



**Vestavia Hills
Planning and Zoning Commission Agenda
January 11, 2024
6:00 PM**

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

Final Plats

Consent Agenda

4. FP-23-15 Todd Thompson Is Requesting **Final Plat Approval** For **Gutheries Subdivision**. The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Hud Gutherie and Is Zoned Vestavia Hills B-3.
5. FP-23-16 Aaron Vines Is Requesting **Final Plat Approval** For **Murray's Subdivision**. The Purpose For This Request Is To Plat Lot Lines From Metes And Bounds And Dedicate Right-Of-Way. The Property Is Owned By Aaron Vines and Is Zoned Vestavia Hills R-2.

SPECIAL NOTICE CONCERNING PLANNING AND ZONING MEETINGS

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

COMPUTER PARTICIPATION (view/participate in real time)

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

Using the icons on the Zoom screen, you can:

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

TELEPHONE PARTICIPATION (view/participate in real time)

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

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

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES

DECEMBER 14, 2023

6:00 P.M.

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

MEMBERS PRESENT:

Mike Vercher, Chairman
Lyle Larson
Rusty Weaver
Hasting Sykes
Jonathan Romeo
Rick Honeycutt
Ryan Farrell*

MEMBERS ABSENT:

Erica Barnes
David Maluff

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer

**Appeared via Zoom*

APPROVAL OF MINUTES

Mr. Vercher stated that the minutes of the meeting November 9, 2023 are presented for approval.

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

Mr. Farrell – yes Mr. Sykes – yes
Mr. Larson – yes Mr. Weaver– yes
Mr. Honeycutt – yes Mr. Romeo– yes
Mr. Vercher– yes
Motion carried.

Final Plats

1. FP-23- Billy & Faith Evans Are Requesting **Final Plat Approval** For
13 **Evans Resurvey On Winward Ln.** The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Billy & Faith Evans and Is Zoned Vestavia Hills R-2.
2. FP-23- Liberty Park Joint Venture, LLP Is Requesting **Final Plat**
14 **Approval For Resurvey Of Lots 1 And 2 Of The Bray Town Center Phase II.** The Purpose For This Request Is To Plat Private Streets. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PB.

Mr. Garrison explained the requests were ministerial and that Item 1 needed a variance before signatures.

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

MOTION Mr. Honeycutt made a motion to approve items 1-2. Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes Mr. Sykes – yes
Mr. Larson – yes Mr. Weaver– yes
Mr. Honeycutt – yes Mr. Romeo– yes
Mr. Vercher– yes
Motion carried.

Rezoning

- CU-23-11** Delaine Crimm Is Requesting **Rezoning** For **4525 Pine Tree Cir.** from **Vestavia Hills R-1 to Vestavia Hills B-2** For The Purpose Of Short Term Rentals.

Mr. Garrison explained that short-term residential rentals were only allowed in non-residential zoning. He also submitted a list of conditions staff would like to see imposed on the request.

Delaine Crimm was present to answer any questions.

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

MOTION Mr. Larson made a motion to recommend Rezoning for 4525 Pine Tree Cir. from Vestavia Hills R-2 to Vestavia Hills B-2 with the following conditions:

1. B-2 zoning limited to short term residential use only;
2. Short-term rental limited to home only. RV's, buses, trailers, tent camping is prohibited;
3. Zoning not complete until Certificate of Occupancy is approved by the Fire Marshall, Chief Building Inspector, Zoning Official and issued.

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

Mr. Farrell – yes Mr. Sykes – yes
Mr. Larson – yes Mr. Weaver – yes
Mr. Honeycutt – yes Mr. Romeo – yes
Mr. Vercher – yes
Motion carried.

CU-23-12 Greater Alabama Area Friends Chapter Is Requesting
Rezoning For 1929 Canyon Rd. from Vestavia Hills Inst to Vestavia Hills O-1 For Office Use.

Mr. Garrison explained the request. He also submitted an email of support from the most adjacent neighbor.

Sean Hufnagel was present to answer any questions.

Mr. Vercher opened the floor for a public hearing.

Rebecca Burgess stated that based on the submittal and conditions she has no issues with the request.

Mr. Vercher closed the public hearing and opened the floor for a motion.

MOTION Mr. Weaver made a motion to recommend Rezoning for 1929 Canyon Rd. from Vestavia Hills INST to Vestavia Hills O-1 with the following conditions:

1. O-1 zoning limited to professional office only;

2. Drive-thru's are prohibited;
3. Any new building is limited to two stories and built in a residential style.

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

Mr. Farrell – yes Mr. Sykes – yes
Mr. Larson – yes Mr. Weaver– yes
Mr. Honeycutt – yes Mr. Romeo– yes
Mr. Vercher– yes

Motion carried.

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

January 11, 2024

AGENDA ITEM

FP-23-15 Todd Thompson Is Requesting **Final Plat Approval** For **Gutheries Subdivision**. The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Hud Gutherie and Is Zoned Vestavia Hills B-3.

BACKGROUND

Final plat will resurvey lot lines, including recently purchased property in the rear portion for the purpose of future commercial development.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Final Plat Application

FP-23-15

Applicant

 Todd Thompson
 2053200114
 tthompson@mttreng.com

Primary Location

1437 MONTGOMERY HWY
VESTAVIA HILLS, AL 35216

Project Information

Property Address

1437 Montgomery Highway

Parcel ID Number

2900364007005.002

Legal Description

Platted lot

Current Zoning Classification

B-3

Acreage

0.54

Application Submission Date

12.8.23

Reason for Request

Re-Development of the site

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

Hud Guthrie Jr

Company Name

Individual

Mailing Address

P.o. Box 366, Gadsden, Al 35902

Owner Email

Brian@Guthrieschicken.com

Phone Number

256-328-5504

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

true

Representative for Owner

--

Company Name

--

Email

Brian@Guthrieschicken.com

Mailing Address of Representative

--

Phone No. of Representative

--

Surveyor Information

Name

Jim Ray

Company

Ray & Gilliland, P.C.

Mailing Address

122 North Calhoun St

Phone Number

256-245-3243

Registration Number

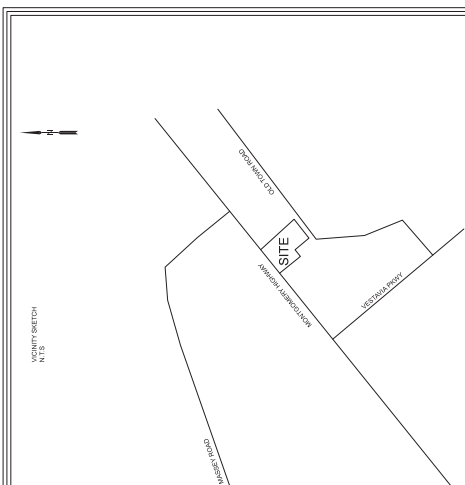
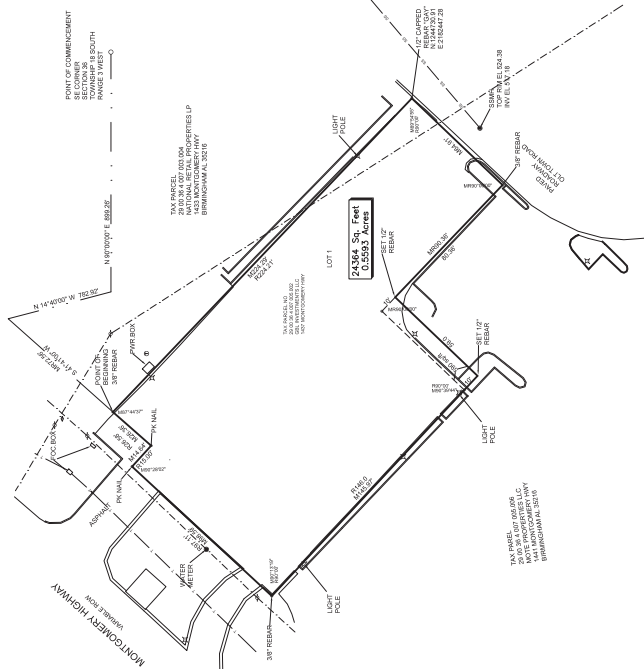
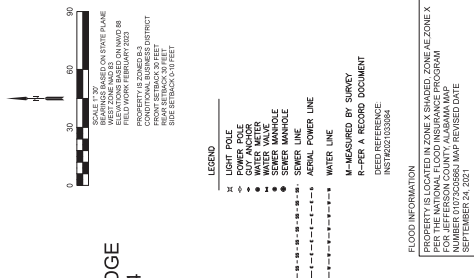
18383

Email

jim.ray@rayandgilliland.com

LOCATED IN THE
SE 1/4 SE 1/4
SECTION 36
TOWNSHIP 18 SOUTH
RANGE 3 WEST
JEFFERSON COUNTY AL

PREPARED FOR
MTTR ENGINEERS
3 RIVERCHASE RIDGE
HOOVER, AL 35244



_____, a Notary Public in and for said County and State hereby certify that James M. Roy, whose name is assigned to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this _____ day of _____, 2023.

By _____
Notary Public — My commission expires:

STATE OF ALABAMA
JEFFERSON COUNTY

_____, a Notary Public in and for said County and State hereby certify that _____ whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, the executed same voluntarily on the day the same bears date.

Given under my hand and seal this _____ day of _____ 2023.

By: _____
Notary Public – My commission expires _____

APPROVED: _____ DATE: _____
CITY ENGINEER

APPROVED: _____
WESTAVIA HILLS PLANNING & ZONING COMMISSION

DATE: _____

APPROVED: _____
MANAGER & CITY CLERK

DATE: _____

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

APPROVED: _____ DATE: _____

NOTE: ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

STATE OF ALABAMA
JEFFERSON COUNTY

I, James M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama.

According to my survey this the 21ST day of MARCH 2023.

James M. Kay, Ala. Reg. No. 18383
 Kay and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS

Note: No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city.

Underground conditions and footings and/or other underground structures, utilities, cemeteries or burial sites are not located unless otherwise indicated. We do not look for underground sewer or flap manhole covers. This survey is not transferable and may only be used by the person/company that pays for it at time of survey.

RAY & GILLILAND, P.C.	TEL. NO. (256) 246-3243 FAX NO. (256) 246-3202 FILE: guthriea-valluvia SCALE: 1" = 30'
2222 NORTH CALHOUN STREET P.O. BOX 1143 ASTYLKACUAGA, ALABAMA 35150	
DRAWN BY CRA	



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

January 11, 2024

AGENDA ITEM

FP-23-16 Aaron Vines Is Requesting **Final Plat Approval** For **Murray's Subdivision**. The Purpose For This Request Is To Plat Lot Lines From Metes And Bounds And Dedicate Right-Of-Way. The Property Is Owned By Aaron Vines and Is Zoned Vestavia Hills R-2.

BACKGROUND

Plat will clearly define the area described as "Lot 1"; no longer making it a metes and bounds property. Step is required for building/engineering permitting. A public access easement is also dedicated.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Final Plat Application

FP-23-16

Applicant

 Aaron Vines
 2052439236
 aarondelvines@gmail.com

Primary Location

3421 EAST ST
VESTAVIA HILLS, AL 35243

Project Information

Property Address

3421 East Street

Legal Description

Metes and bounds

Acreage

0.56

Reason for Request

Subdivision plat

Parcel ID Number

2800143007004.000

Current Zoning Classification

R-2

Application Submission Date

12/22/23

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.

Owner Name

Aaron Vines

Mailing Address

1492 Vines Way

Phone Number

2052439236

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.

true

Company Name

--

Owner Email

Aarondelvines@gmail.com

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

--

Representative for Owner

--

Email

Aarondelvines@gmail.com

Phone No. of Representative

--

Company Name

--

Mailing Address of Representative

--

Surveyor Information

Name

Rodney Shiflett

Company

Rodney Shiflett

Mailing Address

PO Box 204 Columbiana, AL 35051

Phone Number

2056691205

Registration Number

21784

Email

Mpd9@aol.com

