



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

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

Consent Agenda

Final Plats

4. FP-24-7 Richard Gregg Is Requesting **Final Plat Approval** For **Gregg's Addition To Brasher Dr. Plat No. 1**. The Purpose For This Request Is To Resurvey Lot Lines And Create Public Access. The Property Is Owned By Richard Gregg and Is Zoned Vestavia Hills R-4.
5. FP-24-8 Townes Development Group Is Requesting **Final Plat Approval** For **Blue Ridge Townhomes-Phase 1**. The Purpose For This Request Is To Create Twenty Lots and Common Area. The Property Is Owned By Townes Development Group and Is Zoned Vestavia Hills R-9.

Rezoning

6. RZ-24-1 Maria Wood Is Requesting **Rezoning** For **4529 Pine Tree Cir.** from **Vestavia Hills R-1 to Vestavia Hills B-2** For The Purpose Of Retail Sales.

Plan & Ordinance Amendments

7. Acceptance Of The Vestavia Hills Sidewalk Master Plan

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

MARCH 14, 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:

Mike Vercher, Chairman
Lyle Larson
Lindsey Cochran
David Maluff
Ryan Farrell
Rusty Weaver
Jonathan Romeo
Hasting Sykes
Rick Honeycutt

MEMBERS ABSENT:

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 February 8, 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. Maluff – yes	Mr. Larson– yes
Mr. Sykes – yes	Mr. Honeycutt– yes
Mr. Vercher–yes	
Motion carried.	

Final Plats

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.

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.

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.

Mr. Garrison explained the requests were ministerial.

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. Weaver made a motion to approve item FP-24-4, FP-24-5, FP-24-6. Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

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

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

April 11, 2024

AGENDA ITEM

FP-24-7 Richard Gregg Is Requesting **Final Plat Approval** For **Gregg's Addition To Brasher Dr. Plat No. 1**. The Purpose For This Request Is To Resurvey Lot Lines And Create Public Access. The Property Is Owned By Richard Gregg and Is Zoned Vestavia Hills R-4.

BACKGROUND

Plat will resurvey metes & bounds parcel into Lot 1. Additionally, a public access easement is granted by this plat for continued maintenance to Brasher Dr. Plat meets minimum requirements for R-4 zoning.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Final Plat Application	Applicant	Primary Location
FP-24-7	 Richard Gregg	4217 BRASHER DR
Submitted On: Mar 8, 2024	 205-603-3837	VESTAVIA HILLS, AL 35243
	 dallas.gregg@gmail.com	

Project Information	
Property Address	Parcel ID Number
4217 Brasher Dr	28 00 22 1 017 008.000
Legal Description	Current Zoning Classification
POB 120 FT N OF INTER OF S/L OF NE 1/4 SEC 22 TWP 18 R 2W & E/L OF BRASHER DR TH N 60 FT ALG BRASHER DR TH E 118S FT 125D FT TH S 60 FT TH E 118 FT TO POB LYING IN SE 1/4 OF NE 1/4 SECT 22 TWSP 18S RANGE 2W	r-4
	Acreage
	0.1721763
	Application Submission Date
	03082023
Reason for Request	
Requested by vestavia to proceed with proposed construction at subject property	

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
Richard Gregg	--
Mailing Address	Owner Email
PO Box 324 Moody AL 35004	dallas.gregg@gmail.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.
2056033837	☐
Representative for Owner	Company Name
--	--
Email	Mailing Address of Representative
dallas.gregg@gmail.com	--
Phone No. of Representative	
--	

Surveyor Information

Name

Derrick Meadows

Mailing Address

1550 Woods of Riverchase Dr., St. 200 Birmingham, AL 35244

Registration Number

--

Company

Gonzalez-Strength & Assoc., Inc.

Phone Number

(205) 942-2486

Email

dmeadows@gonzalez-strength.com

As the undersigned, Derek S. Meadows, a registered Professional Land Surveyor, and Richard Craig, an owner hereby certify that this plat or map was made pursuant to a survey made by said Surveyor and that said sold and said plat or map were made at the instance of said Owner, City of San Antonio Hills, that this plat or map is a true and correct map of lands shown therein and that said lands are owned by said Owner, City of San Antonio Hills. It is hereby further certified that said plat or map was made in accordance with the laws of the State of Texas, and that the boundaries and corners of each lot, showing the streets, alleys, and public grounds; giving the length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey, and from which the lands are sold, are correctly shown on the curve plat or map. It is further certified that said plat or map was made by said Surveyor and that said Surveyor certifies that he is the owner of said lands and that the same are not subject to any mortgage.

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, a Notary Public in and for said county in said state, hereby certify that Derek S. Meadows, whose name is signed to the foregoing certificate as Surveyor and who is known to me, acknowledged before me on this date that, after having been duly informed of the contents of said certificate, he executed the same voluntarily as such individual with full authority therefor.

Given under my hand and seal this _____ day of _____, 2024.

Notary Public _____ My commission expires: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RICHARD GREGG, whose name is signed to the foregoing certificate as owners, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he, as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this _____ day of _____ 2024.

Notary Public _____ My commission expires: _____

APPROVED: _____

APPROVED: _____
City Planner / Date

Director of Environmental Services

Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however this does not mean sanitary sewers have been built or will be built in the future. Any change in Right of Way or Easement boundaries after this date may void this approval.

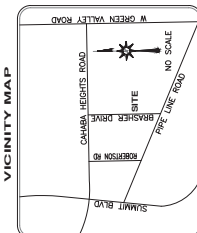
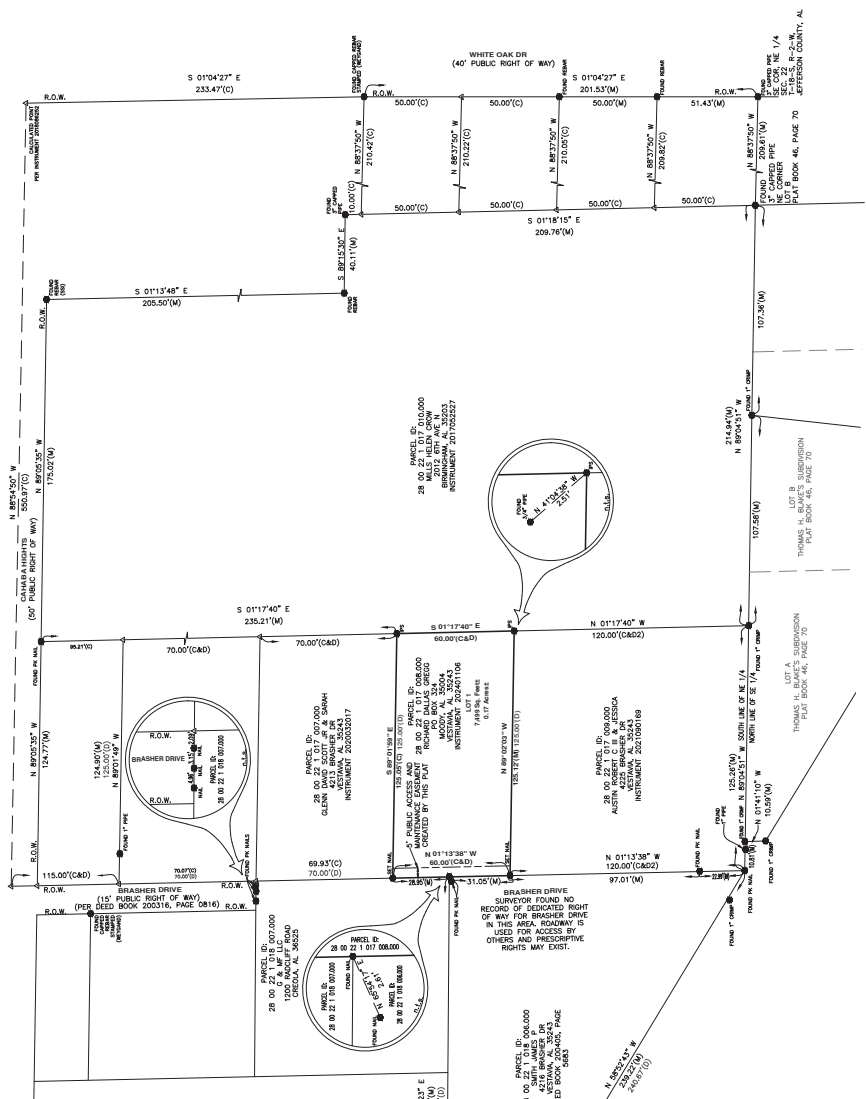
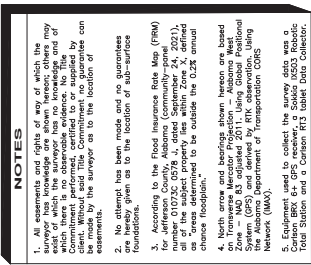
BEING AN ACREAGE PARCEL BEING SITUATED IN THE SOUTHEAST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2
WEST JEFFERSON COUNTY, ALABAMA

Prepared for:
RICHARD GREGG



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MARCH, 2024 JOB #23-0633



Now what's below
all before you dig.
Dial 811
Or Call 800-282-7411

I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN THE ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

April 11, 2024

AGENDA ITEM

FP-24-8 Townes Development Group Is Requesting **Final Plat Approval** For **Blue Ridge Townhomes-Phase 1**. The Purpose For This Request Is To Create Twenty Lots and Common Area. The Property Is Owned By Townes Development Group and Is Zoned Vestavia Hills R-9.

BACKGROUND

Plat will create 20 townhome lots and common area in accordance with Ordinance 3121, creating the townhome development. An additional phase will be recorded for the remaining five lots.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Final Plat Application	Applicant	Primary Location
FP-24-8	 Robert Easley  2054418588  bobby@alaeng.com	2249 BLUE RIDGE BLVD VESTAVIA HILLS, AL 35226
Submitted On: Mar 27, 2024		

Project Information

Property Address	Parcel ID Number
2249 Blue Ridge Boulevard	--
Legal Description	Current Zoning Classification
na	R-9
Acreage	Application Submission Date
4	3/27/2024
Reason for Request	
To create 20 residential townhome lots and 1 common area lot.	

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.
		false
Owner Name	Company Name	
Townes Development Group LLC	--	
Mailing Address	Owner Email	
329 Lorna Road	--	
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.	
2055722261	true	
Representative for Owner	Company Name	
Robert Easley	Alabama Engineering	
Email	Mailing Address of Representative	
bobby@alaeng.com	1214 Alford Avenue, Hoover, AL 35226	
Phone No. of Representative		
2058032161		

Surveyor Information

Name

Robert Easley

Company

Alabama Engineering Co. Inc.

Mailing Address

1214 Alford Avenue, Hoover, AL 35226

Phone Number

2058032161

Registration Number

PLS38795

Email

bob@alaeng.com

BLUE RIDGE TOWNHOMES - PHASE 1

Being a subdivision of acreage situated in the
SW 1/4 of the NE 1/4 of Section 35, Township 18 South,
Range 3 West, in the City of Vestavia Hills,
Jefferson County, Alabama

DO NOT RECORD - FOR REVIEW ONLY

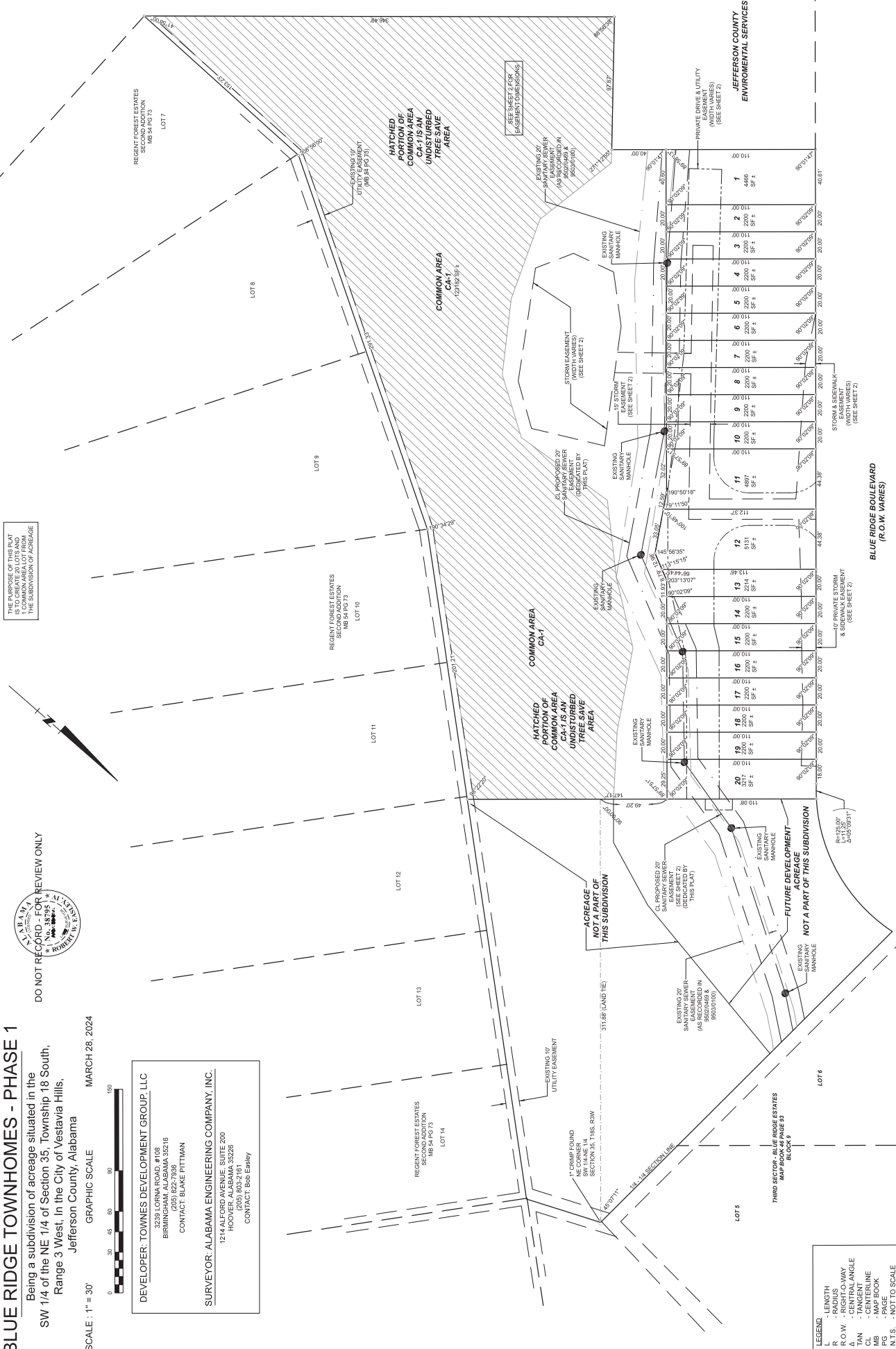
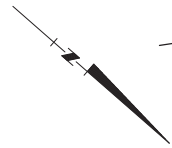


SCALE: 1" = 30' GRAPHIC SCALE MARCH 28, 2024

DEVELOPER: TOWNES DEVELOPMENT GROUP, LLC
3239 LORNA ROAD, #108
BIRMINGHAM, ALABAMA 35216
(205) 822-7838
CONTACT: BLAKE PITTMAN

SURVEYOR: ALABAMA ENGINEERING COMPANY, INC.
1214 ALFORD AVENUE, SUITE 200
HOUSTON, ALABAMA 35826
(205) 803-2181
CONTACT: BOB EATLEY

THE PURPOSE OF THIS PLAT
IS TO CREATE 20 LOTS AND
1 COMMON AREA LOT FROM
THE SUBDIVISION OF ACREAGE



LEGEND
L - LENGTH
R - RADIUS
R.O.W. - RIGHT OF WAY
A - ARC
TAN - TANGENT
CL - CENTERLINE
PG - PAGE
N.T.S. - NOT TO SCALE
± - MORE OR LESS

BLUE RIDGE BOULEVARD
(R.O.W. VARIES)



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

April 11, 2024

AGENDA ITEM

RZ-24-1 Maria Wood Is Requesting **Rezoning** For **4529 Pine Tree Cir.** from **Vestavia Hills R-1 to Vestavia Hills B-2** For The Purpose Of Retail Sales.

BACKGROUND

Applicant is seeking to rezone lot on Pine Tree Cir for a drapery business. Applicant intends to convert current house into the business/showroom and has already taken steps in the renovation process. A site plan is attached.

PLANNER'S REVIEW/RECOMMENDATION

Rezoning conditioned on 1. general retail only; 2. Rezoning is not final until the building has received a certificate of occupancy signed by the Building Official, Fire Marshall and Zoning Official, 3. Any new building limited to two stories and built in a residential style.

ATTACHMENTS

1. Pine Tree Cir

Conrad Garrison
City Planner

Rezoning Application	Applicant	Primary Location
RZ-24-1	 Maria Wood	4529 PINE TREE CIR
Submitted On: Mar 7, 2024	 205-223-8858	VESTAVIA HILLS, AL 35243
	 mariaclairedesigns@hotmail.com	

Property Information	
Subject Property Address	Tax Parcel ID Number
4529 Pine Tree Circle	28 00 27 4 001 0258.000
Legal Description	
Residential Home being converted to Drapery Shop	
Existing Parking Spaces	Proposed Parking Spaces
0	6
Submission Date	Type of Project
02/06/2024	New Non-Residential Development/use

Action Requested:	
From Existing Zoning Classification	To Requested Zoning Classification
Residential	Commercial
For the Intended Purpose of:	
Renovating a Residential Home to a Drapery Studio	
Acreage of Subject Property	Acreage of Property to be Disturbed
26,200 Sq Ft or .6 acre	0

Setbacks	
Front	Back
48.9	200
Side	Open Space
37.8	24832
Lot Coverage Percentage	Tree Save Plan - I acknowledge that a if this is a new non-residential development or is a residential development in excess of 3 units, that I am required to submit a tree save plan concurrent with this application (excludes PUDs).
10	true

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.	Property Owner Name
	Maria Wood

Company Name	
Maria Claire Properties	
Owner Address City State Zip	
4925 Cahaba Valley Trace / Birmingham, AL 35242	
Owner's Phone Number	Email Address of Owner
205-223-8858	mariamckee@bellsouth.net
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	Owner Representative/Responsible Party
	--
	Company Name
	--
	Contact Email of Responsible Party
	--
Mailing Address of Responsible Party	
--	
Phone No. of Responsible Party	Email Address of Responsible Party
--	--

Project Engineer Information (if applicable)	
Name	Company
--	--
Mailing Address	
--	
Phone Number	Email
--	--



Feedback

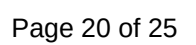


My Color
Palette
IMPARE
ILORS

SW 7541
Grecian Ivory



Download Save





January 17, 2024

RC Roberts Properties
Attn: Mr. Robin Roberts
2700 Al Linn Circle
Birmingham, AL 35244

Re: Structural Drawing
4529 Pine Tree Circle
Vestavia, AL 35243

Dear Mr. Roberts:

At your request, we have prepared the attached drawing with details for installing the recommended 2 ply 18-inch LVL which can be installed in the attic to allow for a smooth ceiling in this area. This beam will be sufficient to carry the anticipated loads. We recommend attaching all ceiling joists and roof bracing to the beam with Simpson brackets or equal. We recommend supporting the ends of the beam with 3-jack studs at each end and we recommend installing new steel columns and footings under each end of the beam in the crawl space. We recommend utilizing 4"x4"x1/4" steel columns with a 6"x8"x1/4" top plate and an 8"x8"x1/4" bottom plate bearing on a 2.5'x2.5'x1' poured concrete footing reinforced by 3-#4 rebar both ways. The columns should be attached to the wood framing with wood screws and to the footing with 2-5/8-inch wedge anchors. Please see the attached drawing for details. All work should be performed to current codes and standards and if any conditions arise that contradict this information, please contact our office immediately. This is part of the design. Should you have any questions, please feel free to contact our office.

This report has been prepared in strict confidence with you as our client. Only you, the person who chose the type of inspection, which was performed, can rely upon the information provided. We owe no duty, obligation, or responsibility to any other third-party beneficiaries. No reproduction or re-use of this report is permitted without express written consent. Further, we will not release this report to anyone without your permission. This letter does not guarantee or imply the proper future performance of the foundation or structure.

I trust this report provides the information requested. If we can be of further service or answer any questions about this report or inspection, please feel free to call our engineer for clarification. There is no additional charge for a reasonable number of phone consultations. Should an additional visit to the home be necessary, however, an additional fee will be charged.

Thank you for the opportunity to be of assistance to you.

Sincerely,


Scott Gibbs, P.E.
AL Reg. 24696



SG/

Independently Owned and Operated

P.O. Box 8071 / Birmingham, AL 35218
O: 205.744.5004



Rezoning Committee,

Due to recent concerns in the Rezoning of 4529 Pine Tree Circle, Vestavia AL from Residential to Commercial and because of the location, we are asking for the B2 Classification to be limited to General Enclosed Retail or Professional Office Use.

Thank You,
Maria Wood / Claire Larkin
205-837-9039

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
RESOLUTION

WHEREAS, pursuant to Section 11-52-8 of the *Code of Alabama, 1975*, it shall be the function and duty of the City of Vestavia Hills Planning and Zoning Commission to make and adopt a master plan for the physical development of Vestavia Hills, Alabama; and;

WHEREAS, the City of Vestavia Hills Planning and Zoning Commission at its regular meeting of April 8, 2010 adopted and approved the *Vestavia Hills Public Works Manual* (“*the Manual*”); and

WHEREAS, in 2014, the City Manager authorized the Public Services Department to develop amendments to the existing Vestavia Hills Sidewalk Master Plan (“the Plan”) to be used as an extension of the Public Works Manual; and

WHEREAS, the City of Vestavia Hills Planning and Zoning Commission has studied and reviewed the Plan with amendments and has determined that the document, incorporated as an extension of the Manual, meets the general requirements of guiding and accomplishing a coordinated, adjusted and harmonious development of the City of Vestavia Hills and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity and general welfare as well as efficiency and economy in the process of development; and

WHEREAS, the Manual and the Plan as amended, living documents which will serve as a guide for the City of Vestavia Hills Planning and Zoning Commission, and which can be amended, extended or added to from time to time as changing conditions may require; and

WHEREAS, the Planning and Zoning Commission has met all requirements of the laws of the State of Alabama with regard to preparation, public notification and review of the Plan along with a public hearing for citizen input.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Vestavia Hills, Alabama, that the planning document entitled “Sidewalk Master Plan” shall be accepted as an extension of the “City of Vestavia Hills Public Works Manual” and all official maps pertaining thereto, as amended, are hereby adopted the 11th day of April, 2024.

BE IT FURTHER RESOLVED, that this resolution and the Plan, be signed by the Vestavia Hills Planning and Zoning Chairman, for recording be transmitted to the Mayor and City Council of Vestavia Hills, Alabama, for further consideration and upon acceptance by said governing body of the City of Vestavia Hills, Alabama.

DONE, ORDERED and APPROVED this the 11th day of April, 2024.

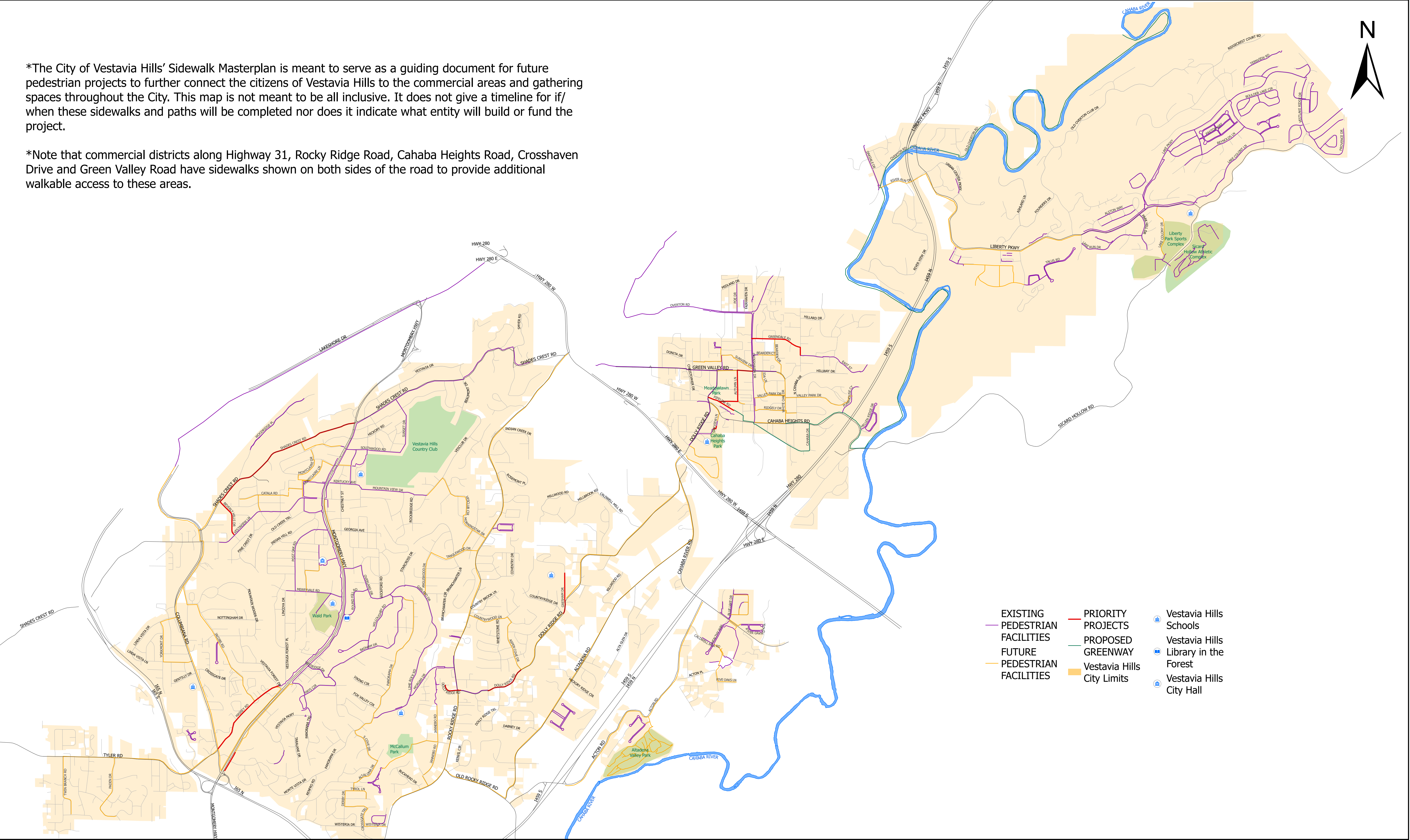
Michael Vercher
Planning and Zoning Chairman

ATTESTED BY:

Conrad Garrison
City Planner

*The City of Vestavia Hills’ Sidewalk Masterplan is meant to serve as a guiding document for future pedestrian projects to further connect the citizens of Vestavia Hills to the commercial areas and gathering spaces throughout the City. This map is not meant to be all inclusive. It does not give a timeline for if/when these sidewalks and paths will be completed nor does it indicate what entity will build or fund the project.

*Note that commercial districts along Highway 31, Rocky Ridge Road, Cahaba Heights Road, Crosshaven Drive and Green Valley Road have sidewalks shown on both sides of the road to provide additional walkable access to these areas.



VESTAVIA HILLS SIDEWALK MASTER PLAN 2024

