



Vestavia Hills
Planning and Zoning Commission Agenda
March 14, 2024
6:00 PM

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

Final Plats

Consent Agenda

4. FP-24-4 Ryan Freeman Is Requesting **Final Plat Approval** For **Corporate Woods Addition To Liberty Park Being A Resurvey Of Lot 1G-A**. The Purpose For This Request Is To Subdivide One Lot Into Three. The Property Is Owned By Liberty Park Joint Venture, LLC and Is Zoned Vestavia Hills PB.
5. FP-24-5 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Brayfield Residential Phase II**. The Purpose For This Request Is To Plat Twenty-Nine Lots Ad One Private Street. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.
6. FP-24-6 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Brayfield Residential Phase III First Sector**. The Purpose For This Request Is To Plat Nine Lots Ad One Private Street. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

Rezoning

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

FEBRUARY 8, 2024

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:

Lyle Larson, Acting Chairman
Lindsey Cochran
David Maluff
Ryan Farrell
Rusty Weaver
Jonathan Romeo

MEMBERS ABSENT:

Hasting Sykes
Mike Vercher, Chairman
Rick Honeycutt

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 January 11, 2024 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 Ms. Cochran – yes
Mr. Romeo – yes Mr. Weaver– yes
Mr. Maloof – yes Mr. Larson– yes
Motion carried.

Final Plats

FP-24-1 Del Romero Is Requesting **Final Plat Approval For Resurvey Of Lots 14 & 15, South Bend And Lots 16A & 17 A Murphy's Resurvey Of Lots 16 & 17 South Bend.** The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Lavanya Bheemanathini and Daniel Burton and Is Zoned Vestavia Hills R-9.

Mr. Garrison explained the requests were ministerial.

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

MOTION Mr. Weaver made a motion to approve item FP-24-. Second was by Mr. Maloof. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes Mr. Sykes – yes
Ms. Cochran – yes Mr. Maloof– yes
Mr. Vercher – yes Mr. Larson– yes
Motion carried.

Rezoning

RZ-23-13 Kathryn Gentle Is Requesting **Rezoning For 4533 Pine Tree Cir.** from **Vestavia Hills R-1 to Vestavia Hills O-1** For The Purpose Of Office Use.

Mr. Garrison explained the request would convert the existing home to an office use. He also listed conditions staff recommends.

Kathryn Gentle was present to explain the request.

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

MOTION Mr. Weaver made a motion to recommend Rezoning for 4533 Pine Tree Cir. from Vestavia Hills R-1 to Vestavia Hills O-1 with the following conditions:

- 1.O-1 zoning limited to professional use only;
- 2.Zoning not complete until Certificate of Occupancy is approved by the Fire Marshall, Chief Building Inspector, Zoning Official and issued;
- 3.Any new building limited to two stories and constructed in a residential style.

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

Mr. Farrell – yes Ms. Cochran – yes
Mr. Romeo – yes Mr. Weaver– yes
Mr. Maloof – yes Mr. Larson– yes
Motion carried.

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

March 14, 2024

AGENDA ITEM

FP-24-4 Ryan Freeman Is Requesting **Final Plat Approval** For **Corporate Woods Addition To Liberty Park Being A Resurvey Of Lot 1G-A**. The Purpose For This Request Is To Subdivide One Lot Into Three. The Property Is Owned By Liberty Park Joint Venture, LLC and Is Zoned Vestavia Hills PB.

BACKGROUND

Plat will subdivide one lot into three on Corporate Woods Dr. in Liberty Park. Plat meets minimum requirements for PB in Liberty Park.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Final Plat Application	Applicant	Primary Location
FP-24-4	 Ryan Freeman	3740 CORPORATE WOODS DR
Submitted On: Feb 12, 2024	 2055688646	VESTAVIA HILLS, AL 35242
	@ ryan@rfibuilders.com	

Project Information

Property Address	Parcel ID Number
3740 Corporate Woods Dr.	28 00 12 3 000 001.018
Legal Description	Current Zoning Classification
Liberty Park Resurvey No. 5, Map Book 230 Page 52	PUD-PB
Acreage	Application Submission Date
2.49	02/12/2024
Reason for Request	
Subdivide parcel into Lots 1G-A-1, 1G-A-2, and 1G-A-3	

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.
	true
Owner Name	Company Name
Liberty Park Joint Venture, LLP	Liberty Park Joint Venture, LLP
Mailing Address	Owner Email
1000 Urban Center Dr #235, Birmingham, AL 35242	jbonanno@danielcommunities.com
Phone Number	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.
770-367-9552	false
Representative for Owner	Company Name
--	--
Email	Mailing Address of Representative
jbonanno@danielcommunities.com	--
Phone No. of Representative	
--	

Surveyor Information

Name

Derrol D. Luker

Company

Luker & Company Land Surveying

Mailing Address

PO Box 305, Pell City, AL 35125

Phone Number

205-338-2425

Registration Number

23006

Email

lukerandco@gmail.com

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VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

March 14, 2024

AGENDA ITEM

FP-24-5 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Brayfield Residential Phase II**. The Purpose For This Request Is To Plat Twenty-Nine Lots Ad One Private Street. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

BACKGROUND

Plat will continue Brayfield residential development in Liberty Park. All lots meet the minimum of PR-1. Platted street will be private.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Final Plat Application	Applicant	Primary Location
FP-24-5	 Shelia Stephenson	7033 VESTLAKE CV
Submitted On: Feb 28, 2024	 205-313-1152	VESTAVIA HILLS, AL 35242
	@ sstephenson@schoel.com	

Project Information

Property Address	Parcel ID Number
7041 Vestlake Village Dr	27-00-18-2-000-001.009
Legal Description	Current Zoning Classification
N/A	PR-1
Acreage	Application Submission Date
9.381	2/28/24
Reason for Request	
Request to subdivide acreage into 29 lots and one road	

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	Company Name
Liberty Park Joint Venture	--
Mailing Address	Owner Email
1000 Urban Center Drive, STE 235	--
Phone Number	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.
205-945-6401	true
Representative for Owner	Company Name
--	Schoel Engineering Company
Email	Mailing Address of Representative
sstephenson@schoel.com	1001 22nd St S Birmingham, AL 35205
Phone No. of Representative	
205-313-1152	

Surveyor Information

Name

Mark Clark

Company

Schoel Engineering Company

Mailing Address

1001 22nd St S Birmingham, AL 35205

Phone Number

205-313-1140

Registration Number

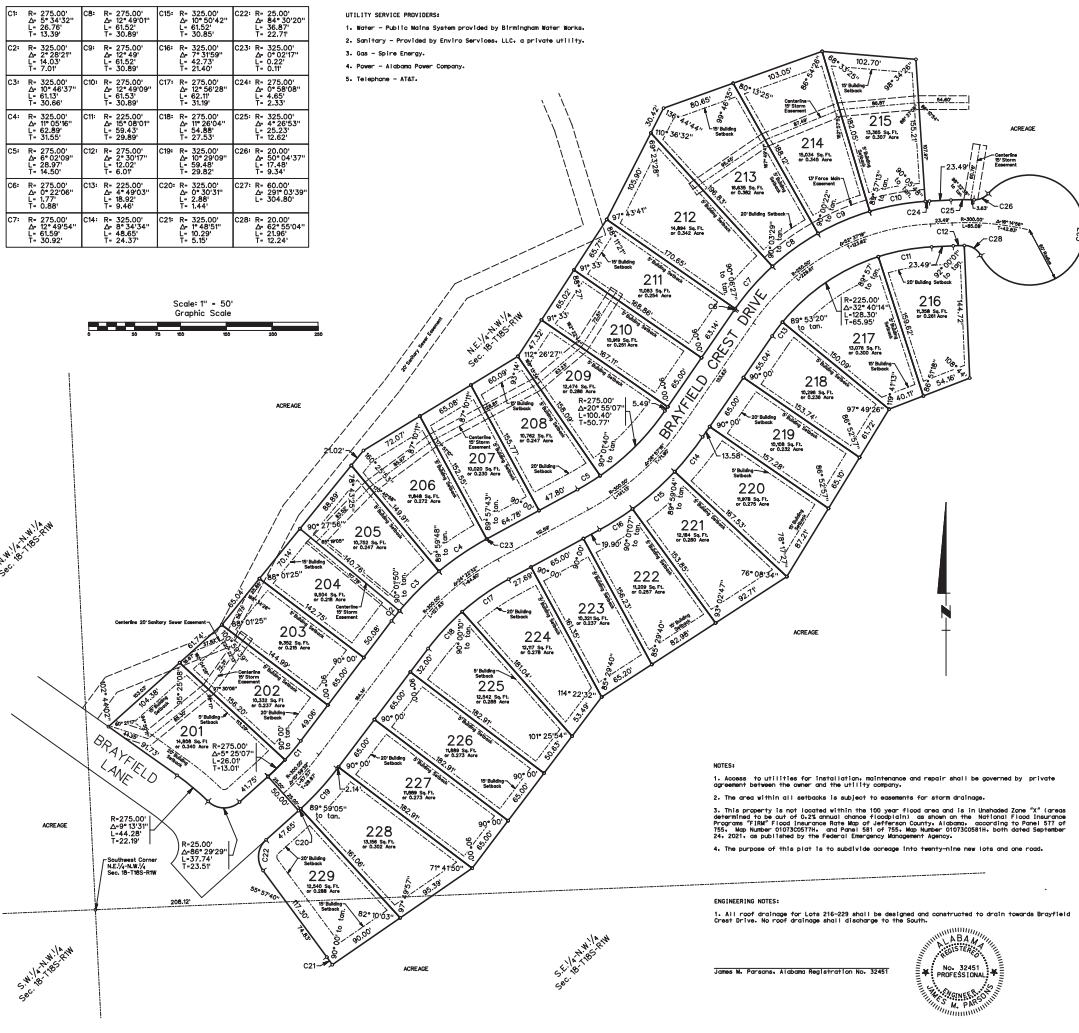
19251

Email

mclark@schoel.com

UTILITY SERVICE PROVIDERS:

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



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

JEFFERSON COUNTY, ALABAMA

FINAL
PLAT

DATE: MARCH 2024
DRAWN BY: J.W.H.
CHECKED BY: S.D.S. & M.W.C.
FILE NAME:
Broyfield Residential Phase I

g:\R\22\138\Survey\Final\Plot

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VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

March 14, 2024

AGENDA ITEM

FP-24-6 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Brayfield Residential Phase III First Sector**. The Purpose For This Request Is To Plat Nine Lots Ad One Private Street. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

BACKGROUND

Plat will continue Brayfield residential development in Liberty Park. All lots meet the minimum of PR-1. Platted street will be private.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Final Plat Application	Applicant	Primary Location
FP-24-6	 Shelia Stephenson	7033 VESTLAKE CV
Submitted On: Feb 28, 2024	 205-313-1152	VESTAVIA HILLS, AL 35242
	@ sstephenson@schoel.com	

Project Information

Property Address	Parcel ID Number
7033 Vestlake Village Dr	27-00-18-2-000-001.004
Legal Description	Current Zoning Classification
N/A	PR-1
Acreage	Application Submission Date
5.207	2/28/24
Reason for Request	
Request to subdivide acreage into 9 lots and one road	

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.
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Owner Name	Company Name
Liberty Park Joint Venture	--
Mailing Address	Owner Email
1000 Urban Center Drive, Suite 235	--
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205-945-6401	true
Representative for Owner	Company Name
--	Schoel Engineering Company
Email	Mailing Address of Representative
sstephenson@schoel.com	1001 22nd St S Birmingham, AL 35205
Phone No. of Representative	
205-313-1152	

Surveyor Information

Name

Mark Clark

Company

Schoel Engineering Company

Mailing Address

1001 22nd St S Birmingham, AL 35205

Phone Number

205-313-1140

Registration Number

19251

Email

mclark@schoel.com

