



**Vestavia Hills  
Planning and Zoning Commission Agenda  
June 11, 2026  
6:00 PM**

1. Roll Call
2. Pledge of Allegiance
3. Approval Of Minutes: May 2026

**Final Plats**

**Consent Agenda**

4. PP-26-1 **Alex Pattillo** is requesting **Preliminary Plat Approval** for **Canary Square, The Bray at Liberty Park**. The purpose of this request is to prepare infrastructure for new residential extension in The Bray. The property is owned Liberty Park Joint Venture and is zoned Vestavia Hills PUD-PB.
5. FP-26-9 **Jeff Lucas** is requesting **Final Plat Approval** for **Paradox Resurvey on Dolly Ridge Road**. The purpose of this request is to plat the first of three medical office buildings. The property is owned John Wever and is zoned Vestavia Hills B-1.2.
6. FP-26-10 **Shelia Stephenson** is requesting **Final Plat Approval** for **Held Property Resurvey**. The purpose of this request is to resurvey existing lot and adjacent acreage into two lots. The property is owned Tributary 280 LLC and is zoned Vestavia Hills R-2 & O-2.

**Rezoning**

7. CU-26-5 **Martin Evans** is requesting **Conditional Use Approval for a Fence Over 8' in Height** for **1837 Montclair Drive**. The Property Is Owned By Carter Kauffman and Is Zoned Vestavia Hills R-2.

**WITHDRAWN**

## **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/7970217974>. 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**

**May 14, 2026**

**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 Cochran called the meeting to order and the City Planner called the roll with the following:

**MEMBERS PRESENT:**

Lindsey Cochran, Chair  
Jonathan Romeo  
David Maluff  
Ryan Blackenburg  
Doug Dellaccio  
Ryan Farrell  
Hastings Sykes  
Rusty Weaver

**MEMBERS ABSENT:**

Rick Honeycutt

**OTHER OFFICIALS PRESENT:**

Jack Wakefield, City Planner  
Ethan Fisher, City Engineer

*\*Appeared via Zoom*

**APPROVAL OF MINUTES**

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

**MOTION** Motion to approve minutes was made by Mr. Weaver and second was by Mr. Blackenburg. Voice vote as follows:  
Mr. Romeo – yes                      Mr. Weaver – yes  
Mr. Maluff – yes                      Mr. Blackenburg – yes  
Mr. Farrell - yes                      Mr. Dellaccio - yes  
Mr. Sykes - yes                      Ms. Cochran – yes  
Motion Carried.

**Consent Agenda**

**FP-26-4** Jason Kessler is requesting **Final Plat Approval** for **Resurvey of Lot 7 of Five Oaks Residential Subdivision**. The purpose of this request is to resurvey existing lot in Five Oaks due to sanitary sewer line. The property is owned CGK Jr. LLC and is zoned Vestavia Hills R-2

**FP-26-5** Jason Kessler is requesting **Final Plat Approval** for **Wall Street Townhomes**. The purpose of this request is to resurvey existing lot into 6 lots for townhomes. The property is owned Kadco Homes and is zoned Vestavia Hills R-9.

**FP-26-6** Shelia Stephenson is requesting **Final Plat Approval** for **The Bray Residential Phase II**. The purpose of this request is to resurvey existing acreage. The property is owned by Liberty Park Joint Venture and is zoned Vestavia Hills PUD-PB.

**FP-26-7** Shelia Stephenson is requesting **Final Plat Approval** for **The Brayfield Residential Phase III Fourth Sector**. The purpose of this request is to resurvey existing acreage into 25 single-family lots. The property is owned by Liberty Park Joint Venture and is zoned Vestavia Hills PUD-PR-1

**FP-26-8** Jeff Lucas is requesting **Final Plat Approval** for **Norris' Resurvey**. The purpose of this request is to resurvey two existing lots. The properties are owned by Robert Norris & Stephen Norris and is zoned Vestavia Hills R-2.

All cases were presented by Mr. Wakefield, who explained each request and stated all plats meet the Vestavia Hills Zoning Code.

Ms. Cochran opened the floor for to the public. There being no one from the public to address the Commission concerning the requests, Ms. Cochran closed the public hearing.

**MOTION** Mr. Weaver made a motion to approve Final Plat Approval. Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

Mr. Romeo – yes	Mr. Weaver – yes
Mr. Maluff – yes	Mr. Blackenburg – yes
Mr. Farrell - yes	Mr. Dellaccio - yes
Mr. Sykes - yes	Ms. Cochran – yes
Motion Carried.	

### **Rezoning**

**CU-26-3 David Johnson** is requesting **Conditional Use Approval for a Donation Center for 3253 Cahaba Heights Road**. The Property Is Owned By Conquest Holdings/Vapor and Is Zoned Vestavia Hills B-3

The case was introduced by Mr. Wakefield.

David Johnson, 3253 Cahaba Heights Road, spoke to the Commission and stated that they are just looking to have a donation drop off center. Also that it would not have outdoor storage.

Ms. Cochran opened the floor to the public. There being no one from the public to address the Commission concerning the requests, Ms. Cochran closed the public hearing.

**MOTION** Mr. Weaver made a motion to recommend Condition Use Approval for 3253 Cahaba Heights Road. Second was by Mr. Blackenburg. Motion was carried on a roll call; vote as follows:

Mr. Romeo – yes	Mr. Weaver – yes
Mr. Maluff – yes	Mr. Blackenburg – yes
Mr. Farrell - yes	Mr. Dellaccio - yes
Mr. Sykes - yes	Ms. Cochran – yes
Motion Carried.	

**CU-26-4 Tom Dekle** is Requesting **Conditional Use Approval for Pet Grooming** Located At **3155 Green Valley Road**. The Property Is Owned By **Jake Datnoff** and Is Zoned Vestavia Hills B-2.

The case was introduced by Mr. Wakefield.

Tom Dekle, 3155 Green Valley Road, was present for the case and stated that his business is for dog grooming. They will not have any overnight boarding nor will perform any veterinary services.

Ms. Cochran opened the floor to the public. There being no one from the public to address the Commission concerning the requests, Ms. Cochran closed the public hearing.

**MOTION** Mr. Weaver made a motion to recommend Condition Use Approval for 3155 Green Valley Road. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Romeo – yes	Mr. Weaver – yes
Mr. Maluff – yes	Mr. Blackenburg – yes
Mr. Farrell - yes	Mr. Dellaccio - yes
Mr. Sykes - yes	Ms. Cochran – yes
Motion Carried.	

**RZ-26-7** **Bob Easley** is requesting **Rezoning** for **3034 Green Valley Road** from **Vestavia Hills R-4 & R-8 to Vestavia Hills R-9**, for the purpose of a 19-lot single-family subdivision.

Mr. Wakefield introduced the case to the Commission.

Bob Easley was present for the case on behalf of the developers. He stated that this request is for a new single family residential subdivision. Several existing lots are proposed to be resurveyed into a 19 lot R-9 subdivision. He also stated that this is zoned currently for

Mr. Weaver asked if there will only be 2 curb cuts for this development.

Mr. Easley said that is correct. Also that alleys within the subdivision will service the lots. The curb cuts will be on Sunview Drive. They are also proposing to create a four way stop at the intersection of the new curb cut and Kyle Lane (opposite of curb cut across Sunview Drive).

Mr. Romeo asked about stormwater management.

Mr. Easley stated stormwater will be managed with underground detention.

Chairwoman Cochran stated that the stormwater study submitted states there will be a decrease in runoff.

Ms. Cochran opened the floor to the public.

Elise Bodenheimer ,3032 Asbury Park Place, asked if there will be additional parking within the subdivision.

Mr. Easley requested if he could address all comments at the end.

Patrick Dewees, 3048 Asbury Park Place, stated he was concerned about the removal of duplexes and stated that these are housing types affordable to the broader community.

Mr. Weaver stated that, while he understands the sentiment of the concerns, it is not the purview of the Commission to dictate housing types.

Mary Dewees, 3048 Asbury Park Place, spoke to concerns about the animals living on the properties currently.

Wayne Suttle, 3976 Kyle Lane, asked what the plan was for construction traffic, and how it will be managed. He also stated he was concerned about the stormwater runoff, and wanted more information on how that would fully be managed.

Jason Kessler, 4021 Sunset Drive, asked if this development was on sanitary sewer.

Bob Easley stated that there are no parking spaces laid out on the plan. The requirement is 2 spaces per house and they have 4 spaces at least per house. Speaking to loss of habitat for animals, these lots are already developed so those habitats do not exist currently. In responding to construction traffic, they will not be accessing off Green Valley Road. Most of the traffic will come from Sunview. There are 9 existing driveways off of Sunview Drive, and those will be utilized. As for the balance of Sunview improvements, the regulations require they widen 10' from centerline of the road. There is valley gutter on the opposite side currently. They proposed to widen 20' in front of their development. Also responding to the question on stormwater, the topography ensures that water will flow off of Sunview Drive into the development, and then will be caught in the alley behind the first section of houses. Lastly, Mr. Easley stated that sanitary sewer will be brought to the site from Green Valley Road. It will be served by gravity sanitary sewer.

Mr. Suttle asked about construction parking.

Mr. Easley stated that they will have a parking lot on site, until the last home is to be built. For the last home, there is room behind it for construction parking.

Stephen Norris, , asked if there would be any street parking on Green Valley Road.

Mr. Easley stated that there would not.

3123 Green Valley Road, asked how will Meadowlawn Park and those around be affected.

Mr. Easley stated that they are proposing a net decrease in stormwater runoff thanks to the underground detention.

Mr. Suttle asked what the request is as it regards to zoning.

Mr. Wakefield explained the R-9 rezoning, and that rezoning will be tied to the site plan provided.

There being no one from the public to address the Commission concerning the requests, Ms. Cochran closed the public hearing.

**MOTION** Mr. Weaver made a motion to approve Rezoning for 3034 Green Valley Road. Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

Mr. Romeo – yes	Mr. Weaver – yes
Mr. Maluff – yes	Mr. Blackenburg – yes
Mr. Farrell - yes	Mr. Dellaccio - yes
Mr. Sykes - yes	Ms. Cochran – yes
Motion Carried.	

Jack Wakefield, City Planner



VESTAVIA HILLS

## Planning and Zoning Commission Planners Report

### MEETING DATE

June 11, 2026

### AGENDA ITEM

PP-26-1 **Alex Pattillo** is requesting **Preliminary Plat Approval** for **Canary Square, The Bray at Liberty Park**. The purpose of this request is to prepare infrastructure for new residential extension in The Bray. The property is owned Liberty Park Joint Venture and is zoned Vestavia Hills PUD-PB.

### BACKGROUND

Preliminary Plat Approval for Canary Square, The Bray at Liberty Park

### PLANNER'S REVIEW/RECOMMENDATION

The applicant has submitted for Preliminary Plat Approval for the new residential extension in The Bray. This plat details preliminary layout of infrastructure and is first step in the development of these future residential streets and lots.

### ATTACHMENTS

1. Application
2. CANARY SQUARE- THE BRAY AT LIB PARK\_PRELIM PLAT-06-10-26 - City Comment Revisions
3. Owner's Affidavit

Jack Wakefield  
City Planner



## Record No: PP-26-1

Preliminary Plat Application

Status: Active

Submitted On: 5/22/2026

## Primary Location

1030 SOUTH LIBERTY RD  
VESTAVIA HILLS, AL 35242

## Owner

Liberty Park Joint Venture

## Agenda Information

Agenda Scheduling

Comments/Delay/Explanations

## Project Information

Property Address\*

1030 South Liberty Road

Parcel ID Number

Legal Description\*

na

Current Zoning Classification\*

PUD-PB

Acreage\*

37

Application Submission Date\*

5/22

Reason for Request\* 

Preliminary Plat Application for 149 lots including residential lots and common areas

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## 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 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 Name\*

James Parsons

Company Name

LPJV

Mailing Address\*

1000 Urban Center Dr Suite 235, Vestavia Hills, AL 35242

Owner Email 

Phone Number\*

205-910-5144

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.



Representative for Owner

Alex Pattillo

**Company Name**

Schoel

**Email\*** 

**Mailing Address of Representative**

1001 22nd Street South, Birmingham, AL  
35205

**Phone No. of Representative**

---

## Surveyor Information

**Name\***

Mark Clark

**Company\***

Schoel

**Mailing Address\***

1001 22nd St S, Birmingham, AL 35205

**Phone Number\***

205-313-1140

**Registration Number**

**Email\*** 

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## Internal Use Only

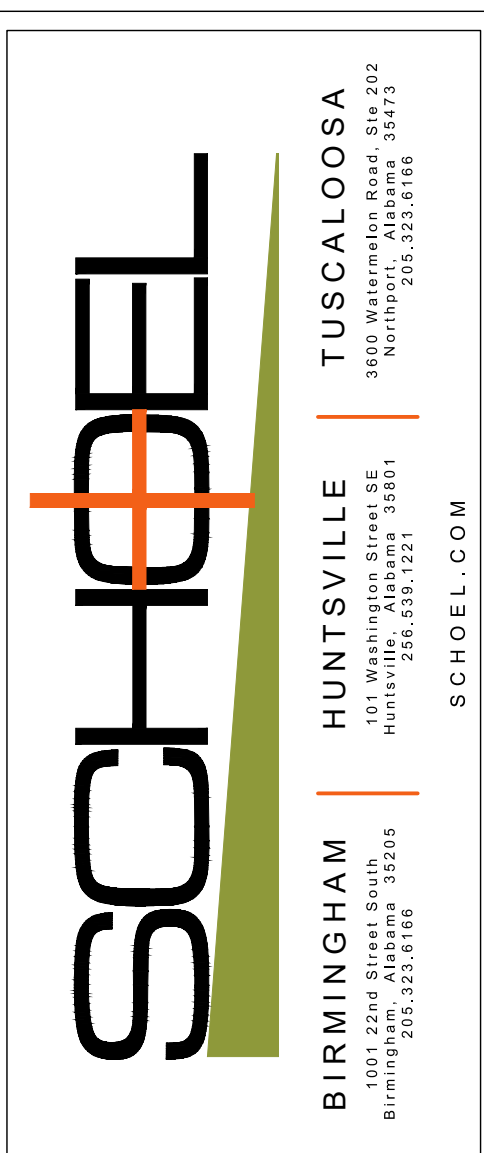
**Date of Meeting** 

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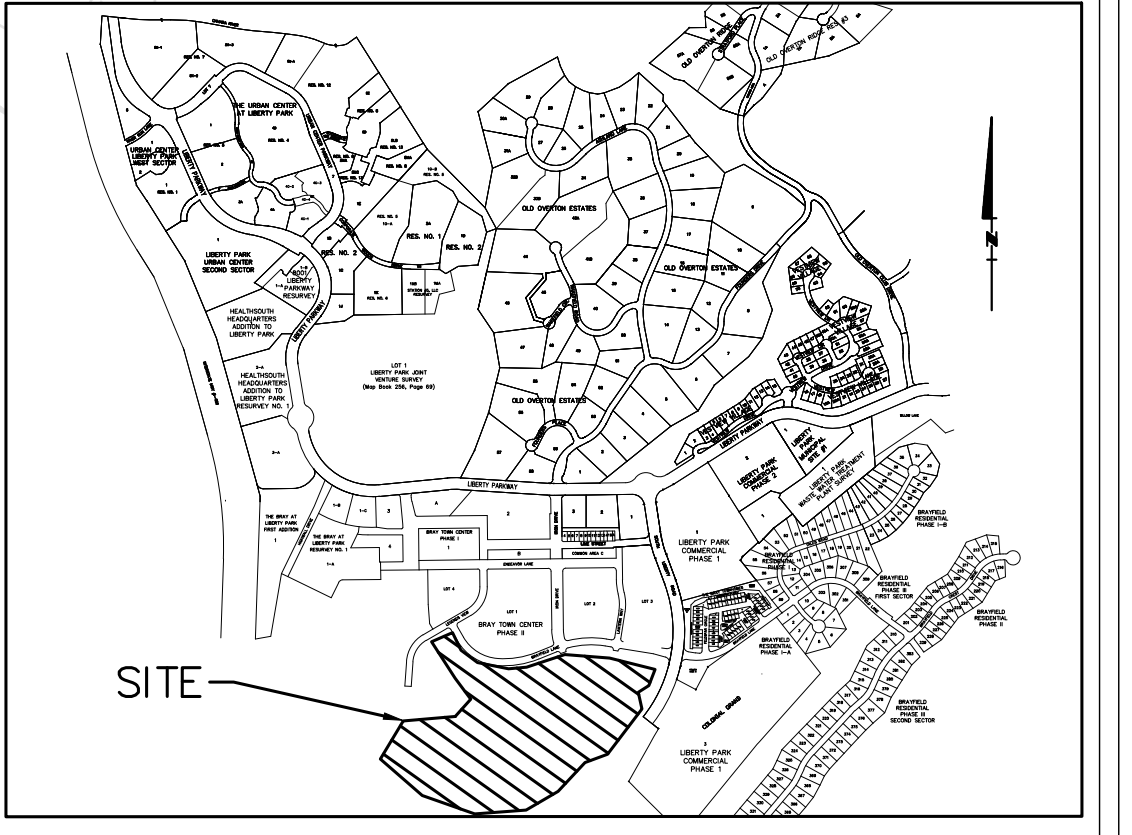
**Approved/Denied** 



NOTES:  
 UTILITY LOCATIONS AND ACCESS ARE COVERED UNDER PRIVATE AGREEMENT BETWEEN THE OWNER AND UTILITY COMPANIES.  
 SEE ROAD PROFILE FOR ROAD C.I. INFORMATION.  
 SEE GRADING PLANS FOR ROAD STORM DRAINAGE INFORMATION.  
 SIDEWALKS TO BE PROVIDED. LOCATION TO BE DETERMINED BY LIBERTY PARK A.R.C.  
 UTILITY SERVICE PROVIDERS:  
 1. WATER - PUBLIC MAINS SYSTEM PROVIDED BY CENTRAL ALABAMA WATER.  
 2. SANITARY - PROVIDED BY SOUTHWEST WATER, A PRIVATE UTILITY.  
 3. GAS - SPIRE ENERGY  
 4. POWER - ALABAMA POWER COMPANY.  
 5. TELEPHONE - AT&T  
 6. 144 LOTS TO DEVELOPED/7 COMMON AREA LOTS  
 7. 36.13 ACREAGE OF SUBDIVISION  
 PROVIDED SETBACKS:  
 LOTS 1-96:  
 FRONT 10, SIDE 5, REAR 5  
 LOTS 128-144:  
 FRONT 10 SIDE 0, REAR 5  
 LOTS 97-127:  
 FRONT 15, SIDE 5, REAR 15



CANARY SQUARE  
 THE BRAY AT LIBERTY PARK  
 VESTAVIA HILLS, AL



**LIBERTY PARK CANARY SQUARE**  
 BEING A SUBDIVISION OF ACREAGE SITUATED IN THE EAST 1/2 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 2, WEST JEFFERSON COUNTY, ALABAMA  
 MAY 2026  
 SCALE: 1" = 40'  
 GRAPHIC SCALE

LIBERTY PARK JOINT VENTURE, LLP  
 A LIMITED LIABILITY PARTNERSHIP  
 1000 URBAN CENTER DRIVE, SUITE 235  
 BIRMINGHAM, ALABAMA 35242  
 (205) 945-4458

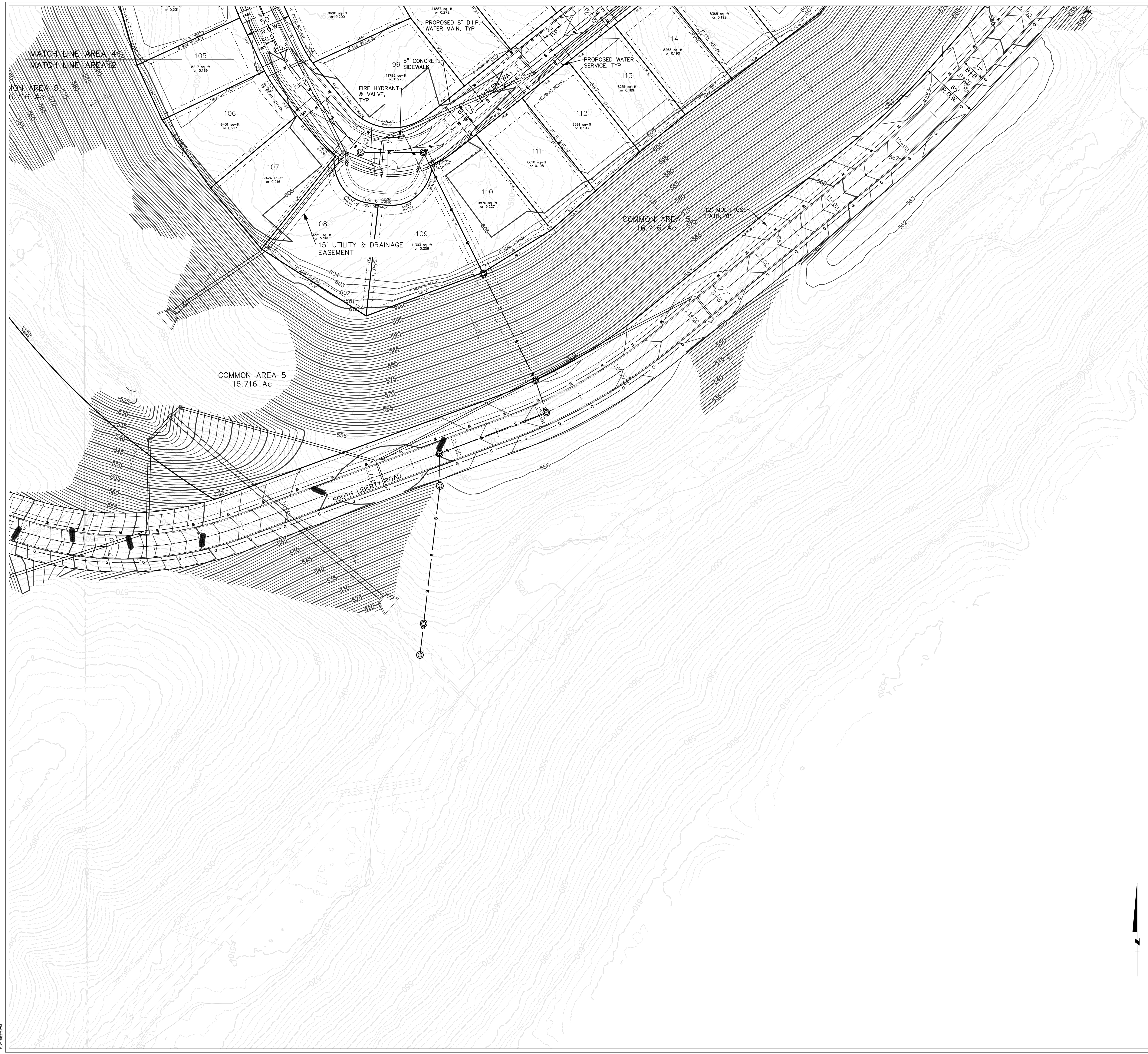
SCHOEEL ENGINEERING COMPANY, INC.  
 1001 22ND STREET SOUTH  
 BIRMINGHAM, ALABAMA 35205  
 (205) 323-6166

DRAWING SET:  
 REVIEW SET 5/22/2026  
 REVISIONS:  
 4/10/2026 - CITY COMMENT  
 REVISIONS:

PRELIMINARY  
 PLAT AREA 1

DATE: 5/22/2026  
 DRAWN BY: RS  
 CHECKED BY: JH  
 PROJECT NO.: 25465

PP1

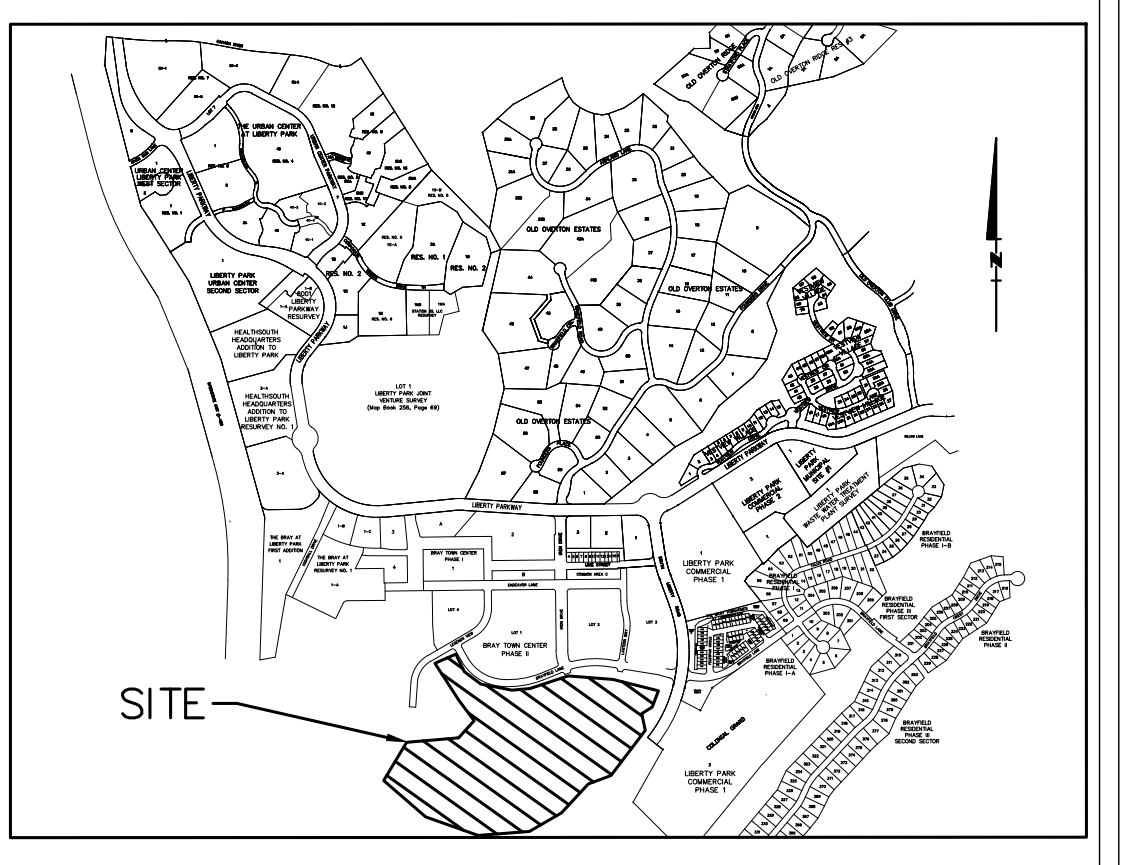


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**SCHOEEL**  
 BIRMINGHAM HUNTSVILLE TUSCALOOSA  
 1001 22ND STREET SOUTH, SUITE 235  
 BIRMINGHAM, ALABAMA 35242  
 (205) 945-6456  
 1001 22ND STREET SOUTH, SUITE 235  
 HUNTSVILLE, ALABAMA 35891  
 (256) 438-7271  
 1001 22ND STREET SOUTH, SUITE 235  
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CANARY SQUARE  
 THE BRAY AT LIBERTY PARK  
 VESTAVIA HILLS, AL



**LIBERTY PARK  
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DRAWING SET:  
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PRELIMINARY  
 PLAT AREA 2

DATE: 5/22/2026  
 DRAWN BY: RS  
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MATCH LINE AREA 4  
 MATCH LINE AREA 3

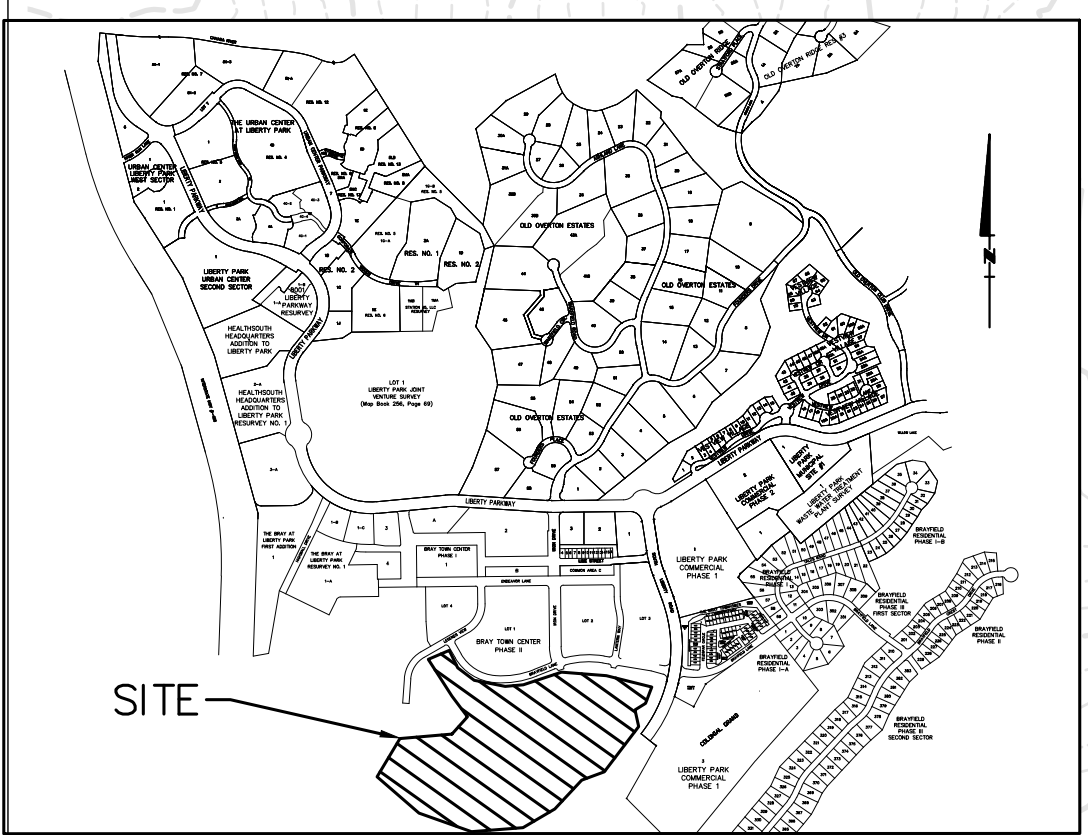
COMMON AREA 5  
 16.716 Ac

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 16.716 Ac

COMMON AREA 5  
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COMMON AREA 5  
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MATCH LINE AREA 3  
 MATCH LINE AREA 2



VICINITY MAP  
 N.T.S.

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CANARY SQUARE  
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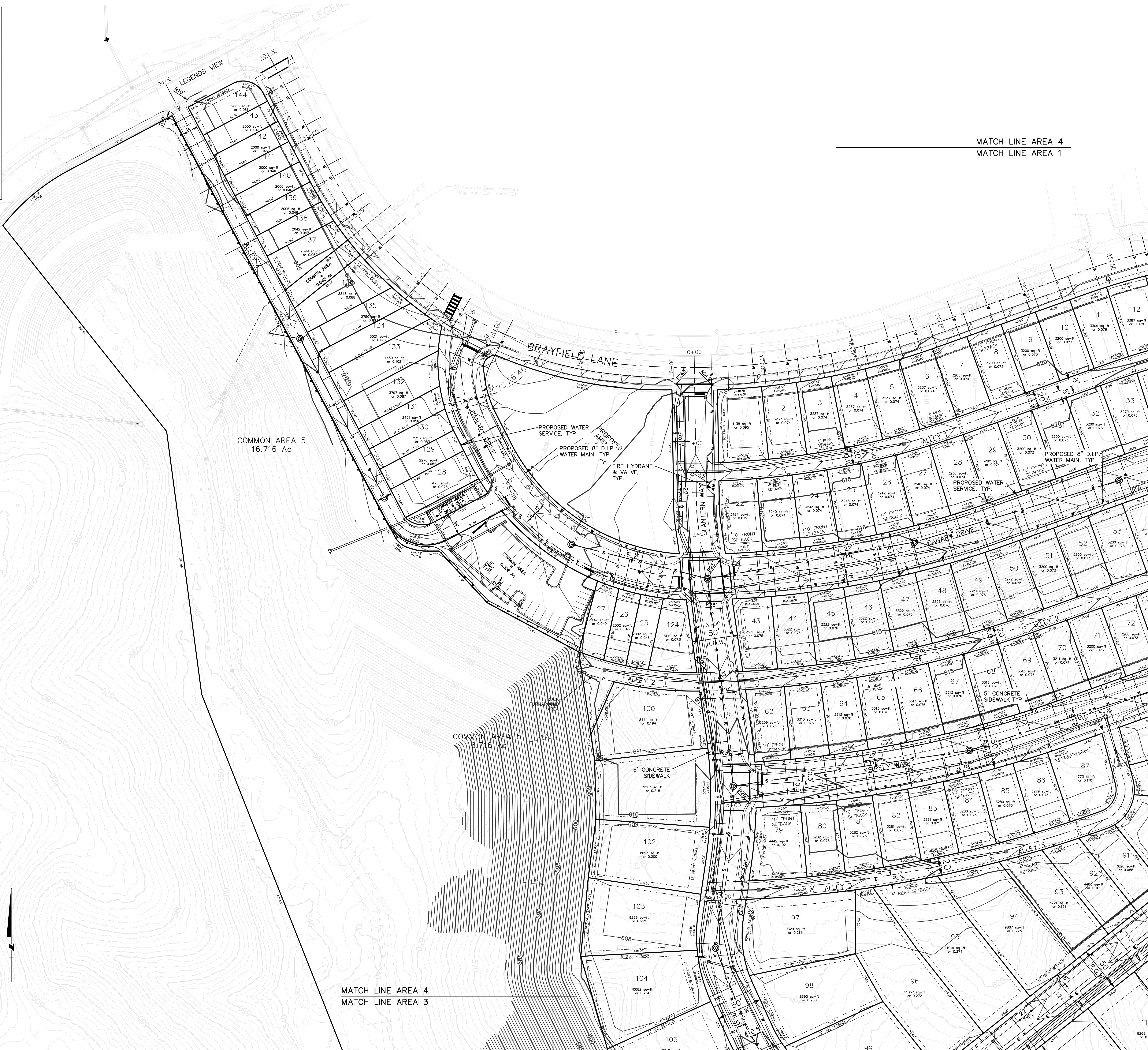
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PRELIMINARY  
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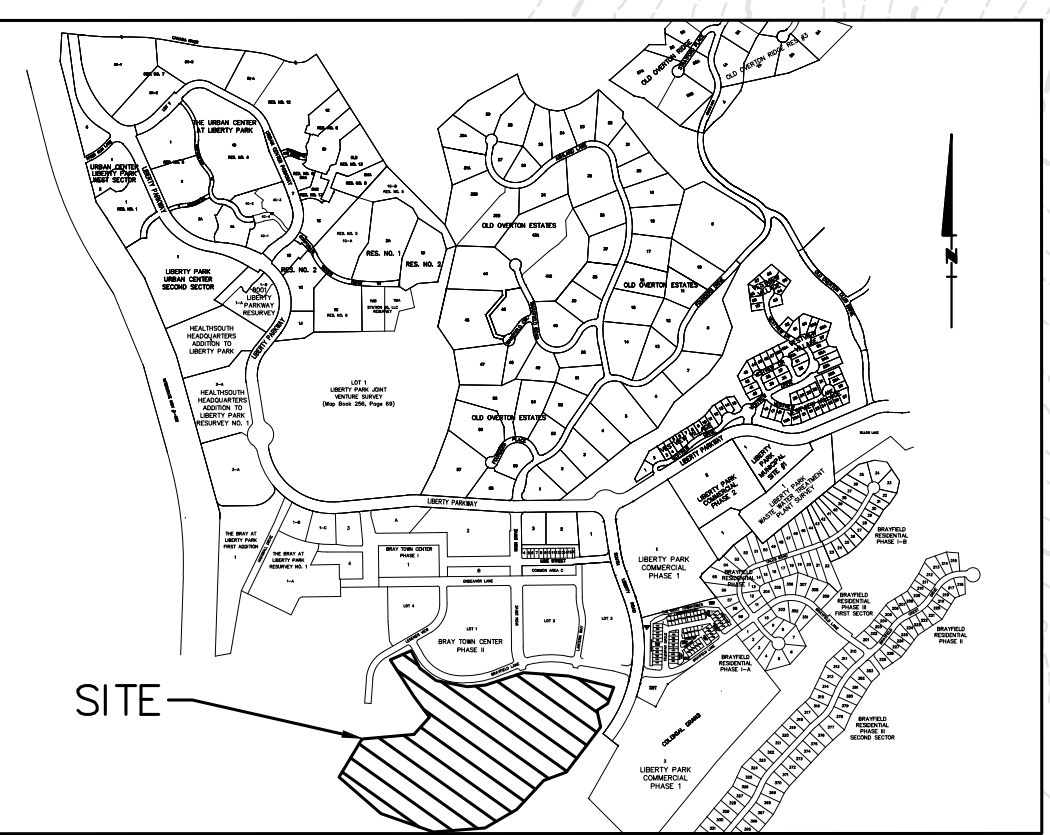
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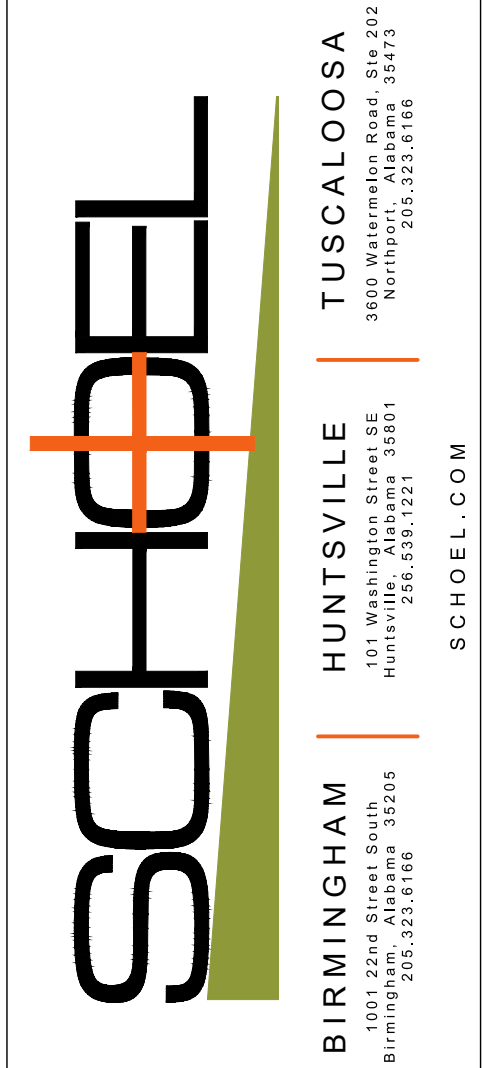


MATCH LINE AREA 4  
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 SCHOEL ENGINEERING COMPANY, INC.  
 1001 22ND STREET SOUTH  
 BIRMINGHAM, ALABAMA 35205  
 (205) 529-6166

MATCH LINE AREA 4  
 MATCH LINE AREA 3



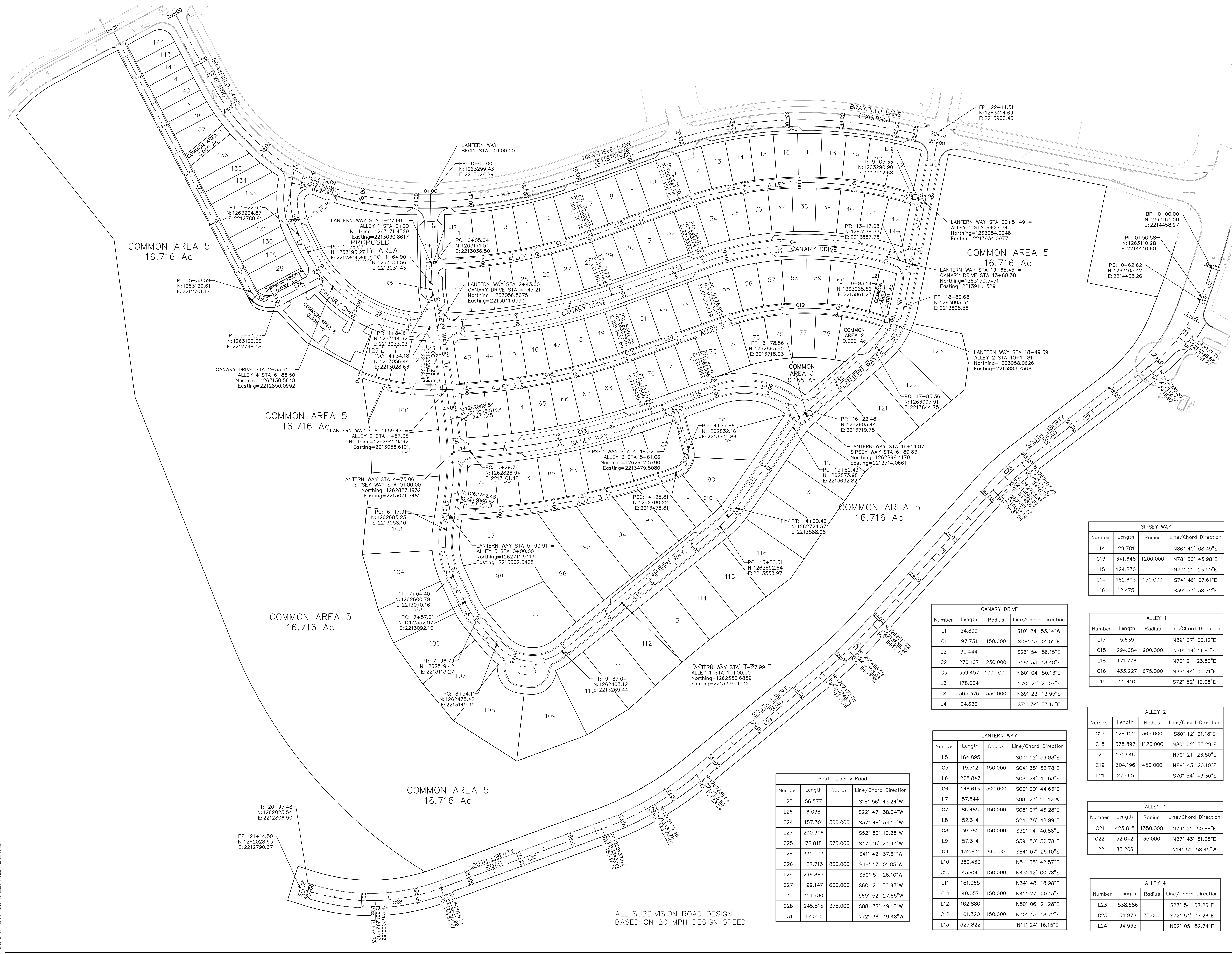
CANARY SQUARE  
 THE BRAY AT LIBERTY PARK  
 VESTAVIA HILLS, AL

DRAWING SET:  
 REVIEW SET 5/22/2026  
 REVISIONS:  
 4/10/2026 - CITY COMMENT  
 REVISIONS:

PRELIMINARY  
 PLAT AREA 4

DATE: 5/22/2026  
 DRAWN BY: RS  
 CHECKED BY: JH  
 PROJECT NO.: 25465

PP4



SIPSEY WAY			
Number	Length	Radius	Line/Chord Direction
L14	29.781		N86° 40' 08.45"E
C13	341.648	1200.000	N78° 30' 45.98"E
L15	124.830		N70° 21' 23.50"E
C14	182.603	150.000	S74° 46' 07.61"E
L16	12.475		S39° 53' 38.72"E

ALLEY 1			
Number	Length	Radius	Line/Chord Direction
L17	5.639		N89° 07' 00.12"E
C15	294.684	900.000	N79° 44' 11.81"E
L18	171.776		N70° 21' 23.50"E
C16	433.227	675.000	N88° 44' 35.71"E
L19	22.410		S72° 52' 12.08"E

ALLEY 2			
Number	Length	Radius	Line/Chord Direction
C17	128.102	365.000	S80° 12' 21.18"E
C18	378.897	1120.000	N80° 02' 53.29"E
L20	171.946		N70° 21' 23.50"E
C19	304.196	450.000	N89° 43' 20.10"E
L21	27.665		S70° 54' 43.30"E

ALLEY 3			
Number	Length	Radius	Line/Chord Direction
C21	425.815	1350.000	N79° 21' 50.88"E
C22	52.042	35.000	N27° 43' 51.28"E
L22	83.206		N14° 51' 58.45"W

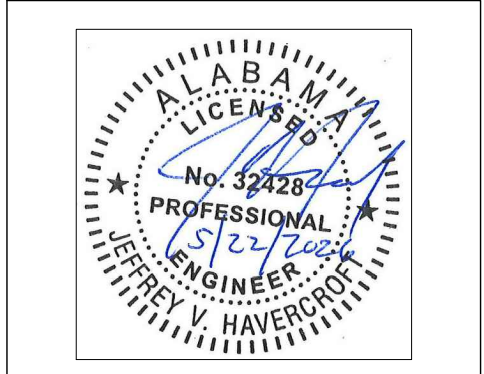
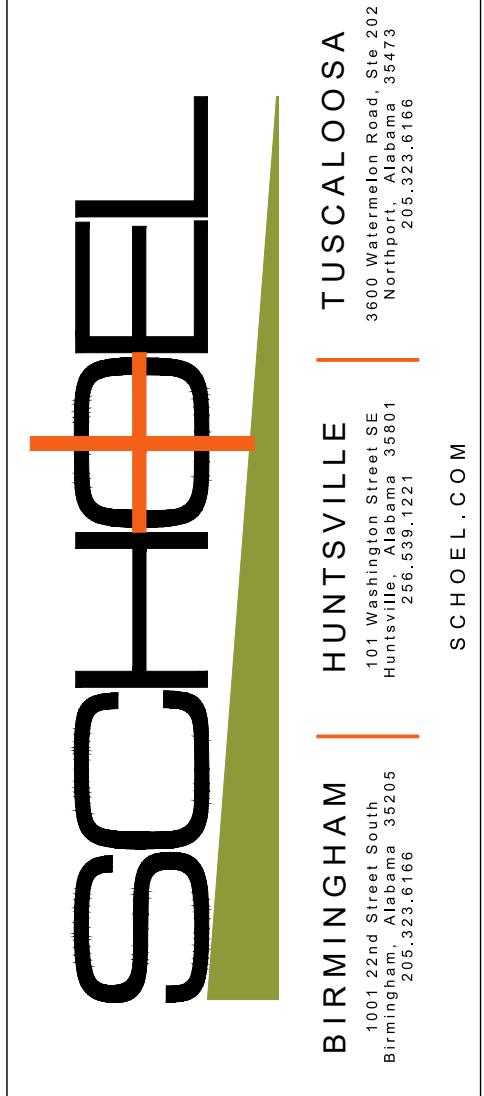
ALLEY 4			
Number	Length	Radius	Line/Chord Direction
L23	538.586		S27° 54' 07.26"E
C23	54.978	35.000	S72° 54' 07.26"E
L24	94.935		N62° 05' 52.74"E

CANARY DRIVE			
Number	Length	Radius	Line/Chord Direction
L1	24.899		S10° 24' 53.14"W
C1	97.731	150.000	S08° 15' 01.51"E
L2	35.444		S26° 54' 56.15"E
C2	276.107	250.000	S58° 33' 18.48"E
C3	339.457	1000.000	N80° 04' 50.13"E
L3	178.064		N70° 21' 21.07"E
C4	365.376	550.000	N89° 23' 13.95"E
L4	24.636		S71° 34' 53.16"E

LANTERN WAY			
Number	Length	Radius	Line/Chord Direction
L5	164.895		S00° 52' 59.88"E
C5	19.712	150.000	S04° 38' 52.78"E
L6	228.847		S08° 24' 45.68"E
C6	146.613	500.000	S00° 00' 44.63"E
L7	57.844		S08° 23' 16.42"W
C7	86.485	150.000	S08° 07' 46.28"E
L8	52.614		S24° 38' 48.99"E
C8	39.782	150.000	S32° 14' 40.88"E
L9	57.314		S39° 50' 32.78"E
C9	132.931	86.000	S84° 07' 25.10"E
L10	369.469		N51° 35' 42.57"E
C10	43.956	150.000	N43° 12' 00.78"E
L11	181.965		N34° 48' 18.98"E
C11	40.057	150.000	N42° 27' 20.13"E
L12	162.880		N50° 06' 21.28"E
C12	101.320	150.000	N30° 45' 18.72"E
L13	327.822		N11° 24' 16.15"E

South Liberty Road			
Number	Length	Radius	Line/Chord Direction
L25	56.577		S18° 56' 43.24"W
L26	6.038		S22° 47' 38.04"W
C24	157.301	300.000	S37° 48' 54.15"W
L27	290.306		S52° 50' 10.25"W
C25	72.818	375.000	S47° 16' 23.93"W
L28	330.403		S41° 42' 37.61"W
C26	127.713	800.000	S46° 17' 01.85"W
L29	296.887		S50° 51' 26.10"W
C27	199.147	600.000	S60° 21' 56.97"W
L30	314.780		S69° 52' 27.85"W
C28	245.515	375.000	S88° 37' 49.18"W
L31	17.013		N72° 36' 49.48"E

ALL SUBDIVISION ROAD DESIGN  
BASED ON 20 MPH DESIGN SPEED.



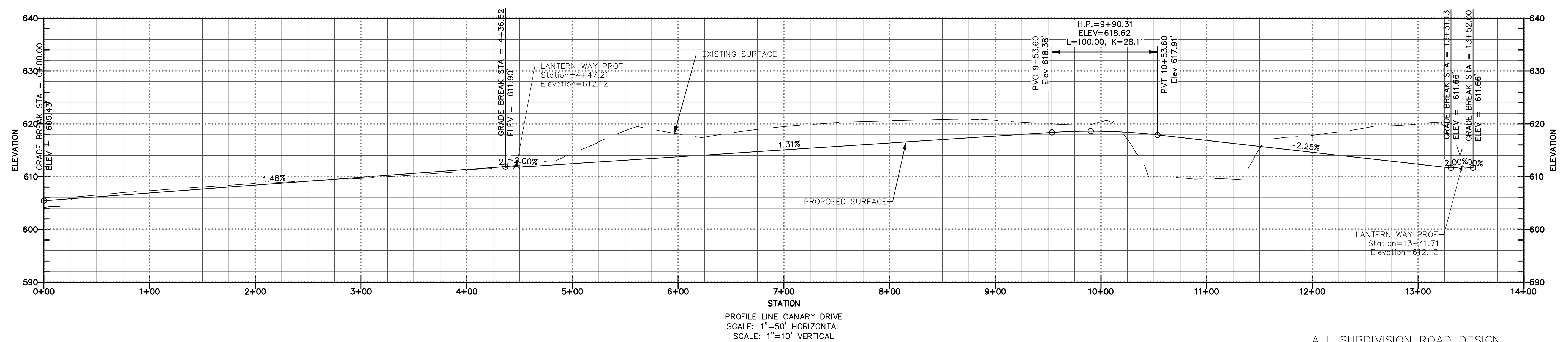
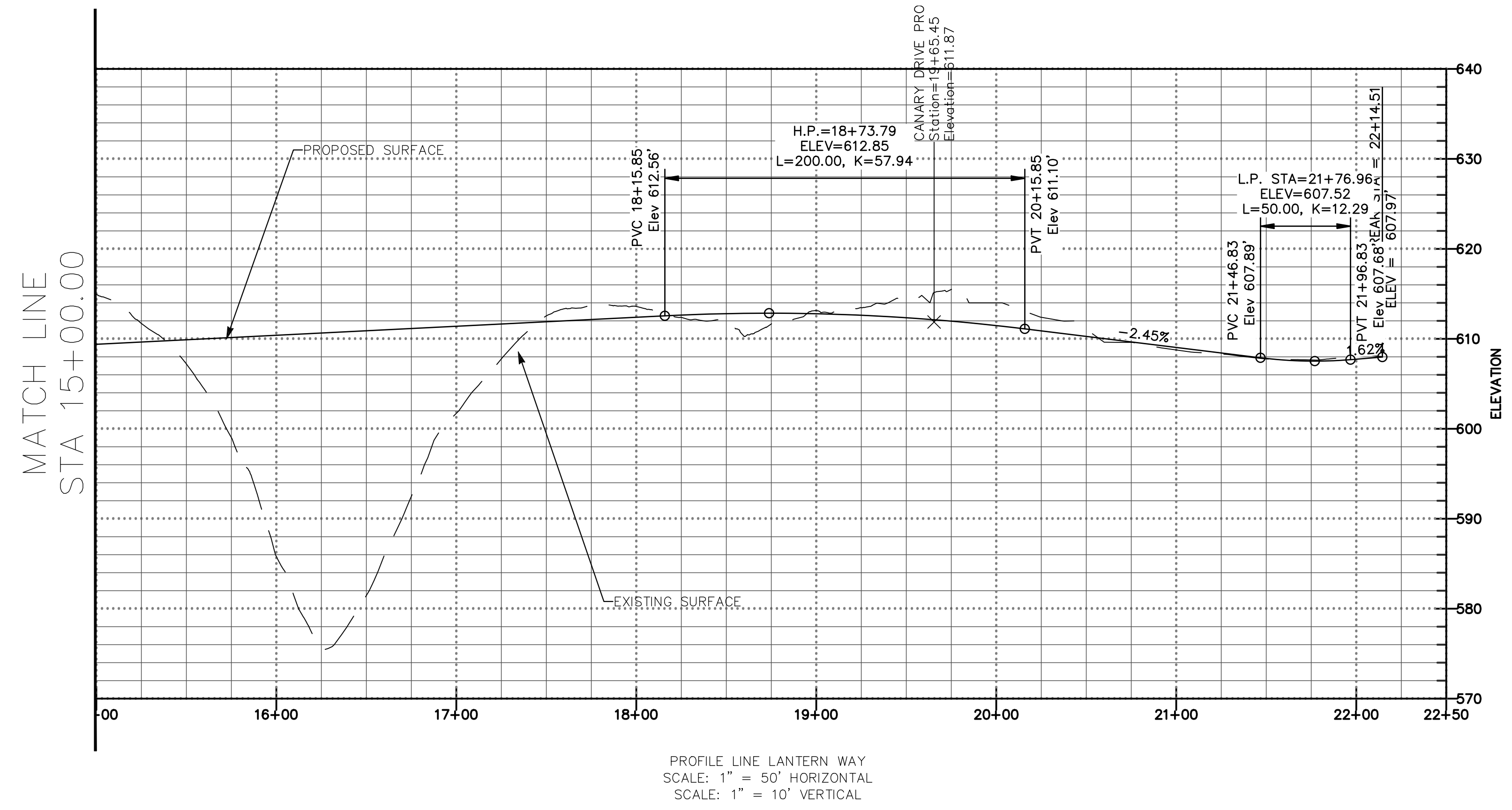
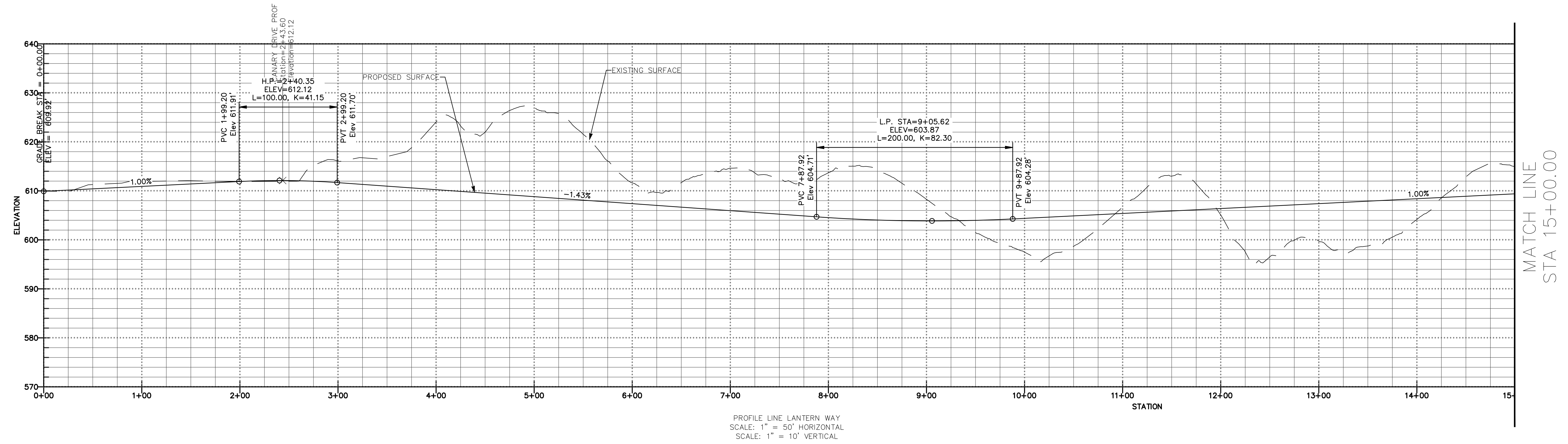
CANARY SQUARE  
THE BRAY AT LIBERTY PARK  
VESTAVIA HILLS, AL

DRAWING SET:  
REVIEW SET 5/22/2026  
REVISIONS:  
4/10/2026 - CITY COMMENT  
REVISIONS:

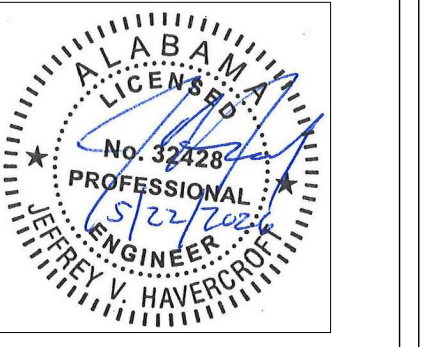
ROADWAY PLAN

DATE: 5/22/2026  
DRAWN BY: RS  
CHECKED BY: JH  
PROJECT NO.: 25465

C5-1



ALL SUBDIVISION ROAD DESIGN  
BASED ON 20 MPH DESIGN SPEED.

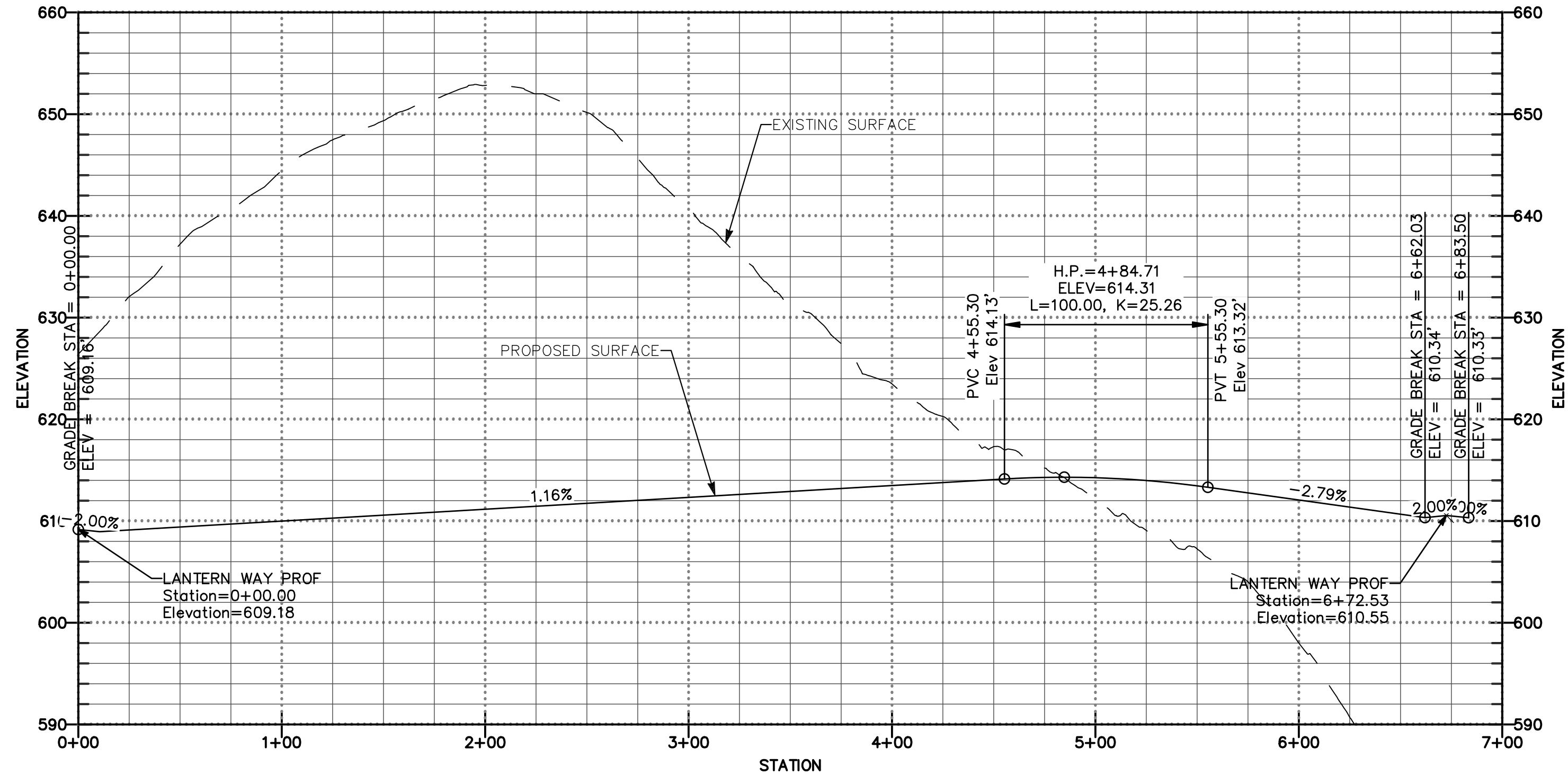


CANARY SQUARE  
THE BRAY AT LIBERTY PARK  
VESTAVIA HILLS, AL

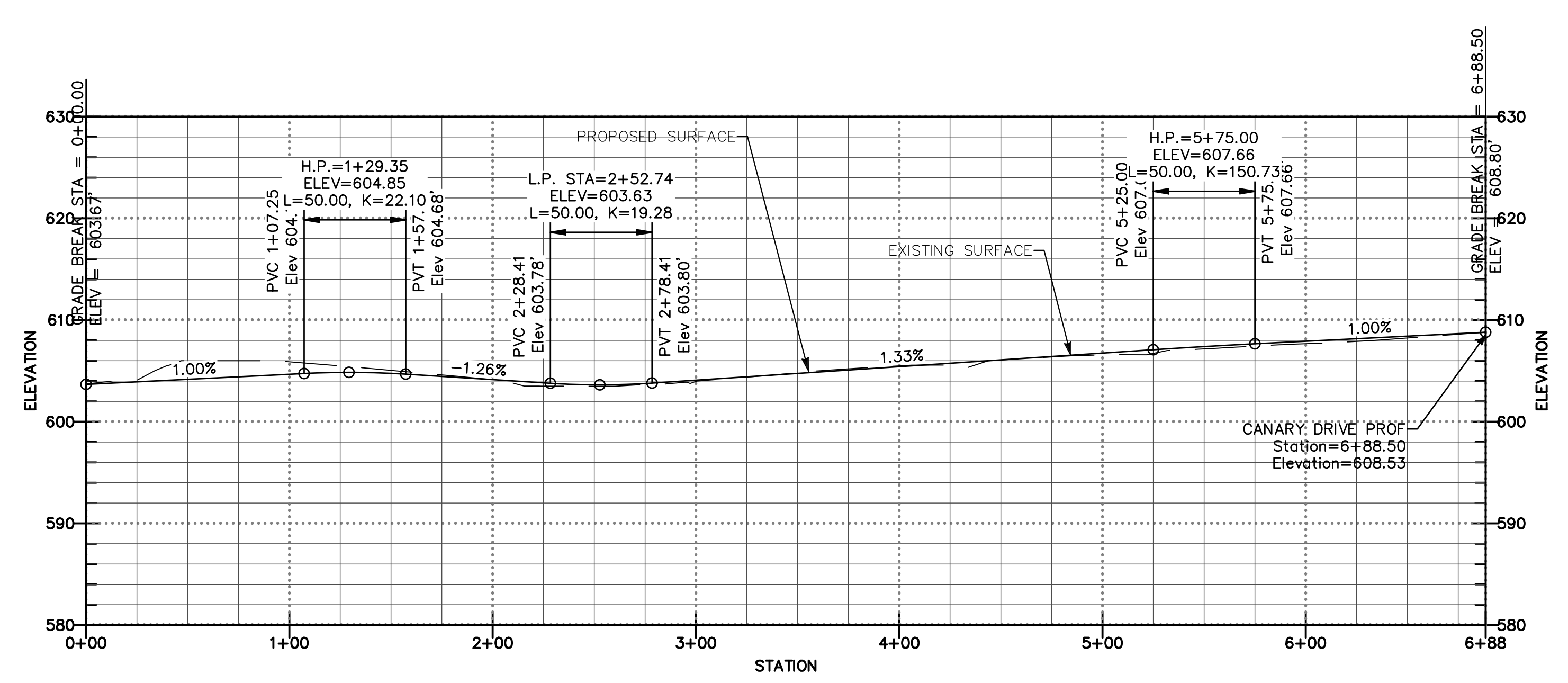
DRAWING SET:  
REVIEW SET 5/22/2026  
REVISIONS:  
4/10/2026 - CITY COMMENT  
REVISIONS

ROADWAY  
PROFILE 1

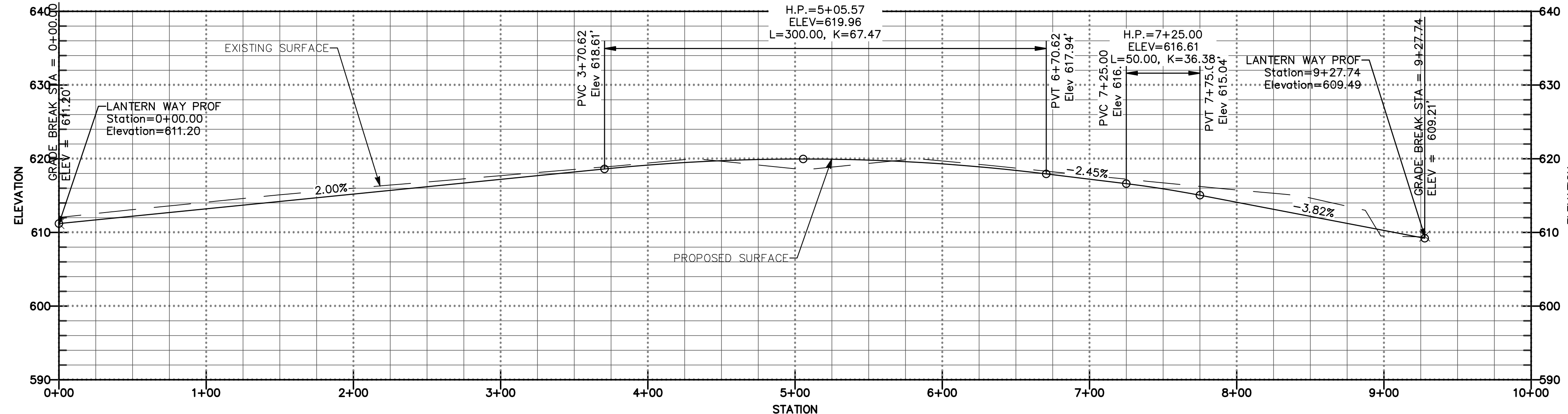
DATE: 5/22/2026  
DRAWN BY: RS  
CHECKED BY: JH  
PROJECT NO.: 25465



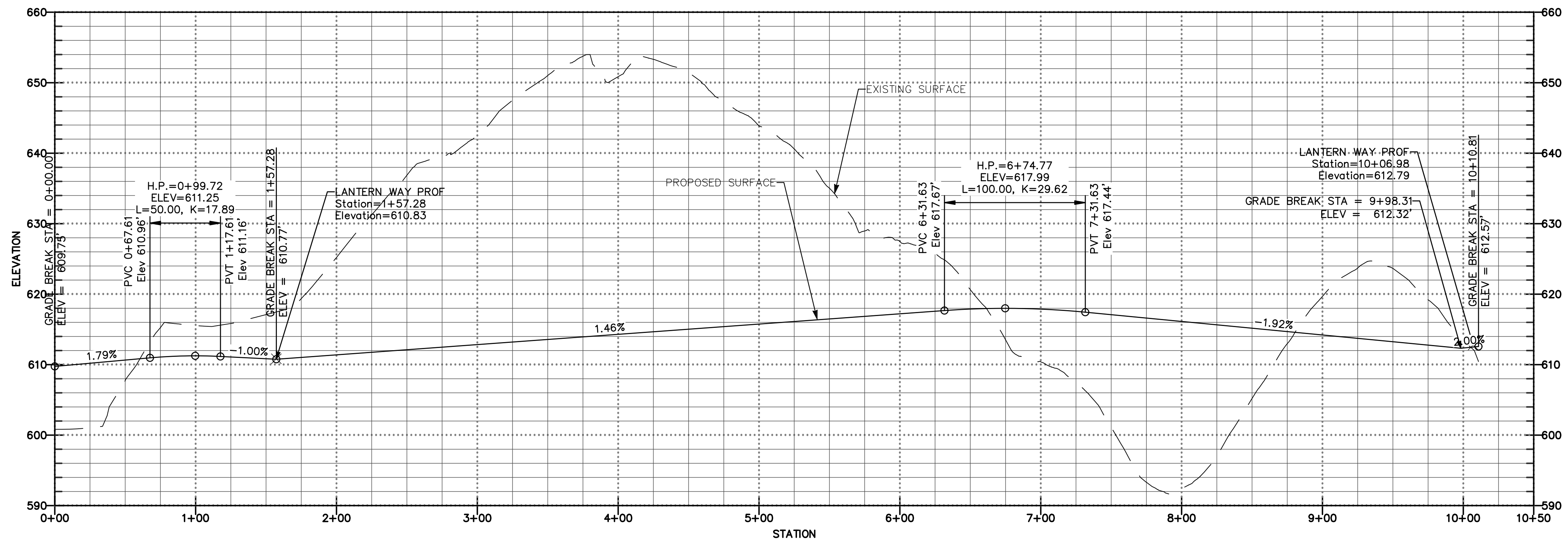
PROFILE LINE SIPSEY WAY  
 SCALE: 1"=50' HORIZONTAL  
 SCALE: 1"=10' VERTICAL



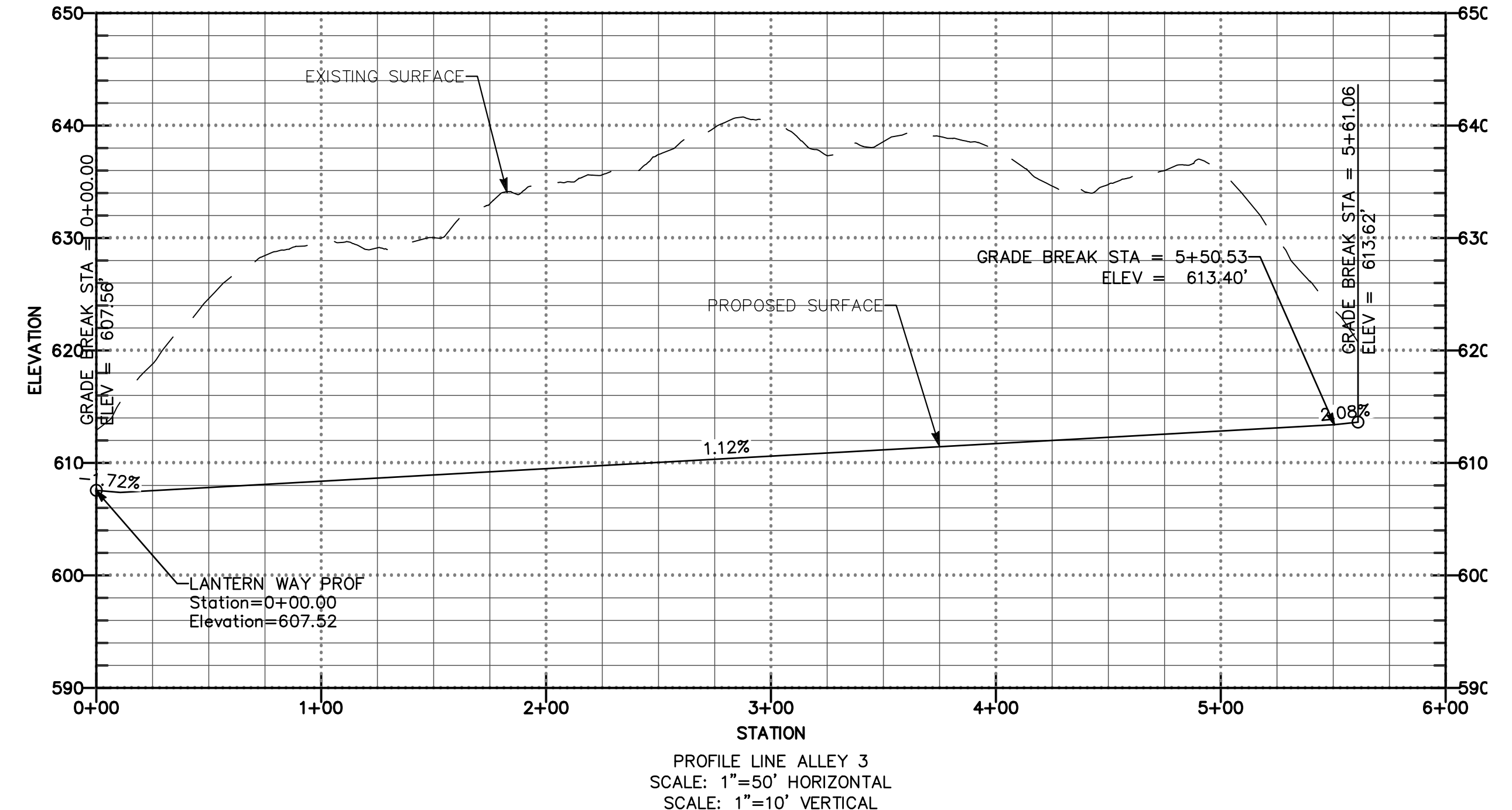
PROFILE LINE ALLEY 4  
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 SCALE: 1"=10' VERTICAL



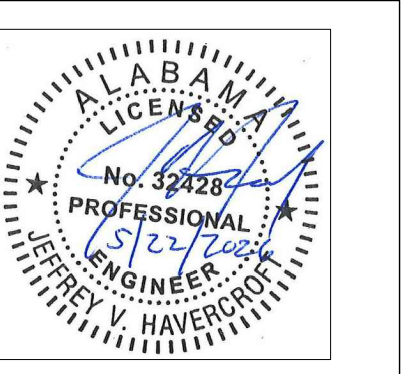
PROFILE LINE ALLEY 1  
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 SCALE: 1"=10' VERTICAL



PROFILE LINE ALLEY 2  
 SCALE: 1"=50' HORIZONTAL  
 SCALE: 1"=10' VERTICAL



PROFILE LINE ALLEY 3  
 SCALE: 1"=50' HORIZONTAL  
 SCALE: 1"=10' VERTICAL



CANARY SQUARE  
 THE BRAY AT LIBERTY PARK  
 VESTAVIA HILLS, AL

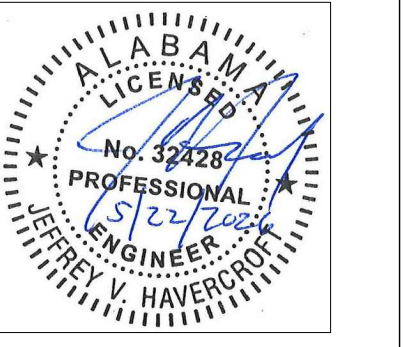
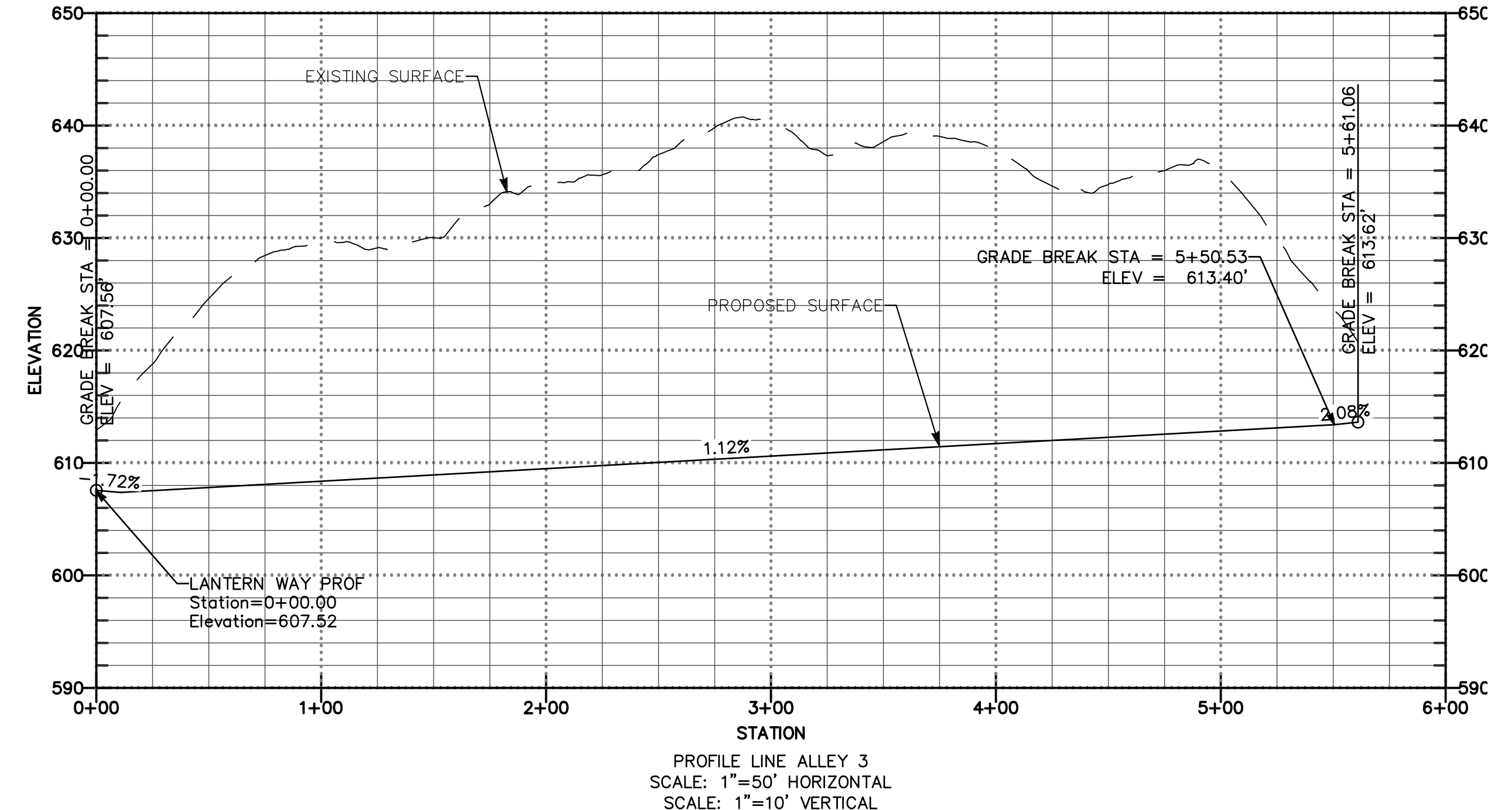
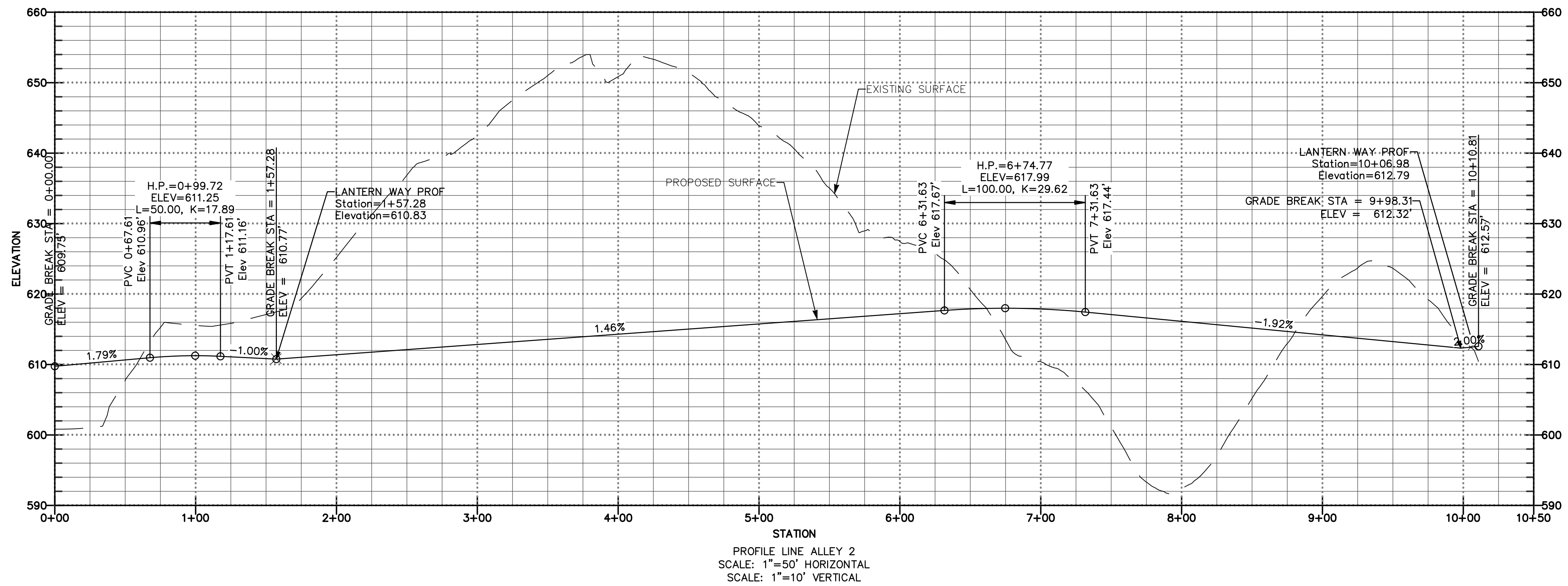
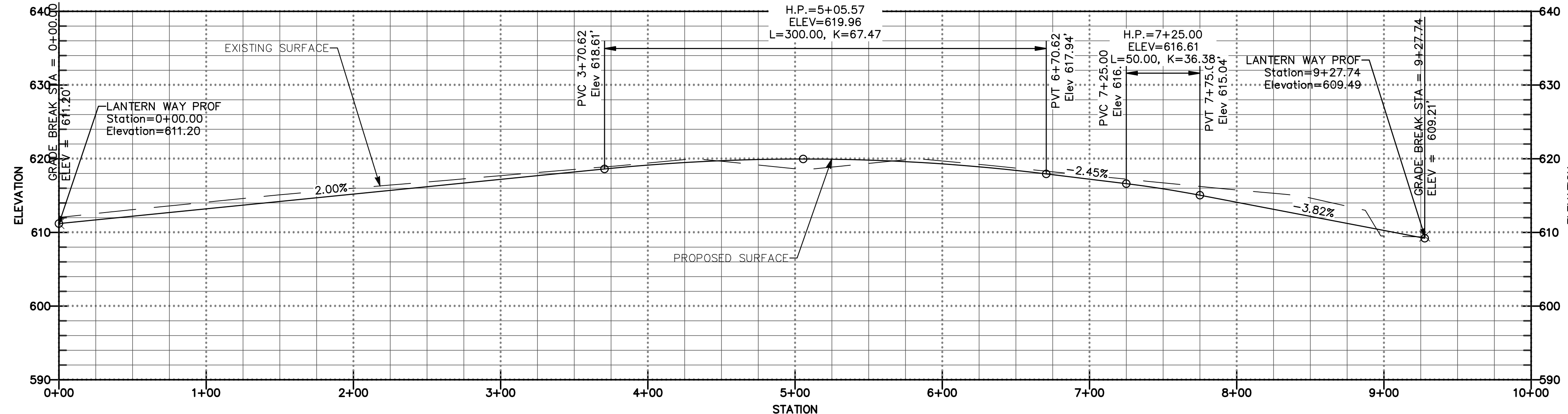
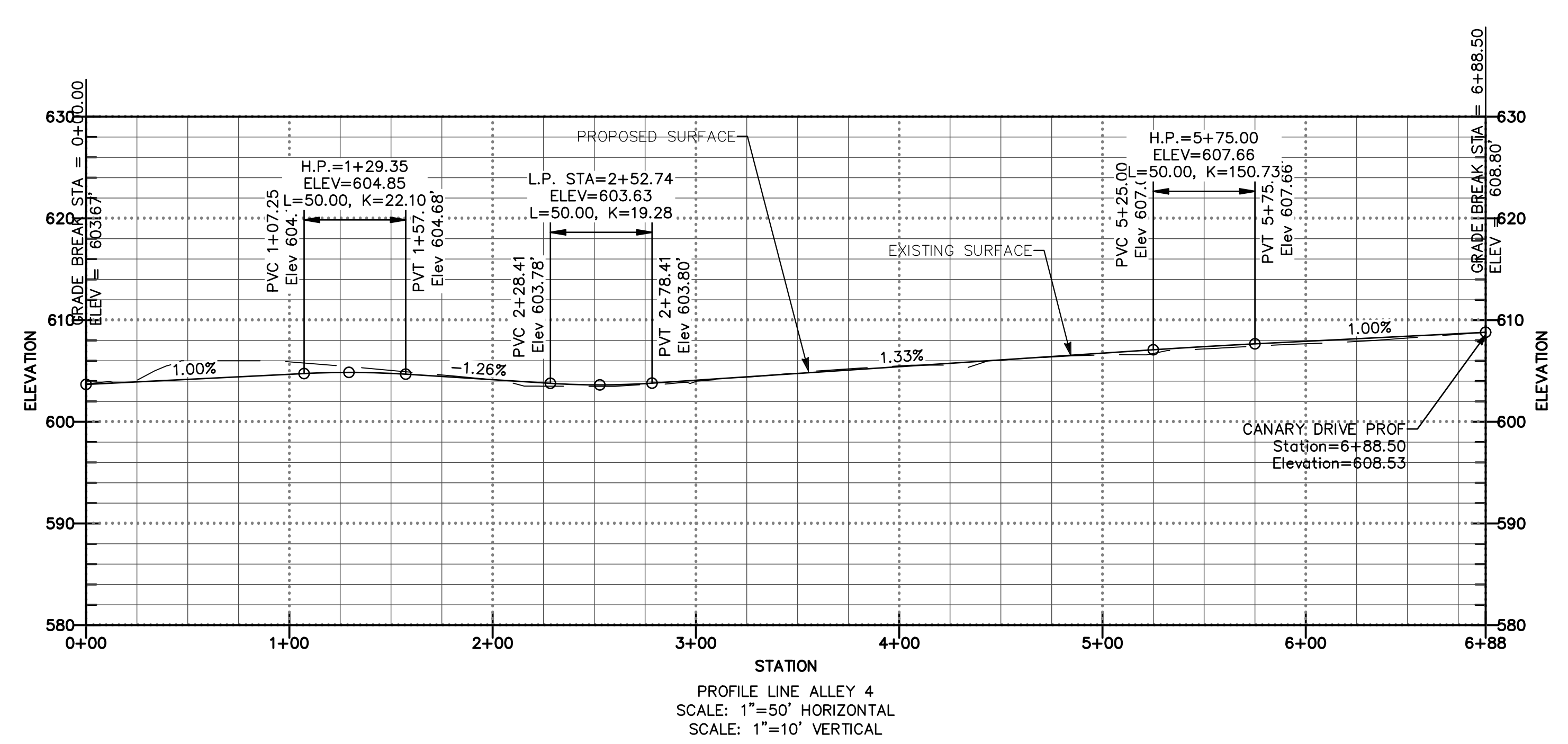
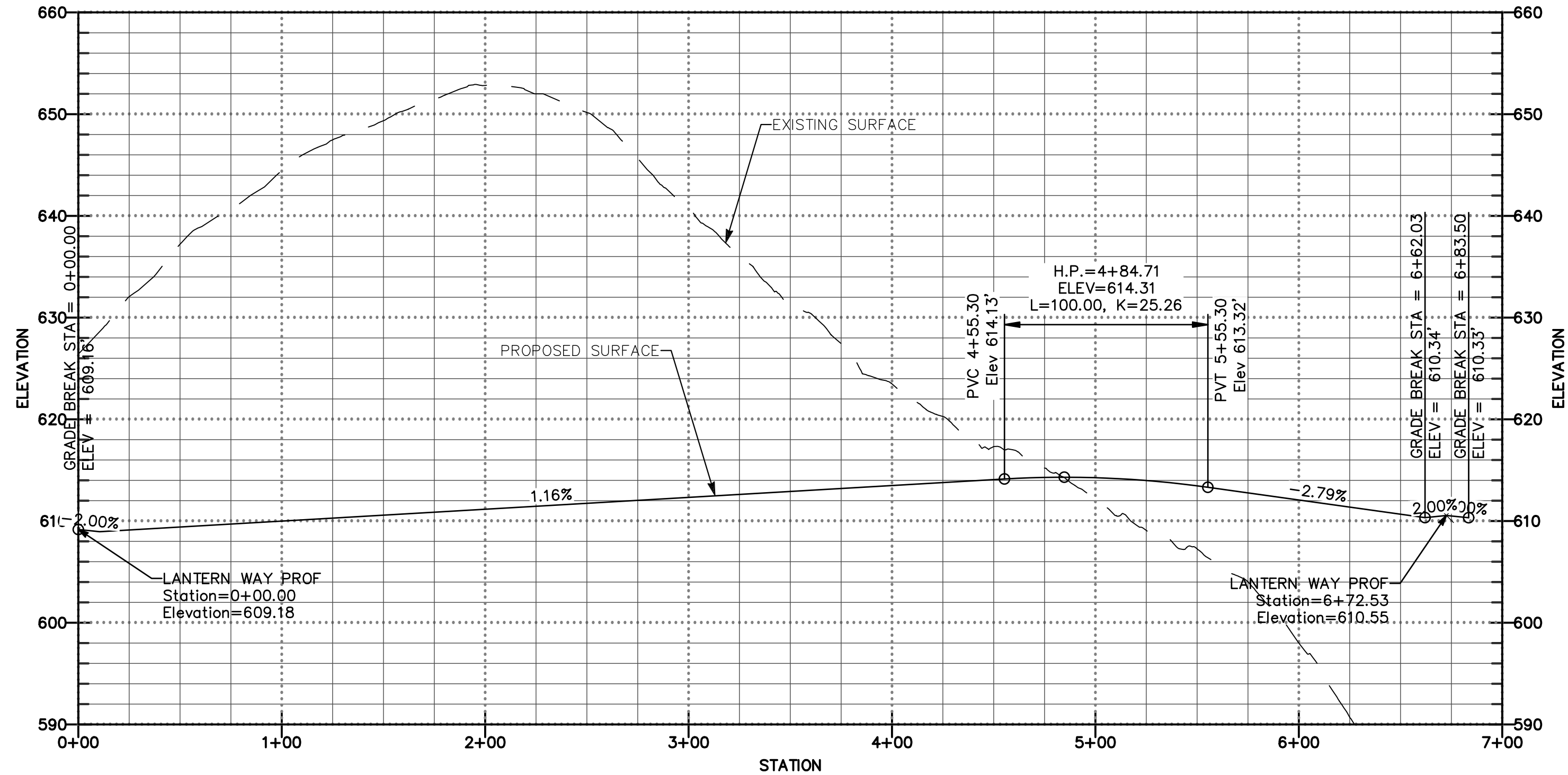
DRAWING SET:  
 REVIEW SET 5/22/2026  
 REVISIONS:  
 4/10/2026 - CITY COMMENT  
 REVISIONS:

ROADWAY  
 PROFILE 2

DATE: DATE  
 DRAWN BY: RS  
 CHECKED BY: JH  
 PROJECT NO.: 25465

C5-3

ALL SUBDIVISION ROAD DESIGN  
 BASED ON 20 MPH DESIGN SPEED.



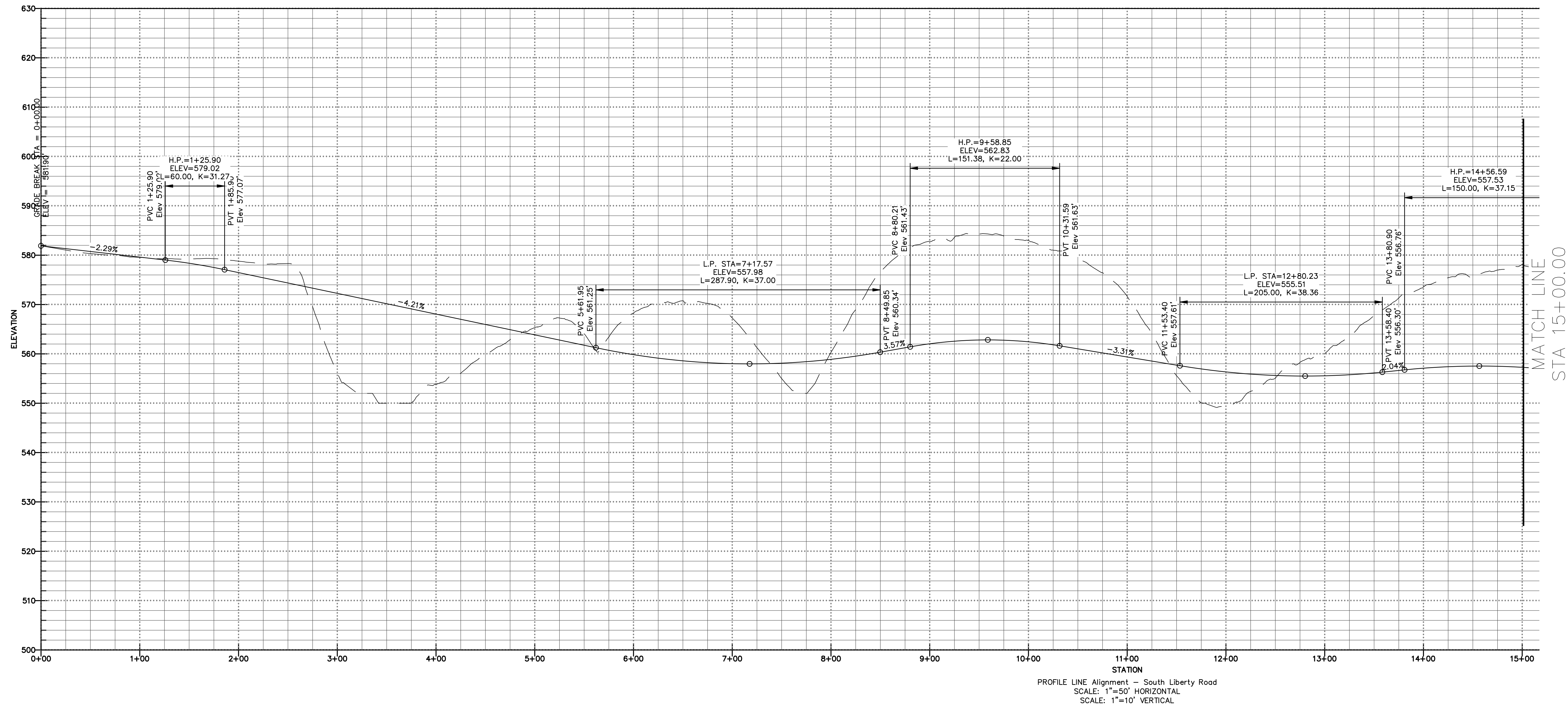
CANARY SQUARE  
 THE BRAY AT LIBERTY PARK  
 VESTAVIA HILLS, AL

DRAWING SET:  
 REVIEW SET 5/22/2026  
 REVISIONS:  
 4/10/2026 - CITY COMMENT  
 REVISIONS:

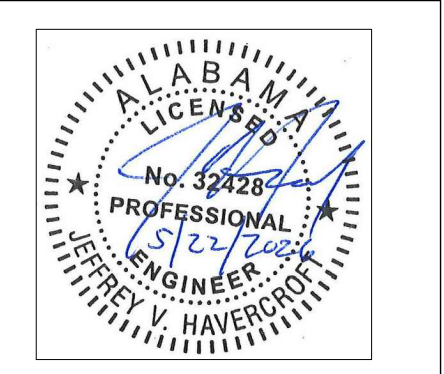
ROADWAY  
 PROFILE 3

DATE: 5/22/2026  
 DRAWN BY: RS  
 CHECKED BY: JH  
 PROJECT NO.: 25465

ALL SUBDIVISION ROAD DESIGN  
 BASED ON 20 MPH DESIGN SPEED.



CANARY SQUARE  
 THE BRAY AT LIBERTY PARK  
 VESTAVIA HILLS, AL

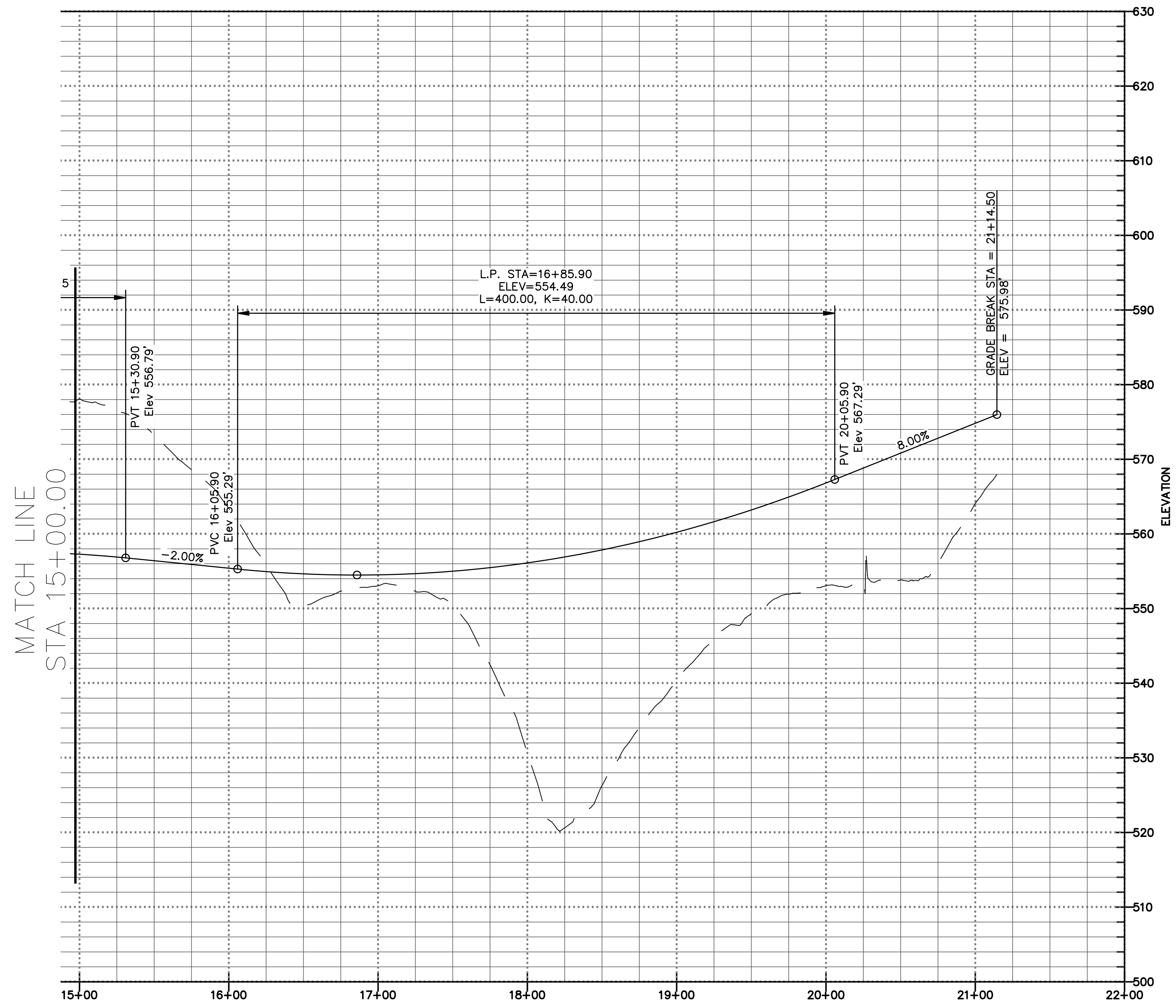


DRAWING SET:  
 REVIEW SET 5/22/2026

REVISIONS:	DATE	BY	REVISIONS:
4/10/2026 - CITY COMMENT			

ROADWAY  
 PROFILE 4

DATE: 5/22/2026  
 DRAWN BY: RS  
 CHECKED BY: JH  
 PROJECT NO.: 25465



CANARY SQUARE  
THE BRAY AT LIBERTY PARK  
VESTAVIA HILLS, AL

DRAWING SET:  
REVIEW SET 5/22/2026  
REVISIONS:  
6/10/2026 - CITY COMMENT  
REVISIONS:

ROADWAY  
PROFILE 4

DATE: 5/22/2026  
DRAWN BY: RS  
CHECKED BY: JH  
PROJECT NO.: 25465

C5-6



**SCHOEDEL**  
BIRMINGHAM HUNTSVILLE TUSCALOOSA  
1001 22nd Street, Suite 200  
Birmingham, AL 35203  
205.252.9199  
1701 West 14th Street, Suite 100  
Huntsville, AL 35894  
256.339.2271  
3402 Riverchase Park, Suite 202  
Tuscaloosa, AL 35404  
205.323.9199  
SCHOEDEL.COM



**City of Vestavia Hills  
Office of the City Clerk**

**OWNER AFFIDAVIT (This form must be notarized):**

I do hereby declare that the following statements are correct concerning the subject property located at: 1031 SOUTH LIBERTY ROAD, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply).*

       the Property Owner and representing myself in said request.

  X   the Property Owner, but I am authorizing a Representing Agent by the name of: ALEX PATTILLO to represent me in the following request:

And am requesting: (please check)

- |  |                                      |
|--|--------------------------------------|
| <u>      </u> Rezoning Request         | <u>      </u> Request for Variance   |
| <u>  X  </u> Preliminary Plat Approval | <u>      </u> Special Exception      |
| <u>      </u> Final Plat Approval      | <u>      </u> Design Review Approval |
| <u>      </u> Conditional Use Approval |                                      |

Signed:

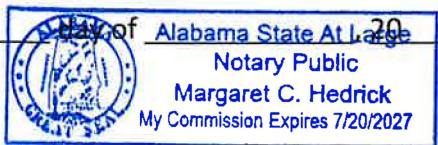
*[Signature]* 5/18/2026  
Owner Signature/Date

STATE OF ALABAMA  
COUNTY OF Jefferson

Given under my hand and seal  
this 18th day of May, 2026

*[Signature]*

My commission expires





VESTAVIA HILLS

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

### **MEETING DATE**

June 11, 2026

### **AGENDA ITEM**

FP-26-9 **Jeff Lucas** is requesting **Final Plat Approval** for **Paradox Resurvey on Dolly Ridge Road**. The purpose of this request is to plat the first of three medical office buildings. The property is owned John Wever and is zoned Vestavia Hills B-1.2.

### **BACKGROUND**

Combining Four Lots into Two Lots

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

The applicant is requesting Final Plat Approval for the first of a set of three office buildings on Dolly Ridge Road in Cahaba Heights. This plat follows up on a rezoning from single family residential to B-1.2, that was approved by Council in 2025.

### **ATTACHMENTS**

1. Application
2. Plat
3. Owner's Affidavit

Jack Wakefield  
City Planner



## Record No: FP-26-9

Final Plat Application

Status: Active

Submitted On: 5/26/2026

## Primary Location

4312 DOLLY RIDGE RD  
VESTAVIA HILLS, AL 35243

## Owner

John Wever

## Agenda Information

Agenda Scheduling

Comments/Delay/Explanation

## Project Information

### Property Address\*

4308, 4312, 4316 & 4320 DOLLY RIDGE  
RD

### Parcel ID Number

2800222011043000

### Legal Description\*

LOT 5 BLK 1 EXC THE W 363.5 FT NEW  
MERKLE HEIGHTS

### Current Zoning Classification\*

R4

### Acreage\*

3

### Application Submission Date\*

05/26/26

Reason for Request\* 

Turning 4 lots into 2 lots

---

## 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\*

John Weaver

Company Name

Mailing Address\*

4308 DOLLY RIDGE R

Owner Email 

Phone Number\*

2059420086

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.

Representative for Owner

Mary Overby

Company Name

Email\* 

Weygand

**Mailing Address of Representative**

173 Oxmoor Rd

**Phone No. of Representative**

2059420086

---

**Surveyor Information**

**Name\***

Jeff Lucas

**Company\***

Weygand

**Mailing Address\***

173 Oxmoor Rd

**Phone Number\***

2059420086

**Registration Number**

CA50309

**Email\* **

---

**Internal Use Only**

**Date of Meeting **

—

**Approved/Denied **





**City of Vestavia Hills Owner Affidavit**

I hereby declare that the following statements are correct concerning the subject property located at:

4308, 4312, 4316, 4320 Dolly Ridge Rd. (street address)

in Vestavia Hills, Alabama and that statements submitted in my application are true.

I am (check all that apply):

the Property Owner and representing myself in said request.

the Property Owner, but I am authorizing a Representing Agent.

Name of Representing Agent: WEYGAND LAND SURVEYORS

I am requesting (check all that apply):

Rezoning Request

Request for Variance

Preliminary Plat Approval

Special Exception

Final Plat Approval

Design Review Approval

Conditional Use Approval

Owner's Name (print): John Wew

Signature: [Handwritten Signature] Date: 5/26/2020

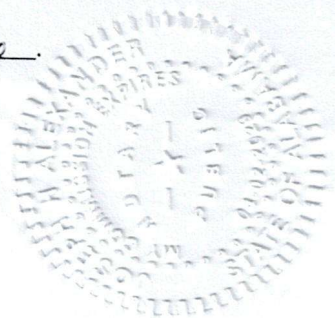
**THIS FORM MUST BE NOTARIZED.**

**STATE OF ALABAMA**

**COUNTY OF** Jefferson

Given under my hand and seal this 26<sup>th</sup> day of May, 2020.

Joseph H. Alexander  
Notary Public



My commission expires 2<sup>nd</sup> day of April, 2029.



VESTAVIA HILLS

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

### **MEETING DATE**

June 11, 2026

### **AGENDA ITEM**

FP-26-10 **Shelia Stephenson** is requesting **Final Plat Approval** for **Held Property Resurvey**. The purpose of this request is to resurvey existing lot and adjacent acreage into two lots. The property is owned Tributary 280 LLC and is zoned Vestavia Hills R-2 & O-2.

### **BACKGROUND**

Resurvey Existing Lot and Adjacent Acreage into Two Lots

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

The applicant is seeking to resurvey into two lots, an existing lot and adjacent acreage along Cahaba River Road.

### **ATTACHMENTS**

1. Application
2. Plat
3. Owner's Affidavit

Jack Wakefield  
City Planner



## Record No: FP-26-10

Final Plat Application

Status: Active

Submitted On: 5/27/2026

## Primary Location

4601 Cahaba River Rd.  
Vestavia Hills, Alabama 35243

## Owner

Tributary 280 LLC

## Agenda Information

Agenda Scheduling

Comments/Delay/Explanation

## Project Information

### Property Address\*

4601 Cahaba River Rd, 4575 Cahaba River Rd, 4581 Cahaba River Rd

### Parcel ID Number

28-00-27-3-000-001.700, 28-00-27-2-000-002.002

### Legal Description\*

Metes & Bounds

### Current Zoning Classification\*

R-2 & O-2

### Acreage\*

25

### Application Submission Date\*

4/29/26

Reason for Request\* 

To Resurvey 1 Lot and combine Acreage into 2 Lots

---

## 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\*

NGI Birmingham Properties, LLC &  
Tributary 280 LLC

Company Name

Mailing Address\*

2827 Peachtree Rd NE Ste 500 Atlanta,  
GA 30305 & 4000 Eagle Point Corp Dr  
B'ham, AL 35213

Owner Email 

Phone Number\*

404-815-1234

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.

Representative for Owner

Mark W. Clark

**Company Name**

Schoel Engineering Company, Inc.

**Email\*** 

**Mailing Address of Representative**

1001 22nd St S Birmingham, AL 35205

**Phone No. of Representative**

205-313-1140

---

## Surveyor Information

**Name\***

Mark W. Clark

**Company\***

Schoel Engineering Company, Inc.

**Mailing Address\***

1001 22nd St S Birmingham, AL 35205

**Phone Number\***

205-313-1140

**Registration Number**

19251

**Email\*** 

---

## Internal Use Only

**Date of Meeting** 

—

**Approved/Denied** 







City of Vestavia Hills Owner Affidavit

I hereby declare that the following statements are correct concerning the subject property located at:
4575 Cahaba River Rd & 4601 Cahaba River Rd (street address)
in Vestavia Hills, Alabama and that statements submitted in my application are true.

I am (check all that apply):

- the Property Owner and representing myself in said request.
the Property Owner, but I am authorizing a Representing Agent.

Name of Representing Agent: Schoel Engineering Company, Inc.

I am requesting (check all that apply):

- Rezoning Request
Request for Variance
Preliminary Plat Approval
Special Exception
Final Plat Approval
Design Review Approval
Conditional Use Approval

Owner's Name (print): NGI Birmingham Properties, LLC

Signature: [Handwritten Signature] Date: 4/28/26

THIS FORM MUST BE NOTARIZED.

STATE OF GEORGIA
COUNTY OF Fulton

Given under my hand and seal this 25th day of April, 2026.

[Handwritten Signature]
Notary Public

My commission expires 7th day of June, 2027.

POLLY T BUTLER
NOTARY PUBLIC
FAYETTE COUNTY, GEORGIA
My Commission Expires
06/07/2027



**City of Vestavia Hills Owner Affidavit**

I hereby declare that the following statements are correct concerning the subject property located at:

4575 Cahaba River Rd & 4601 Cahaba River Rd (street address)

in Vestavia Hills, Alabama and that statements submitted in my application are true.

I am (check all that apply):

the Property Owner and representing myself in said request.

the Property Owner, but I am authorizing a Representing Agent.

Name of Representing Agent: Schoel Engineering Company, Inc.

I am requesting (check all that apply):

Rezoning Request

Request for Variance

Preliminary Plat Approval

Special Exception

Final Plat Approval

Design Review Approval

Conditional Use Approval

Owner's Name (print): Tributary 280, LLC

Signature: [Handwritten Signature] Date: 5/5/26

**THIS FORM MUST BE NOTARIZED.**

\* STATE OF ALABAMA  
COUNTY OF Jefferson

Given under my hand and seal this 5<sup>th</sup> day of May, 2026.

[Handwritten Signature]  
Notary Public



My commission expires 18<sup>th</sup> day of August, 2027.



VESTAVIA HILLS

**Planning and Zoning Commission  
Planners Report**

**MEETING DATE**

June 11, 2026

**AGENDA ITEM**

CU-26-5 **Martin Evans** is requesting **Conditional Use Approval for a Fence Over 8' in Height** for **1837 Montclair Drive**. The Property Is Owned By Carter Kauffman and Is Zoned Vestavia Hills R-2.

**WITHDRAWN**

**BACKGROUND**

Conditional Use Approval for a Fence Over 8' in Height

**PLANNER'S REVIEW/RECOMMENDATION**

The applicant is seeking Conditional Use Approval for the erection of a fence over 8' in height. The fence was erected before the height regulation was included in the Vestavia Hills Zoning Code. A portion of the fence has minor damage, and the applicant is requesting to remediate that damage to the fence.

**ATTACHMENTS**

1. Application
2. Owner's Affidavit

Jack Wakefield  
City Planner



## Record No: CU-26-5

Conditional Use Application

Status: Active

Submitted On: 4/28/2026

### Primary Location

1837 MONTCLAIRE DR  
VESTAVIA HILLS, AL 35216

### Owner

Carter Smylie Kaufman  
Montclair Dr 1837 Vestavia Hills, AL 35216

## Agenda Information

Agenda Scheduling:

June

Comment/Delay/Reasons:

## Owner Information

A notarized Owner's Affidavit must be submitted with this Conditional Use Application before it can be processed. Please prepare this affidavit prior to submission or it will not be properly filed. All documents must be filed prior to the application date to be considered on the next meeting date. If any required information is received after the application date, the application will be held until the next month.

Property Owner:\*

Carter Smylie Kaufman

Mailing Address of Property Owner Including City,  
State, Zip Code:\*

1837 Montclair Dr Vestavia Hills, AL  
35216

Property Owner Email: 

Property Owner Telephone Number:

(205)335-7370

Check Below if Property Owner is Responsible for Postage Costs

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## Representing/Responsible Party

Representing Agent:

Mailing Address of Representing Agent Including City, State, Zip:

Representing Agent Email: 

Representing Agent Telephone No.:

Check Below if Representing Agent is Responsible for Postage Charges

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## Property Information

Property Address:\*

County Parcel ID Number:

1837 Montclair Dr Vestavia Hills, AL  
35216

2800193010007000

Legal Description of Subject Property:\*

Lot 12 BLK 5 Montclair Fifth Sector

**Current Zoning Classification of Subject Property:\***

R-2

**Requested Conditional Use Including Intended Use, Citing Appropriate Section of the Zoning Code, etc.:\* ?**

We are requesting Conditional Use Approval pursuant to Section 4.5.3.5 of the Ordinance to allow for the repair of an existing residential fence that exceeds the current height limitation of eight feet.

The fence was originally permitted and constructed by the previous homeowner in compliance with all applicable regulations at the time of installation and has remained in place for many years. Due to minor damage to a portion of the fence, we are seeking approval to repair and restore the existing structure in its current location, height, and configuration.

This request does not propose the construction of a new fence or any expansion of the existing structure, but is limited solely to the repair of a previously permitted fence. The intended use of the property will remain unchanged as a single-family residence.

All supporting materials, including details regarding the fence's location, height, and materials, will be provided in accordance with the requirements for Conditional Use Approval.

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## Explanation of Reasons for Conditional Use

Upon acceptance of an application, the Commission shall consider the application during a public hearing. The Commission shall, after the public hearing, make a recommendation to the Council. Following the recommendation by the Commission, the Council shall hold a public hearing regarding the application and upon completion of said hearing, shall approve with conditions or deny the request within the time limit required by law. The recommendation by the Commission may be to approve or deny the application, which said recommendation shall be advisory only. Zoning is a legislative matter decided by the Council. The Council shall not be bound by the recommendation of the Commission. A Conditional Use approval shall lapse and be of no effect if, after the expiration of one (1) year from the date of Council approval, no construction or change in use pursuant to such Conditional Use has taken place, provided that the Council may, for good cause shown, specify a longer period of time in conjunction with its action to approve a Conditional Use.

Determination. Conditional Uses shall only be approved upon a finding by the Governing Body that all of the following criteria are satisfied. Please FULLY explain each of these conditions relative to this Conditional Use Request.

**1. The use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the surrounding area:\***

The requested approval to repair the existing fence will not be detrimental to the health, safety, or general welfare of the surrounding area. The fence in question was properly permitted and constructed in compliance with all applicable regulations at the time of installation by the previous homeowner and has remained in place for many years without issue or complaint.

The current request is limited in scope and does not seek to expand, alter, or intensify the existing structure in any way. Rather, it is solely to repair a small damaged portion of an otherwise intact fence system. Restoring the fence will maintain the property in a safe and orderly condition, preventing further deterioration that could otherwise create a hazard.

Additionally, the fence provides an important buffer between the subject property and a neighboring multi-family residence, helping to preserve privacy and minimize direct visibility into the backyard and home. This contributes positively to the overall residential character of the area and supports the quiet enjoyment of the property without negatively impacting neighboring properties.

Because the repair simply maintains an existing, long-standing condition—and does not introduce any new or intensified use—it will not adversely affect surrounding properties or the broader community. In fact, maintaining the fence in good repair supports neighborhood standards and overall property upkeep.

**2. The use is necessary or desirable and provides a service or facility that contributes to the general well-being of the surrounding area:\***

The requested repair is both necessary and desirable, as it preserves an existing feature that supports the functional use of the property and contributes to the overall residential environment. The fence provides a defined boundary between properties, which is an important element in maintaining order and separation within a developed neighborhood.

In addition to defining property lines, the fence plays an important role in providing privacy and security for the home. Given the proximity and elevation of a neighboring multi-family residence with a direct line of sight into the home, maintaining this barrier helps ensure appropriate separation between differing residential uses. This is particularly important for a household with two young children and a spouse whose work as a broadcaster is highly public-facing and involves frequent travel, making periods of absence more easily known. In that context, maintaining a secure and private outdoor space is an important component of the home's overall safety and livability.

Maintaining the fence helps establish appropriate separation between differing residential uses, allowing both properties to function independently and comfortably. This type of buffering contributes to the general well-being of the surrounding area by reducing direct visual intrusion and supporting a more private and livable environment for all residents.

Because the request is limited to repairing a long-standing, previously permitted structure, it continues to provide these benefits without introducing any new or incompatible elements.

### **3. The request is consistent with all applicable provisions of the Comprehensive Plan:\***

The requested repair of the existing fence is consistent with the applicable provisions of the Comprehensive Plan, particularly those related to preserving established neighborhood character, supporting residential stability, and ensuring compatibility between adjacent land uses.

The property is located within a developed residential area, and the fence has been a long-standing feature that contributes to the functional use of the property. Maintaining this existing structure supports the Plan's emphasis on protecting the integrity of established neighborhoods and allowing properties to continue operating as intended without unnecessary disruption.

Additionally, the repair aligns with goals related to compatibility and appropriate transitions between differing residential uses. The fence provides an effective buffer between a single-family residence and a nearby multi-family property, helping to preserve privacy and reduce direct visibility. This type of separation supports the Comprehensive Plan's intent to promote harmonious relationships between varying housing types.

The request does not introduce any new use, density, or intensity, nor does it conflict with broader planning objectives. Instead, it preserves an existing, previously permitted condition in a manner that is consistent with the intent and guiding principles of the Comprehensive Plan.

**4. The request shall not adversely affect adjacent properties:\***

The requested repair will not adversely affect adjacent properties, as it is limited to restoring a portion of an existing fence that has been in place for many years. This request does not involve any expansion or increase in height to the original design or footprint of the structure.

Because the fence is already an established feature of the property, adjacent properties have long existed with it in place. Repairing the damaged section simply maintains the current condition rather than introducing any new element or change that could impact neighboring properties.

As the request is strictly for repair of what was previously permitted and constructed, it will not create any new or adverse impacts on adjacent properties. Instead, it preserves an existing condition that has coexisted with the surrounding area without issue.

**5. The request is compatible with the existing or allowable uses of adjacent properties:\***

The requested repair remains compatible with the existing and allowable uses of adjacent properties because it does not alter how the property functions or how neighboring properties are able to be used. The fence has been in place for many years as part of the established residential setting, and adjacent properties have developed and operated alongside it without conflict.

This request is limited strictly to repairing a damaged portion of that existing structure. It does not propose any expansion, modification, or intensification that would change the relationship between properties. As a result, there is no new impact introduced to surrounding uses.

Additionally, the fence continues to serve as a physical boundary that helps define separate residential spaces, particularly between differing housing types. Maintaining that boundary supports normal residential use on both sides by preserving privacy. Due to the proximity and elevation of the adjacent multi-family residence, the second-story units have a direct view into the backyard and home, making the fence an essential feature for maintaining reasonable privacy.

Because the repair simply sustains an existing condition and does not interfere with the use or enjoyment of adjacent properties, it remains fully compatible with both current and allowable uses in the surrounding area.

**6. The request can demonstrate that adequate public facilities, including roads, drainage, potable water, sanitary sewer, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed:\***

The requested repair will not create any additional demand on public facilities or services, as it does not involve a new use, expansion, or increase in intensity of the property. The property will continue to function as an existing single-family residence, consistent with its long-established use.

All necessary public facilities—including roads, drainage, potable water, sanitary sewer, and police and fire protection—are already in place and fully serve the property in its current condition. The proposed repair of the fence does not require any upgrades, extensions, or modifications to these systems.

Because the request is limited to restoring a portion of an existing structure and does not alter the use or occupancy of the property, there will be no impact on the capacity or adequacy of public services. The existing infrastructure and services are sufficient and will continue to meet all needs of the property.

**7. The request can demonstrate adequate provision for maintenance of the use and associated structures:\***

The request demonstrates adequate provision for the maintenance of the use and associated structures, as it is specifically intended to repair and preserve an existing fence that has been in place for many years. The need for this request arose from a limited area of damage, and addressing it promptly reflects a commitment to proper upkeep of the property.

We, as homeowners, have consistently maintained the property and intend to continue doing so, including the ongoing care of the fence once repaired. Approving this request will allow the structure to be restored to a sound condition, preventing further deterioration and ensuring it remains safe, stable, and functional.

Because the request is limited to repairing an existing structure rather than introducing a new one, long-term maintenance requirements are already understood and manageable. The fence will continue to be maintained in a manner consistent with its historical condition and in keeping with responsible property ownership.

Overall, the request supports continued proper maintenance of both the structure and the property as a whole.

**8. The request has minimized, to the degree possible, adverse effects on the natural environment:\***

The requested repair has minimized, to the greatest extent possible, any adverse effects on the natural environment, as it is limited to restoring a damaged portion of an existing fence within an already developed residential lot. The work will occur entirely within the previously disturbed footprint of the original structure and will not require clearing, grading, or expansion into undisturbed areas.

No changes to drainage patterns, vegetation, or natural features are proposed or anticipated. The repair will utilize the existing alignment and location of the fence, avoiding any additional impact to the surrounding environment.

Because the request does not introduce new construction beyond what has historically existed on the property, it represents a minimal-impact approach that preserves existing site conditions. In fact, repairing the fence helps maintain the orderly condition of the property without creating any new environmental disturbance.

Accordingly, the request reflects a practical and environmentally responsible approach by limiting work to the smallest area necessary and avoiding any unnecessary impact on the natural surroundings.

**9. The request will not create undue traffic congestion:\***

The requested repair will not create undue traffic congestion, as it does not involve any change in land use, occupancy, or intensity. The property will continue to function as a single-family residence, and the limited scope of repairing an existing fence will not generate additional traffic or impact surrounding roadways in any way.

**That such development will comply with all applicable regulations and conditions specified within this Ordinance:\***

The requested repair will comply with all applicable regulations and conditions of the ordinance. The existing fence was originally permitted and constructed in full compliance with the regulations in effect at the time. This request does not propose the erection of a new fence or any structural alteration that would increase its height, length, or impact, but is limited solely to repairing a damaged portion of the existing structure.

While the fence exceeds the current eight-foot height limitation, this request is being properly brought forward through the Conditional Use Approval process as required by the ordinance. All necessary documentation, including details regarding the fence's location, height, and materials, will be provided in accordance with Section 13.3.

By seeking approval through the appropriate process and limiting the scope strictly to repair of a previously permitted structure, the request respects both the letter and intent of the ordinance. Approval will allow the existing fence to be maintained in a safe and orderly condition while remaining consistent with the established regulatory framework.

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## New Custom Section

**P&Z Meeting Date** 

**P&Z Recommendation** 

**City Council Meeting Date** 

**Ordinance Number** 

Approve/Deny & Conditions 



**City of Vestavia Hills  
Office of the City Clerk**

**OWNER AFFIDAVIT (This form must be notarized):**

I do hereby declare that the following statements are correct concerning the subject property located at: 1837 Montclair Drive, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply).*

the Property Owner and representing myself in said request.

the Property Owner, but I am authorizing a Representing Agent by the name of: \_\_\_\_\_ to represent me in the following request:

And am requesting: (please check)

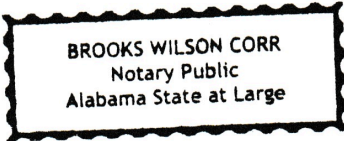
- |  |   |
|--|---|
| <input type="checkbox"/> Rezoning Request                    | <input type="checkbox"/> Request for Variance   |
| <input type="checkbox"/> Preliminary Plat Approval           | <input type="checkbox"/> Special Exception      |
| <input type="checkbox"/> Final Plat Approval                 | <input type="checkbox"/> Design Review Approval |
| <input checked="" type="checkbox"/> Conditional Use Approval |   |

Signed: *Jonah Kaufman* 4/28/26  
Owner Signature/Date

STATE OF ALABAMA  
COUNTY OF Jefferson

Given under my hand and seal  
this 28<sup>th</sup> day of April, 2026

*[Signature]*  
Notary Public



My commission expires 14 day of December, 2029.