



**Vestavia Hills
Planning and Zoning Commission Agenda
August 13, 2026
6:00 PM**

1. Roll Call
2. Pledge of Allegiance
3. Approval Of Minutes: July 9, 2026

Final Plats

4. FP-26-15 **Final Plat Approval for Brayfield Residential Phase III Fifth Sector.** The purpose of this request is to subdivide acreage into twenty-three new lots. The property is zoned Vestavia Hills PUD-PR-1.

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

July 9, 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:

Jonathan Romeo, Acting
Chair
David Maluff
Ryan Blackenburg
Ryan Farrell
Rick Honeycutt
Doug Dellaccio

MEMBERS ABSENT:

Lindsey Cochran, Chair
Hastings Sykes
Rusty Weaver

OTHER OFFICIALS PRESENT:

Ethan Fisher, City Engineer

**Appeared via Zoom*

APPROVAL OF MINUTES

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

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

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.

All cases were presented by Mr. Wakefield, who explained each request and stated all plats meet the Vestavia Hills Zoning Code. There were no comments from the Commission on FP-26-12, or FP-26-13. There also being no one in the public requesting to speak to both cases.

Mr. Romeo opened the floor to the public for FP-26-11.

Jeff Dedmon, 3404 Lime Street, asked what business is proposed for this site.

Mr. Wakefield said he was not consulted on that, and this is just a request to split lot lines.

There being no one else from the public to address the Commission concerning the requests, Mr. Romeo closed the public hearing for FP-26-11.

Mr. Romeo opened the floor to the public for FP-26-14.

David Fuqua, 3446 Feldspar Circle, asked if the alleys are included in this. He said there are surface issues with the alley and the street.

Mr. Wakefield stated that this does include the alleys, and that the final decision will come from the City Council.

Sherry Dedmon, 3404 Lime Street, stated she was concerned about safety and people speeding down their alley.

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

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

Mr. Romeo – yes
Mr. Maluff – yes
Mr. Farrell - yes
Motion Carried.

Mr. Honeycutt – yes
Mr. Blackenburg – yes
Ms. Dellaccio – yes

Jack Wakefield, City Planner



VESTAVIA HILLS

**Planning and Zoning Commission
Planners Report**

MEETING DATE

August 13, 2026

AGENDA ITEM

FP-26-15 **Final Plat Approval** for **Brayfield Residential Phase III Fifth Sector**.
The purpose of this request is to subdivide acreage into twenty-three new lots. The property is zoned Vestavia Hills PUD-PR-1.

BACKGROUND

Subdividing Acreage into 23 Lots

PLANNER'S REVIEW/RECOMMENDATION

The applicant is requesting final plat approval to subdivide acreage into 23 lots in Liberty Park The Bray. This is an extension and next phase of an already planned subdivision on Brayfield Crest Drive.

ATTACHMENTS

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

Jack Wakefield
City Planner

