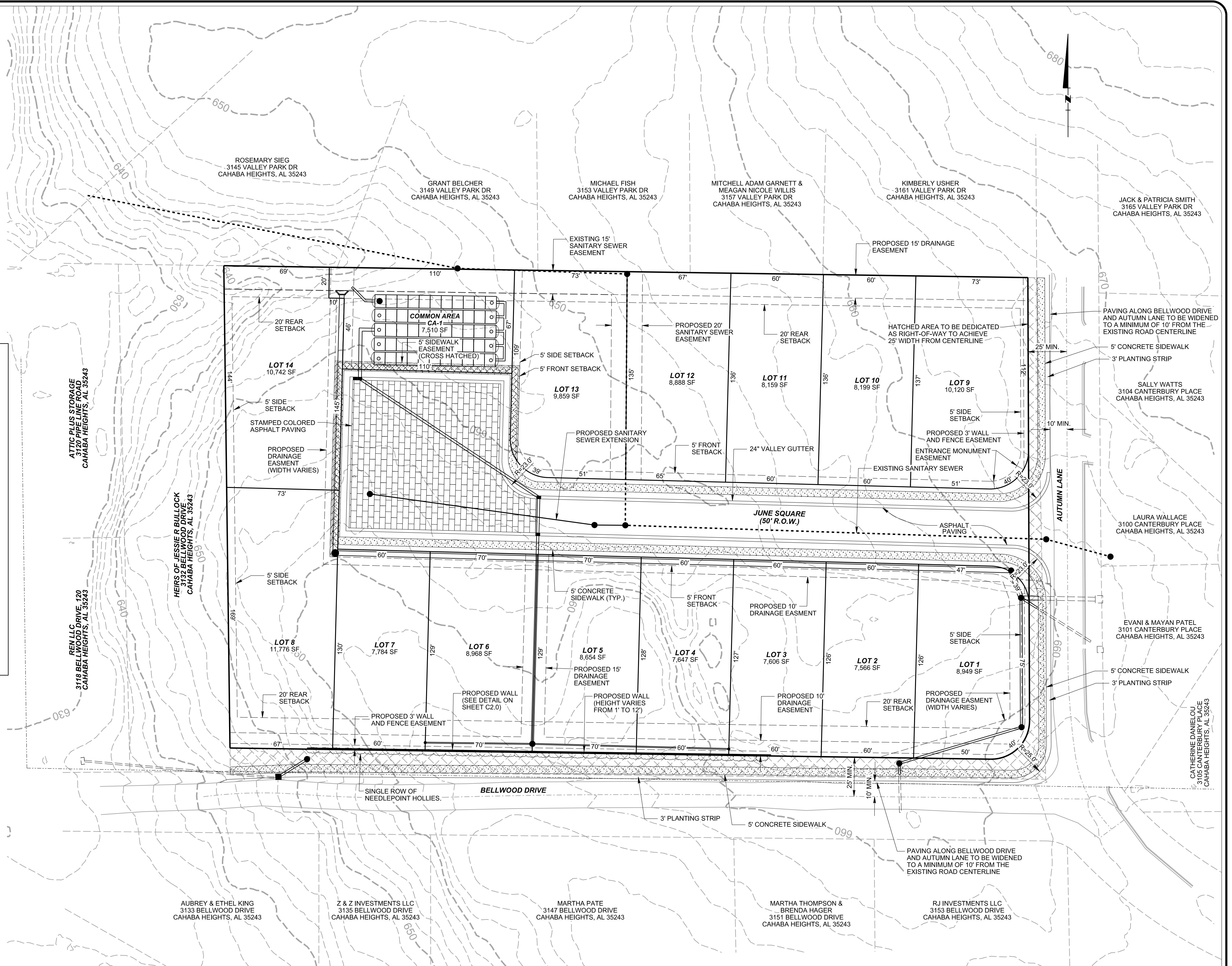
- All compaction will be 98% standard proctor density on street embankments and lots and 98% standard proctor density on road base and sub-base as a minimum.
- The owner shall cause compaction tests to be run. This testing shall be the owner's expense. The contractor shall cooperate fully with the materials testing engineers.
- Contractor shall be responsible for the control of erosion and sedimentation during construction.
- Contractor shall observe all applicable safety regulations.
- All construction will meet City of Vestavia Hills specifications.
- All sediment and erosion control devices are to be installed, inspected, and approved prior to any and all clearing, grubbing, and grading. Grading contractor is responsible for all installation.
- All easements on this map are for public utilities, storm sewers, and storm ditches unless noted otherwise and may be used for such purposes to serve the property both within and without the subdivision.
- The contractors are to notify the City of Vestavia Hills Inspection Office 48 hours in advance before starting any work within the right-of-way of existing roads or on roads or other improvements.
- Curb radii at roadway intersection to be a minimum of 20 feet.
- Storm drainage pipe ends and inlets shall be protected when installed.
- Inlets, storm manholes and sanitary manholes to be backfilled with stone.
- During dry weather conditions, the engineer may require the use of a water truck if such is required, it shall be at no extra charge to the owner.
- Sanitary sewer to meet Jefferson County Sewer Specifications.
- Water mains shall have a minimum 4' clearance from other utilities.
- Storm sewer crossings under streets to be solid stone backfill with weep holes to inlets.
- This property is located in zone "X", according to the Panel No. 01073C0578J, Jefferson County, Alabama.
- Topographic information source: Field survey by Alabama Engineering Co.
- Contractor shall comply with all OSHA safety guidelines.
- The contractor is solely responsible for construction site safety. The engineer will not be on-site to supervise site safety.
- The contractor must notify Alabama One Call at 811 to locate existing utilities before digging.
- All property and lot dimensions shown on this sheet are approximate.
- The area being subdivided is 4.0+/- acres.
- This plan is preliminary and subject to final engineering and approval.
- No trees are planned to be planted within any public road ROW.

ALL LOTS IN THIS SUBDIVISION SHALL HAVE DRIVEWAY ACCESS FROM JUNE SQUARE ONLY. NO DRIVEWAY ACCESS FROM AUTUMN LN OR BELLWOOD DR WILL BE PERMITTED.

THE FRONT LOT LINE FOR ALL LOTS IN THIS SUBDIVISION WILL BE ON THE SIDE FRONTING JUNE SQUARE. ON LOTS 1 AND 9 THE LOT LINE ABUTTING AUTUMN LANE WILL BE CONSIDERED A SIDE LOT LINE. ON LOTS 1-8 THE LOT LINE ABUTTING BELLWOOD DRIVE WILL BE CONSIDERED A REAR LOT LINE.

SUBJECT TO NORMAL PERMITTING REQUIREMENTS, FENCES WILL BE ALLOWED ON LOTS 1-8 IN THE AREA BETWEEN THE REAR SETBACK SHOWN AND THE REAR LOT LINE (BELLWOOD DR ROW LINE).

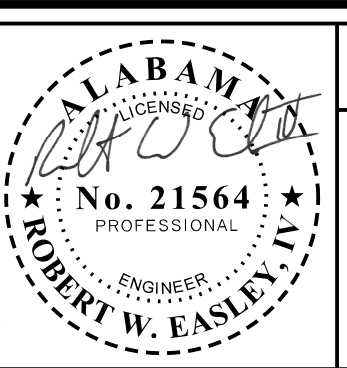
MINIMUM REQUIRED SETBACKS:  
FRONT 5'  
REAR 20'  
SIDE 5'



No.	Date	By	Checked	Revision Description

**Alabama Engineering Company, Inc.**  
1214 Alford Avenue  
Hoover, Alabama 35226  
Phone (205) 803-2161  
Fax (205) 803-2162

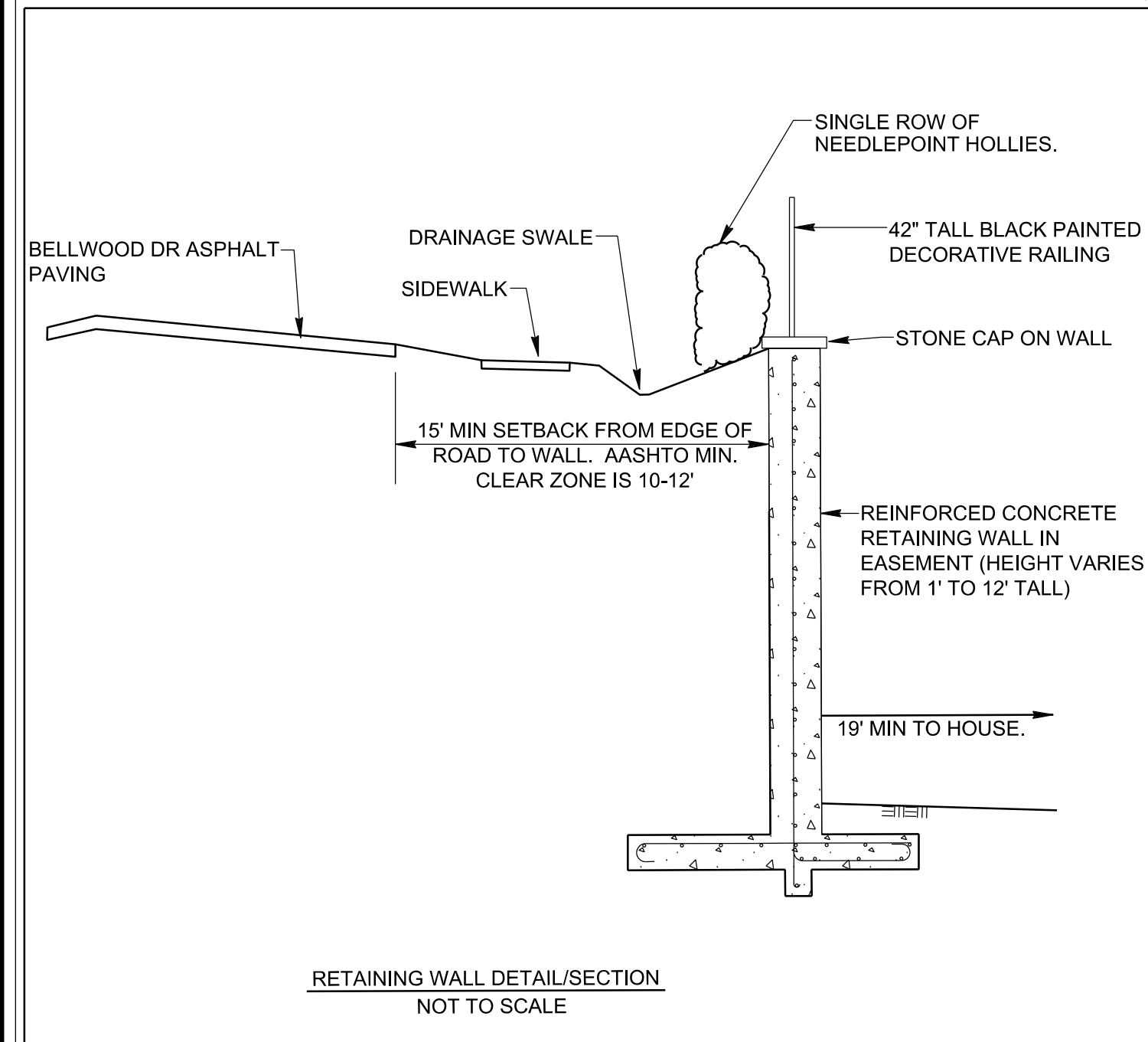
Not valid for construction unless signed in this block  
Robert W. Easley, IV, PE  
Date



Preliminary Plat  
Bellwood  
3152 Bellwood Drive  
Vestavia, Alabama

Scale 1"=30'	Date 1/14/2026
Drawn by RWEV	Sheet No. 1
Checked RWE	Sequence No.
File Name C:\0 Bellwood Dr Preliminary Plat.dwg	1 of 3

NO TREES ON THIS SITE TO BE SAVED DURING CONSTRUCTION.

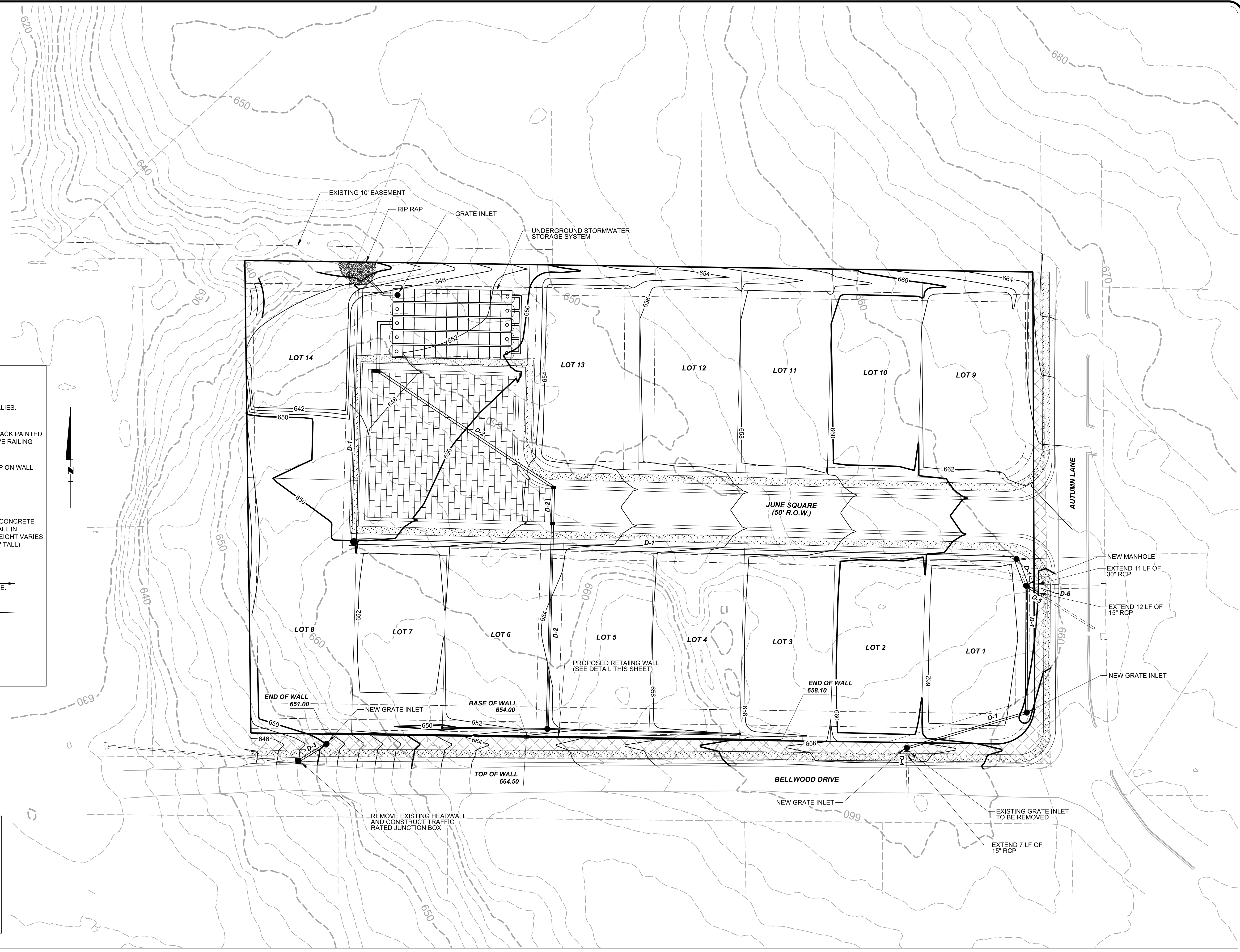


STORM LINE D-1 WILL BYPASS THE STORM DETENTION SYSTEM

NOTES:

EXISTING STRUCTURES ON THIS PARCEL ARE TO BE DEMOLISHED AND DISPOSED OF OFF SITE IN A MANNER THAT COMPLIES WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

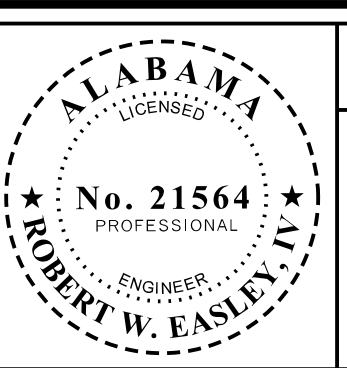
RETAINING WALL SHALL BE REINFORCED CONCRETE AND DESIGN SHALL BE PERFORMED BY AN ALABAMA LICENSED PROFESSIONAL ENGINEER AND A STAMPED, SIGNED WALL DESIGN SHALL BE PROVIDED TO THE CITY ENGINEER.



No.	Date	By	Checked	Revision Description

**Alabama Engineering Company, Inc.**  
 1214 Alford Avenue  
 Hoover, Alabama 35226  
 Phone (205) 803-2161  
 Fax (205) 803-2162

Not valid for construction unless signed in this block  
 Robert W. Easley, IV, PE  
 Date



**Grading and Drainage Plan**  
 Bellwood  
 3152 Bellwood Drive  
 Vestavia, Alabama

Scale 1"=30'	Date 1/13/2025
Drawn by RWEV	Sheet No. 2
Checked RWE	Sequence No. 2 of 3
File Name C:\0 Bellwood Dr Zoning G & D.dgn	



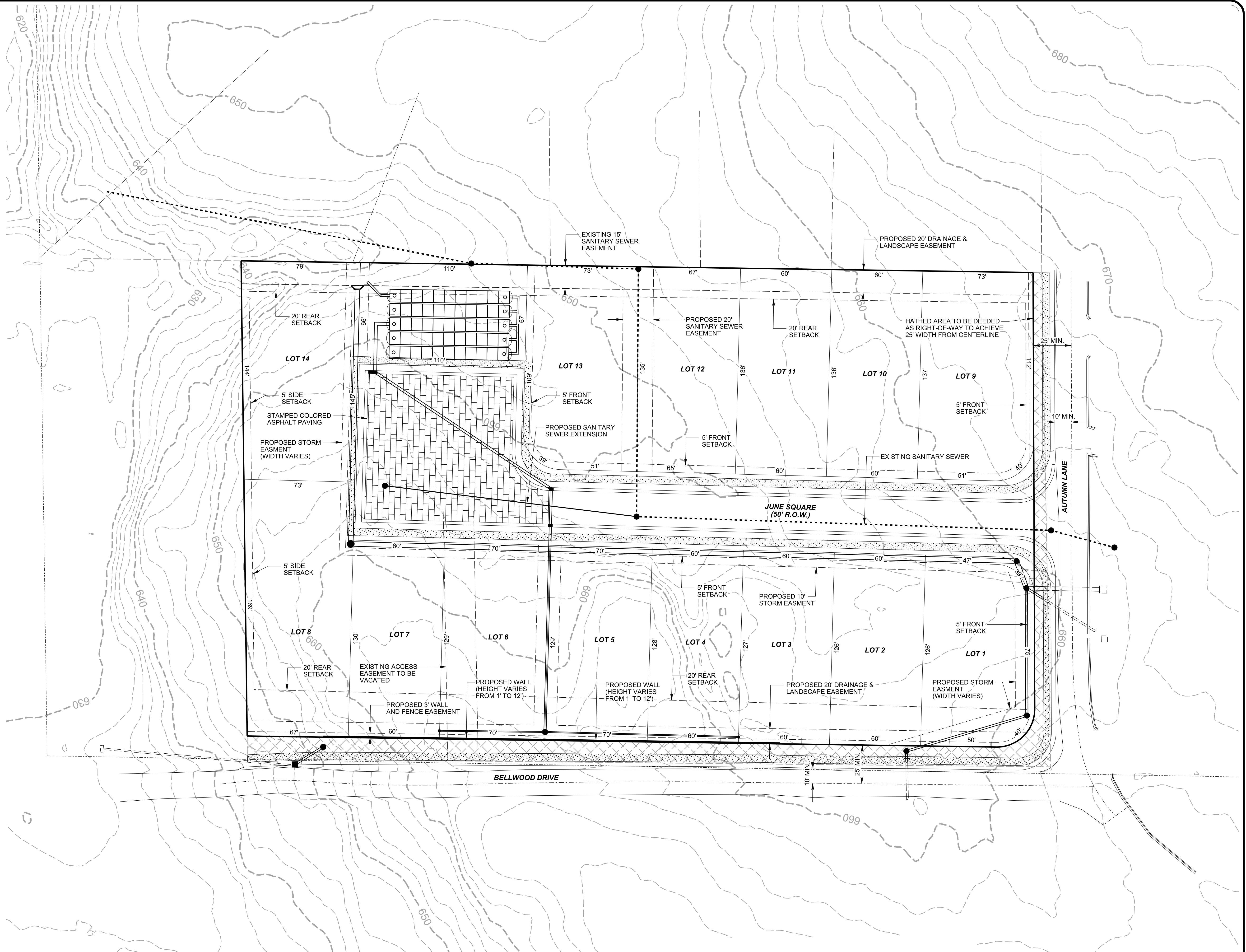
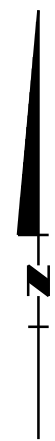
**SITE DATA**

PROPOSED 14 LOT SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT

PROPOSED ZONING: R-9

PROPERTY TO BE SUBDIVIDED: 4.0 AC +/-

ALL SIDE SETBACKS ARE 5'



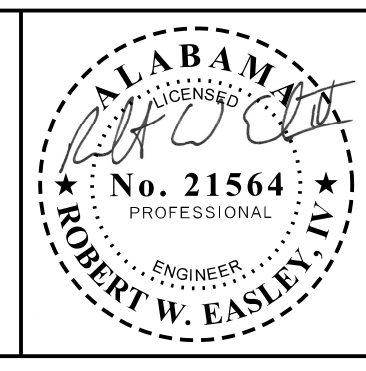
No.	Date	By	Checked	Revision Description

**Alabama Engineering Company, Inc.**  
 1214 Alford Avenue  
 Hoover, Alabama 35226  
 Phone (205) 803-2161  
 Fax (205) 803-2162

Not valid for construction unless signed in this block

Robert W. Easley, IV, PE

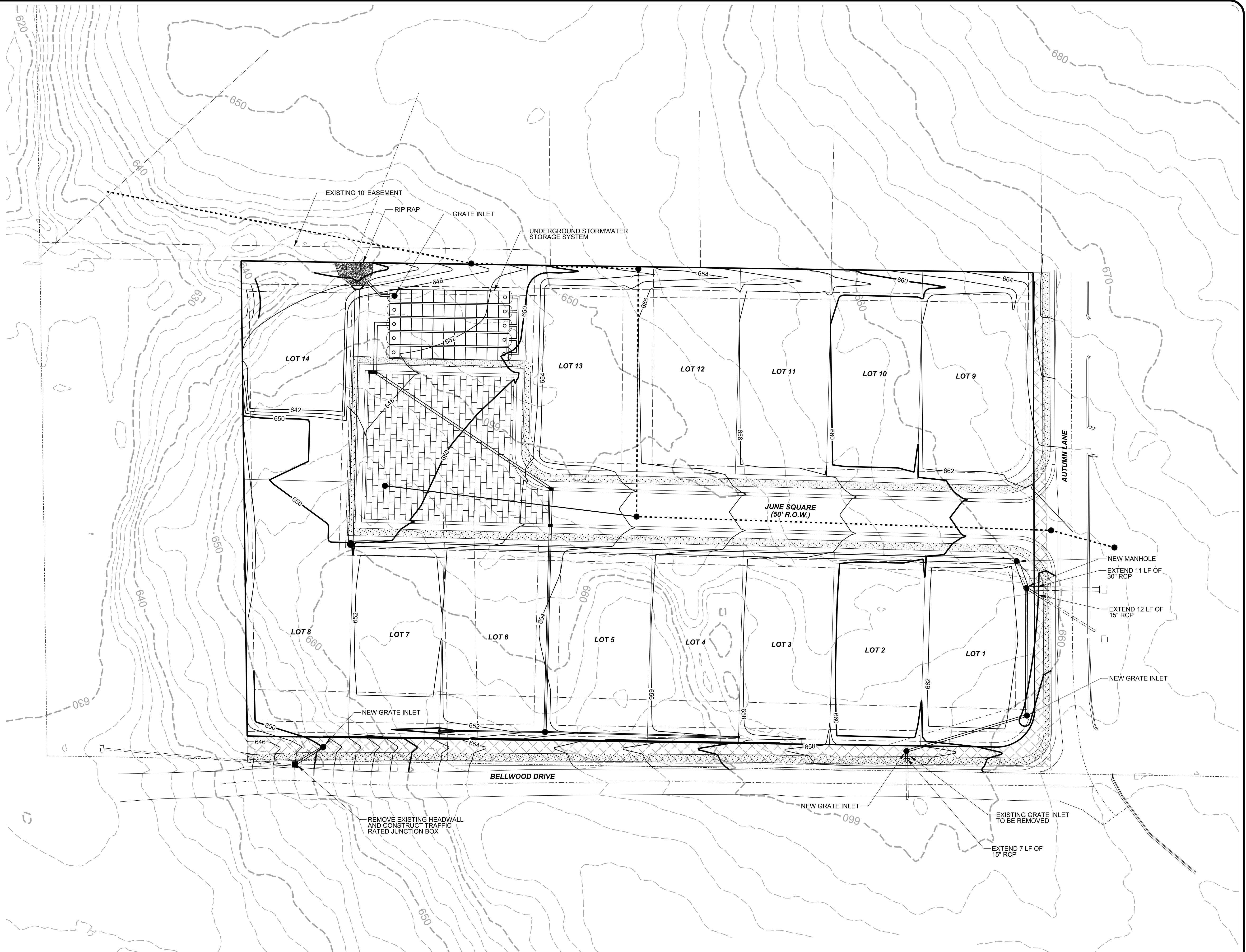
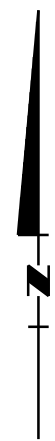
Date



**Preliminary Site Plan**  
 Bellwood  
 3152 Bellwood Drive  
 Vestavia, Alabama

Scale 1"=30'	Date 1/8/2025
Drawn by RWEV	Sheet No. <b>1</b>
Checked RWE	Sequence No.
File Name C:\0 Bellwood Dr Zoning Site Layout.dgn	1 of 2

NO TREES ON THIS SITE TO BE SAVED DURING CONSTRUCTION.



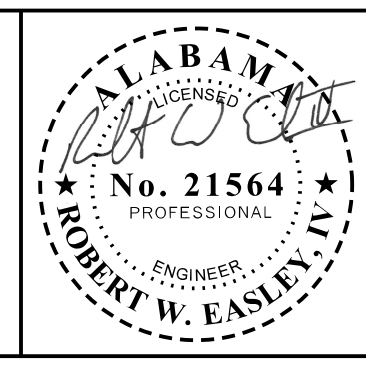
No.	Date	By	Checked	Revision Description

**Alabama Engineering Company, Inc.**  
 1214 Alford Avenue  
 Hoover, Alabama 35226  
 Phone (205) 803-2161  
 Fax (205) 803-2162

Not valid for construction unless signed in this block

Robert W. Easley, IV, PE

Date



**Grading and Drainage Plan**  
  
**Bellwood**  
**3152 Bellwood Drive**  
 Vestavia, Alabama

Scale 1"=30'	Date 1/8/2025
Drawn by RWEV	Sheet No. <b>2</b>
Checked RWE	Sequence No.
File Name C:\20 Bellwood Dr Zoning G & D.dgn	2 of 2