



**Vestavia Hills
Planning and Zoning Commission Agenda
July 9, 2026
6:00 PM**

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

Final Plats

Consent Agenda

4. FP-26-11 **Final Plat Approval for Liberty Park Town Village Commercial Subdivision No. 2 Resurvey No. 3.** The purpose of this request is to split an existing lot. The property is zoned Vestavia Hills PUD-PB.
5. FP-26-12 **Final Plat Approval for Sherrod's Resurvey on Southwood Road.** The purpose of this request is to combine two residential lots into one lot. The property is zoned Vestavia Hills R-2
6. FP-26-13 **Final Plat Approval for HD Holdings Resurvey.** The purpose of this request is to combine two commercial lots into one lot. The property is zoned Vestavia Hills O-1.
7. FP-26-14 **Final Plat Approval for Liberty Park Roadway Dedication.** The purpose of this request is to remove the "private street" notation on plats. The property is zoned Vestavia Hills PUD.

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

June 11, 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
Ryan Farrell
Rick Honeycutt

MEMBERS ABSENT:

Hastings Sykes
Rusty Weaver
Doug Dellaccio

OTHER OFFICIALS PRESENT:

Umang Patel, City Clerk
Patrick Patterson, City Planner
Ethan Fisher, City Engineer

**Appeared via Zoom*

APPROVAL OF MINUTES

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

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

Consent Agenda

- PP-26-1 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 zoned Vestavia Hills PUD-PB.

- FP-26-9 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 zoned Vestavia Hills B-1.2.

- FP-26-10 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 zoned Vestavia Hills R-2 & O-2.

All cases were presented by Mr. Patel, who explained each request and stated all plats meet the Vestavia Hills Zoning Code. There were no comments from the Commission on PP-26-1 and FP-26-9. There also being no one in the public requesting to speak to both cases.

Ms. Cochran opened the floor to the public for FP-26-10.

Tom Grainger, 2520 Ashford Place, asked the Commission to explain the request.

Ms. Cochran stated they are just cleaning up lot lines of existing lots and acreage.

Mr. Patel explained this is not for a rezoning.

The applicant spoke to specifically the lots being changed.

Richard Deshazo, 2564 Ashford Place, stated he also didn't understand what was going on. He was told this is going from residential to commercial.

Ms. Cochran stated that this is not a rezoning. That if the zoning were to change, he and his neighbors would be notified of a separate public hearing.

Guylene Jackson, 2528 Ashford Place, asked what zoning designation would the new lots be?

Ms. Cochran stated that no zoning is changing, that if they were to rezone they would have to come back to this Commission. She also stated that if they were to develop these lots, they would need a rezoning to clean up the zonings.

Zoe Langner, 2692 Altadena Road, she asked which parcels are involved in this more specifically.

Ms. Cochran pointed out on the screen which lots were involved.

The applicant spoke up to which lines on the plat map represent what is changing. He also stated he doesn't know of any plans to redevelop this area.

Ms. Cochran reiterated that nothing is changing with the zoning. If they tried to pull a building permit, they would be required to rezone the property.

Clint Pruett, 2617 Vestbrook Drive, asked what the benefit of this request to the applicant is, and is this a prerequisite for a rezoning.

Mr. Maluff said we are just voting on property lines, and that is it.

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

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

Mr. Romeo – yes	Mr. Honeycutt – yes
Mr. Maluff – yes	Mr. Blackenburg – yes
Mr. Farrell - yes	Ms. Cochran – yes
Motion Carried.	

Rezoning

CU-26-5 Conditional Use Approval for a Fence Over 8' in Height for 1837 Montclair Drive. The Property is zoned Vestavia Hills R-2.

This case was withdrawn before the hearing.

Jack Wakefield, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

July 9, 2026

AGENDA ITEM

FP-26-11 **Final Plat Approval for Liberty Park Town Village Commercial Subdivision No. 2 Resurvey No. 3.** The purpose of this request is to split an existing lot. The property is zoned Vestavia Hills PUD-PB.

BACKGROUND

Dividing One Lot Into Two Lots

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking Final Plat Approval to divide one lot into two lots in Liberty Park The Bray. This is to split the existing lot to clear the way for construction of an attached commercial unit abutting Anytime Fitness. This action has received approval through the Liberty Park ARC.

ATTACHMENTS

1. Application
2. Liberty Park Town Village Commercial Subdivision No. 2 Resurvey No. 3
3. LP Variance
4. Owner's Affidavit

Jack Wakefield
City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

July 9, 2026

AGENDA ITEM

FP-26-12 **Final Plat Approval for Sherrod's Resurvey on Southwood Road.** The purpose of this request is to combine two residential lots into one lot. The property is zoned Vestavia Hills R-2

BACKGROUND

Combining Two Lots Into One Lot

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking Final Plat Approval to combine two residential lots into one lot. The applicant is looking to build a new house on this property. The two existing lots were parceled into one property at some point in the past, and a house was originally constructed over the property lines. Under our Code, we measure setbacks off recorded lot lines. This requires the property owner to clean up the lot lines, before allowance to build a new house.

ATTACHMENTS

1. Application
2. Sherrod's Resurvey on Southwood Road
3. Owner's Affidavit

Jack Wakefield
City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

July 9, 2026

AGENDA ITEM

FP-26-13 **Final Plat Approval for HD Holdings Resurvey.** The purpose of this request is to combine two commercial lots into one lot. The property is zoned Vestavia Hills O-1.

BACKGROUND

Combining Two Lots Into One Lot

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking Final Plat Approval to combine two commercial lots into one lot. This action follows the rezoning of this property from single-family residential to office. The new office building will tie into the applicant's existing office building development.

ATTACHMENTS

1. Application
2. HD Holdings Resurvey

Jack Wakefield
City Planner

HD HOLDINGS RESURVEY

BEING A RESURVEY OF LOT 4C ACCORDING TO THE SURVEY OF TOPFIELD RESURVEY NO. 3, WHICH WAS RECORDED IN MAP BOOK 2816223R, PAGE 68, AND THAT PART THEREOF WHICH IS BEING RESURVEYED IN MAP BOOK 2816223R, PAGE 68, IN PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA.

STATE OF ALABAMA
JEFFERSON COUNTY

THE UNDERSIGNED, JEFF D. ARRINGTON, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, HAS MADE AND CAUSED TO BE MADE A RESURVEY OF THE LANDS SHOWN ON MAPS OF LANDS SHOWN THEREIN AND KNOWN AS "HD HOLDINGS RESURVEY" SHOWING LENGTHS AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS ALLEYS AND PUBLIC GROUNDS, SHOWING THE BEARINGS, LENGTHS, WIDTHS AND BEARINGS OF THE BOUNDARIES OF THE SURVEYED LOTS, SHOWING THE RELATION OF THE LANDS TO THE SURVEY OF TOPFIELD RESURVEY NO. 3 AS SHOWN ON MAP BOOK 2816223R, WHICH IS RECORDED IN MAP BOOK 2816223R, PAGE 68, IN PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAN OR MAP, SAID OWNER HAS CAUSED TO BE MADE A RESURVEY OF THE LANDS SHOWN ON SAID PLAN OR MAP, SUBJECT TO ANY MORTGAGE, EXCEPT A MORTGAGE HELD BY THE FOLLOWING MORTGAGEE:

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN MADE AND CAUSED TO BE MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR

OWNER: HD HOLDINGS, LLC

BY: RUSSELL DOYLE

ITS MEMBER

DATE

MORTGAGEE

BY:

ITS

DATE

STATE OF ALABAMA
COUNTY OF SHELBY

I, MERETH SIMS, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JEFF D. ARRINGTON, WHOSE NAME IS SIGNED TO THE FOREGOING SURVEY, IS A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, AND THAT ON THE DATE THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID SURVEY, HE EXECUTED SAME VOLUNTARILY, AS SUCH INDIVIDUAL, WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL, THIS _____ DAY OF _____, 20____.

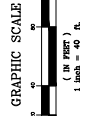
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT RUSSELL DOYLE, WHOSE NAME IS SIGNED TO THE FOREGOING SURVEY, IS A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, AND THAT ON THE DATE THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID SURVEY, HE EXECUTED SAME VOLUNTARILY, AS SUCH INDIVIDUAL, WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



SURVEY CONTROL
THE BOUNDS OF BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK, AS CONTROL.

THE PURPOSE OF THIS PLAT IS TO RESURVEY LOT 4C, TOPFIELD RESURVEY NO. 3, WHICH WAS RECORDED IN MAP BOOK 2816223R, IN JEFFERSON COUNTY INTO 1 LOT.

APPROVED IN FORMAT ONLY
DIRECTOR OF ENVIRONMENTAL SERVICES
DATE _____
APPROVAL OF ENVIRONMENTAL SERVICES IS LIMITED TO ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL AND DOES NOT REPRESENT APPROVAL OR GUARANTEE OF FUTURE APPROVAL OF SANITARY SEWER PLANS OR IMPROVEMENTS.

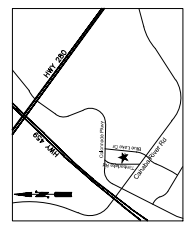
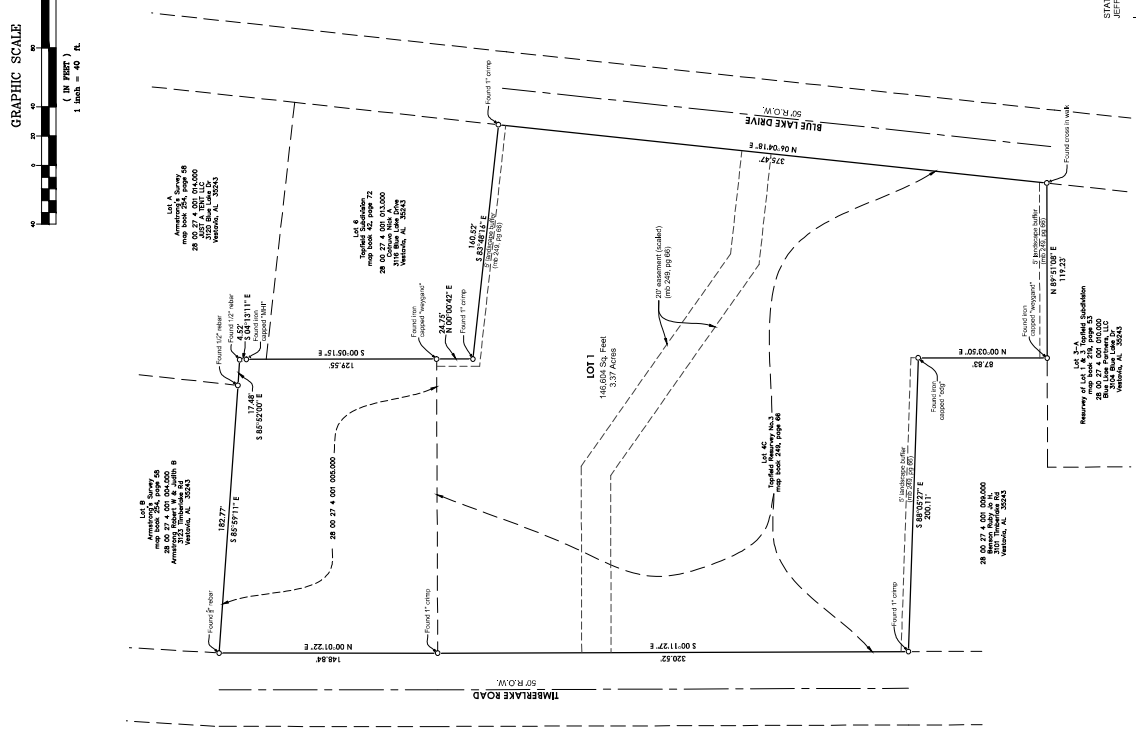
APPROVED BY: CITY CLERK, CITY OF VESTAVIA HILLS, DATE _____
APPROVED BY: CITY ENGINEER, DATE _____
APPROVED BY: CHAIRMAN PLANNING AND ZONING, DATE _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING SURVEY, IS A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, AND THAT ON THE DATE THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID SURVEY, HE EXECUTED SAME VOLUNTARILY, AS SUCH INDIVIDUAL, WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



VICINITY MAP
N.T.S.

- NOTES:
- REFER TO THE SUBDIVISION COVENANTS AND RESTRICTIONS FOR BUILDING SETBACKS AND LOT RESTRICTIONS NOT SHOWN ON THE PLAT.
 - NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND OR RIGHTS OF WAY, ENCUMBRANCES, EASEMENTS, AND ZONING AND BUILDING CODE ORDINANCES OF THE GOVERNING AUTHORITY.
 - ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, AND WATER MAINS. THE CITY OF VESTAVIA HILLS IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OR FOR THE CONSTRUCTION OF ANY SUCH EASEMENTS.
 - NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED IN ANY EASEMENT.
 - THE OWNER/BUILDER SHALL USE APPROPRIATE METHODS INCLUDING PREPARED SURVEYING TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING AND PROPOSED BUILDING SETBACKS, EASEMENTS, AND ZONING AND BUILDING CODE ORDINANCES WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
 - NO FENCING, AUXILIARY STRUCTURES, LANDSCAPING OR CHANGES IN TOPOGRAPHY, INCLUDING ANY ELEVATION OF STORMWATER OR ADVERSELY EFFECTS ANY PROPERTY SHALL BE PERMITTED.
 - NO BUILDING SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEERS APPROVAL.
 - THE LOT OWNER/BUILDER SHALL VERIFY THE LOCATION AND ELEVATION OF THE SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION AND SET THE LOCATION OF THE BUILDING AND CONCRETE FINISHED FLOOR ELEVATION ACCORDINGLY.
 - THE PROPERTY RECORDED BY THIS PLAT IS LOCATED IN FLOOD ZONE X, AS SHOWN ON THE FLOOD HAZARD INSURANCE RATE MAP OF PARCEL NUMBER 1707668690 DATED 06-28-2008.
 - ALL STREET RIGHT OF WAYS UNLESS NOTED AS PRIVATE OR PREVIOUSLY DEDICATED, ARE DEDICATED TO THE CITY OF VESTAVIA HILLS BY THIS PLAT.
 - NO OTHER SUBDIVISION OF ANY PARCELS SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF VESTAVIA HILLS PLANNING COMMISSION.

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

Office: (205) 966-5935
2032 Vandorck Road
Birmingham, AL 35244

DRAWING TITLE	HD HOLDINGS RESURVEY
DRAWN BY	DAIM
CHECKED BY	JDA
DATE	09-24-2008
SCALE	1" = 40'
PARTY CHECK	JL
PROJECT NO.	080830A
SHEET	1 OF 1



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

July 9, 2026

AGENDA ITEM

FP-26-14 **Final Plat Approval for Liberty Park Roadway Dedication.** The purpose of this request is to remove the "private street" notation on plats. The property is zoned Vestavia Hills PUD.

BACKGROUND

Liberty Park Roadway Dedication

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking Final Plat Approval for three plats in Liberty Park. This request is a step in the roadway dedication request for the existing private roadways in Liberty Park The Bray. The action removes the "private street" notation that existed on the original plats, when these areas were previously developed. No lot lines are changing as a result of this action.

ATTACHMENTS

1. Application
2. Sheet 1
3. Sheet 2
4. Sheet 3
5. Owner's Affidavit

Jack Wakefield
City Planner

