



**Vestavia Hills
Planning and Zoning Commission Agenda
September 10, 2026
6:00 PM**

1. Roll Call
2. Pledge of Allegiance
3. Approval Of Minutes: August 13, 2026

Rezoning

4. RZ-26-8 **Rezoning** Request for **2551 Rocky Ridge Road** from **Jefferson County R-G to Vestavia Hills O-1**, for the purpose of annexation.
5. RZ-26-9 **Rezoning** Request for **2429 Dolly Ridge Trail** from **Jefferson County E-2 to Vestavia Hills R-1**, for the purpose of annexation.
6. RZ-26-10 **Rezoning** Request for **4616 Old Looney Mill Road** from **Jefferson County E-2 to Vestavia Hills R-1**, for the purpose of annexation.
7. RZ-26-11 **Rezoning** Request for **2421 Rocky Ridge Road** from **Jefferson County E-2 to Vestavia Hills R-1**, for the purpose of annexation.

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

August 13, 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
Ryan Blackenburg
Ryan Farrell
Rick Honeycutt
Doug Dellaccio
Hastings Sykes
Rusty Weaver
Lindsey Cochran, Chair

MEMBERS ABSENT:

David Maluff

OTHER OFFICIALS PRESENT:

None

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. Honeycutt and second was by Mr. Romeo. Voice vote as follows:
Mr. Romeo – yes Mr. Blackenburg yes
Mr. Sykes – yes Mr. Dellaccio – yes
Mr. Farrell - yes Councilor Weaver – yes
Mr. Honeycutt – yes Chairwoman Cochran - yes
Motion Carried.

Consent Agenda

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.

There were no comments from the Commission.

Ms. Cochran opened the floor for the public hearing. Being no one present, Ms. Cochran closed the floor.

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

Mr. Romeo – yes	Mr. Blackenburg yes
Mr. Sykes – yes	Mr. Dellaccio – yes
Mr. Farrell - yes	Councilor Weaver – yes
Mr. Honeycutt – yes	Chairwoman Cochran - yes
Motion Carried.	

The hearing adjourned at 6:01 PM.

Jack Wakefield, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

September 10, 2026

AGENDA ITEM

RZ-26-8 **Rezoning** Request for **2551 Rocky Ridge Road** from **Jefferson County R-G to Vestavia Hills O-1**, for the purpose of annexation.

BACKGROUND

Jefferson County R-G to Vestavia Hills O-1

PLANNER'S REVIEW/RECOMMENDATION

This property was approved for overnight annexation on July 20, 2026. The request is a compatible rezoning to complete the annexation process. The annexation request came about due to encroachment of retaining wall. The retaining wall encroached over a property line that abutted a Jefferson County property. This request is to clean up this encroachment.

ATTACHMENTS

1. Application
2. Plat Map
3. Site Plan Map
4. Owner Affidavit

Jack Wakefield
City Planner

FINAL PLAT OF
TAYLOR BURTON ADDITION TO
GRAMERCY PARC RESURVEY

Being a resurvey of lots 1A and C-1 according to the amended plat of Taylor Burton Addition to Gramercy Parc as recorded in Map Book 285 Page 80 and Lot 2A according to the Resurvey of Lots 1, 2, & 3 Amended Map Gramercy Parc as recorded in Map Book 241 Page 44 in the Jefferson County Probate Office being situated in the NW 1/4 of Section 32, Township 18 South, Range 2 West, Jefferson County, Alabama

SCALE : 1" = 30'

GRAPHIC SCALE



OWNER: TAYLOR BURTON COMPANY, INC.
5203 CORAL PALM
BIRMINGHAM, AL 35216
CONTACT: Del Romero
(205) 822-7338

OWNER: KELLY S. LOGAN
1715 COLLINWOOD COURT
BIRMINGHAM, AL 35243

SURVEYOR: ALABAMA ENGINEERING COMPANY, INC.
1214 ALFORD AVENUE, SUITE 200
HOOPER, ALABAMA 35226
CONTACT: Bob Easley

APPROVED IN FORMAT ONLY:

DIRECTOR OF ENVIRONMENTAL SERVICES

Environmental Services Department approval is limited to the conformance of the plat with the standards of the Alabama Department of Transportation or guarantee of future approval of sanitary sewer plans or improvements.

APPROVED IN FORMAT ONLY:

DIRECTOR OF JEFFERSON COUNTY ROADS AND TRANSPORTATION

JEFFERSON COUNTY ENGINEER

DIRECTOR OF JEFFERSON COUNTY DEVELOPMENT SERVICES

State of Alabama County

I, the undersigned, a Notary Public in and for said County and State hereby certify that the contents of the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he as such persons and with full authority, executed the same voluntarily.

Given under my hand and seal this _____ day of _____, 2026.

Notary Public

My Commission Expires

State of Alabama County

I, the undersigned, a Notary Public in and for said County and State hereby certify that the contents of the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he as such persons and with full authority, executed the same voluntarily.

Given under my hand and seal this _____ day of _____, 2026.

Notary Public

My Commission Expires

STATE OF ALABAMA
JEFFERSON COUNTY

THE UNDERSIGNED, ROBERT W. EASLEY, IV, RESURVEYED AND SURVEYED, STATE OF ALABAMA, AND TAYLOR BURTON COMPANY, INC., OWNER, HEREBY CERTIFY THAT THE PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF TAYLOR BURTON COMPANY, INC., OWNER, AND THAT SAID SURVEYOR AND TAYLOR BURTON COMPANY, INC. ARE KNOWN AS OR TO BE KNOWN AS TAYLOR BURTON ADDITION TO GRAMERCY PARC RESURVEY. SHOWING SUBDIVISION INTO WHICH IT IS PROPOSED TO DEDICATE SAID LANDS, GIVING THE LENGTH AND THE GIVING THE LENGTH, WIDTH, AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, ALSO SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY, AND THAT FROM THIS PLAT HAVE BEEN INSTALLED AT OR MAY, SAID OWNER FURTHER CERTIFIES THAT THIS ARE THE OWNER OF SAID PROPERTY AND THAT THE SAME IS SUBJECT TO A MORTGAGE HELD BY NOBLE BANK AND CADENCE BANK.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN 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.

DO NOT RECORD
FOR CITY AND COUNTY REVIEW ONLY

Robert W. Easley, IV, PLS

Surveyor License No. 38795

Date 5/26/2026

BY: _____ Authorized Representative

FOR TAYLOR BURTON COMPANY, INC., Owner Lot 1A & C-1 (MB 285 PG 80)

BY: Kelly S Logan, Owner Lot 2A (MB 241 PG 44)

PLAT ACKNOWLEDGED BY

NOBLE BANK, MORTGAGEE FOR LOT C-1

PLAT ACKNOWLEDGED BY

CADENCE BANK, MORTGAGEE FOR LOT 1A

State of Alabama

Jefferson County

I, the undersigned, a Notary Public in and for said County and State hereby certify that Robert W. Easley, IV, whose name as surveyor is signed to the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and seal this _____ day of _____, 2026.

Notary Public

My Commission Expires

State of Alabama

Jefferson County

I, the undersigned, a Notary Public in and for said County and State hereby certify that the contents of the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he as such persons and with full authority, executed the same voluntarily.

Given under my hand and seal this _____ day of _____, 2026.

Notary Public

My Commission Expires

State of Alabama

Jefferson County

I, the undersigned, a Notary Public in and for said County and State hereby certify that the contents of the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he as such persons and with full authority, executed the same voluntarily.

Given under my hand and seal this _____ day of _____, 2026.

Notary Public

My Commission Expires

ROAD NOTES:

1 COLLINWOOD COURT IS A PRIVATE ROAD AND THE PRIVATE ROAD NOTES ON THE AMENDED PLAT OF GRAMERCY PARC RECORDED IN MB 229 PG 29 APPLY TO THIS PRIVATE ROAD.

2 THERE ARE NO CHANGES TO THE INGRESS & EGRESS EASEMENT FOR COLLINWOOD COURT CREATED BY THIS PLAT.

3 THERE ARE NO NEW EASEMENTS CREATED BY THIS PLAT AND NO CHANGES TO ANY EXISTING EASEMENTS BY THIS PLAT.

4 ANY DRIVEWAY CONNECTIONS TO ROCKY RIDGE ROAD REQUIRES APPROVAL FROM THE ALABAMA DEPARTMENT OF ROADS AND TRANSPORTATION.

SETBACK NOTES:

LOT	JURISDICTION	FRONT SETBACK (GREATEST OF)	SIDE SETBACK (GREATEST OF)	REAR SETBACK
1B	JEFFERSON COUNTY	23.5 FROM CL OF LOT 1B OR 10' FROM BACK OF GUTTER	5' EXISTING 10' SOUTH	25'
C-1	JEFFERSON COUNTY	PER ZONING	PER ZONING	PER ZONING

- NOTES:
- SPECIAL FLOOD HAZARD AREA, ZONE X, FIRM PANEL 0107200567L, EFFECTIVE DATE: 06/24/2021
 - SURFACE DRAINAGE NOT WITHIN THE ACCEPTED AND MAINTAINED COUNTY RIGHT-OF-WAY WILL NOT BE MAINTAINED BY JEFFERSON COUNTY
 - ALL RECORDING INFORMATION SHOWN IS FROM JEFFERSON COUNTY PROBATE OFFICE
 - UNLESS OTHERWISE SHOWN OR NOTED, ALL COMMENTS SHOWN HEREON ARE FOR STORM DRAINAGE PURPOSES ONLY. EROSION CONTROL MEASURES ARE NECESSARY TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
 - EACH LOT OWNER IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO ANY FURTHER CONSTRUCTION ON THEIR LOT. SOIL OUTSIDE OF THE FOOTPRINT OF THE ORIGINAL HOUSE OR LOT IS NOT TO BE CONSIDERED. IF ANY FUTURE CONSTRUCTION IS PERFORMED, THE LOT OWNER SHOULD CONSULT A QUALIFIED GEOTECHNICAL ENGINEER TO DETERMINE IF SOILS ARE SUITABLE FOR THE PROPOSED CONSTRUCTION.
 - ALL IRONS FOUND ARE ALONG CAPED REBAR, UNLESS NOTED OTHERWISE.

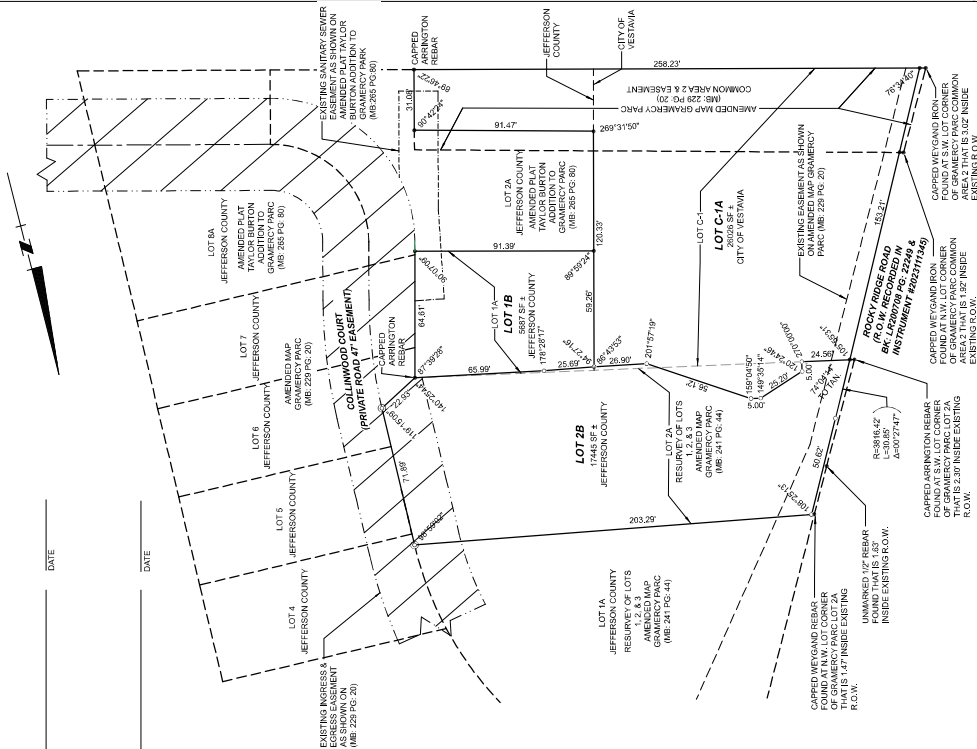
CITY ENGINEER, VESTAVIA HILLS

DATE

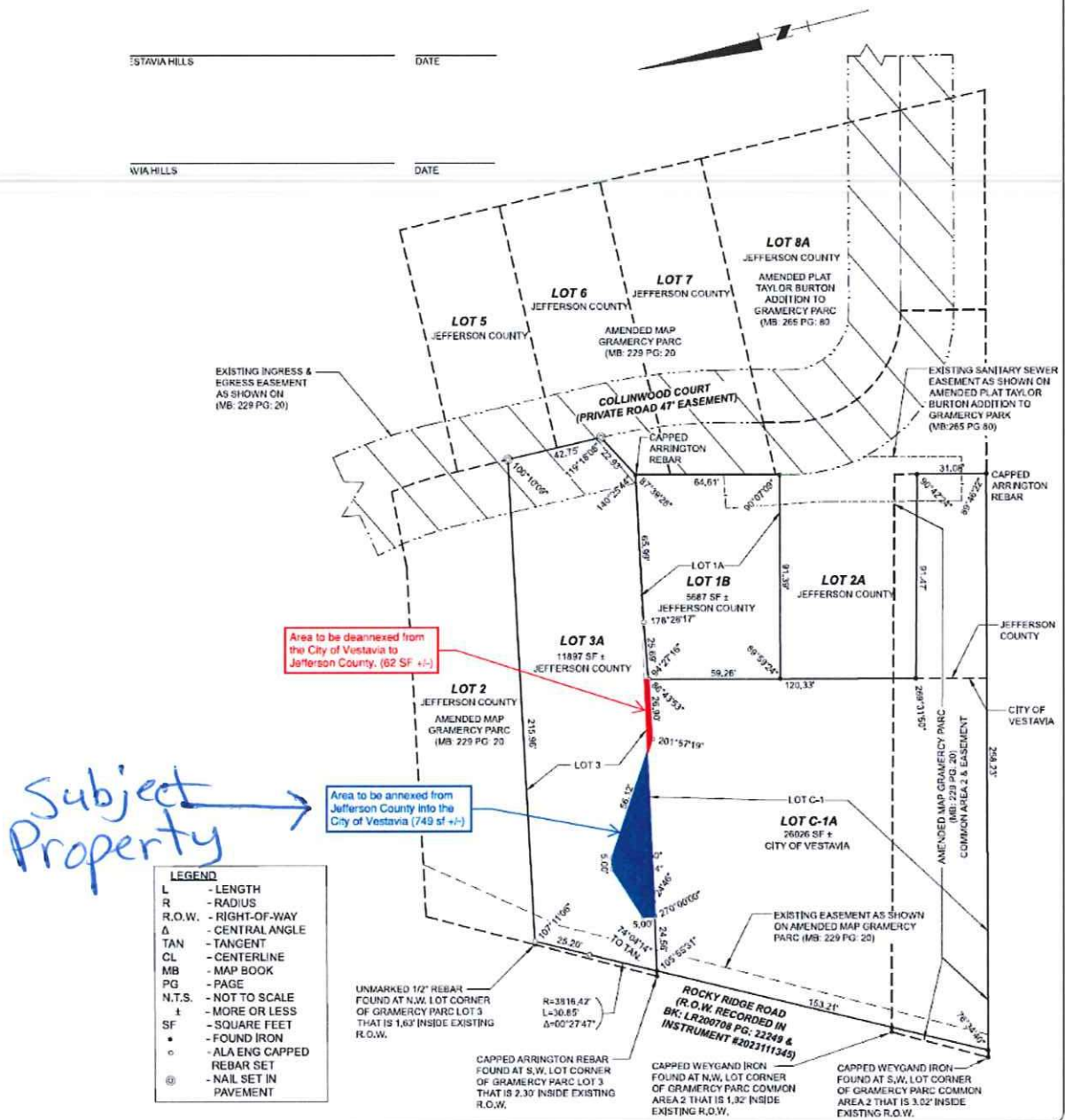
CITY CLERK, VESTAVIA HILLS

DATE

- 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 SP - MORE OR LESS SP - FOUND IRON SP - ALA ENG CAPED SP - REBAR SET SP - PAVEMENT | | | | | |



1715 Collinwood Court





VESTAVIA HILLS

**Planning and Zoning Commission
Planners Report**

MEETING DATE

September 10, 2026

AGENDA ITEM

RZ-26-9 **Rezoning** Request for **2429 Dolly Ridge Trail** from **Jefferson County E-2 to Vestavia Hills R-1**, for the purpose of annexation.

BACKGROUND

Jefferson County E-2 to Vestavia Hills R-1

PLANNER'S REVIEW/RECOMMENDATION

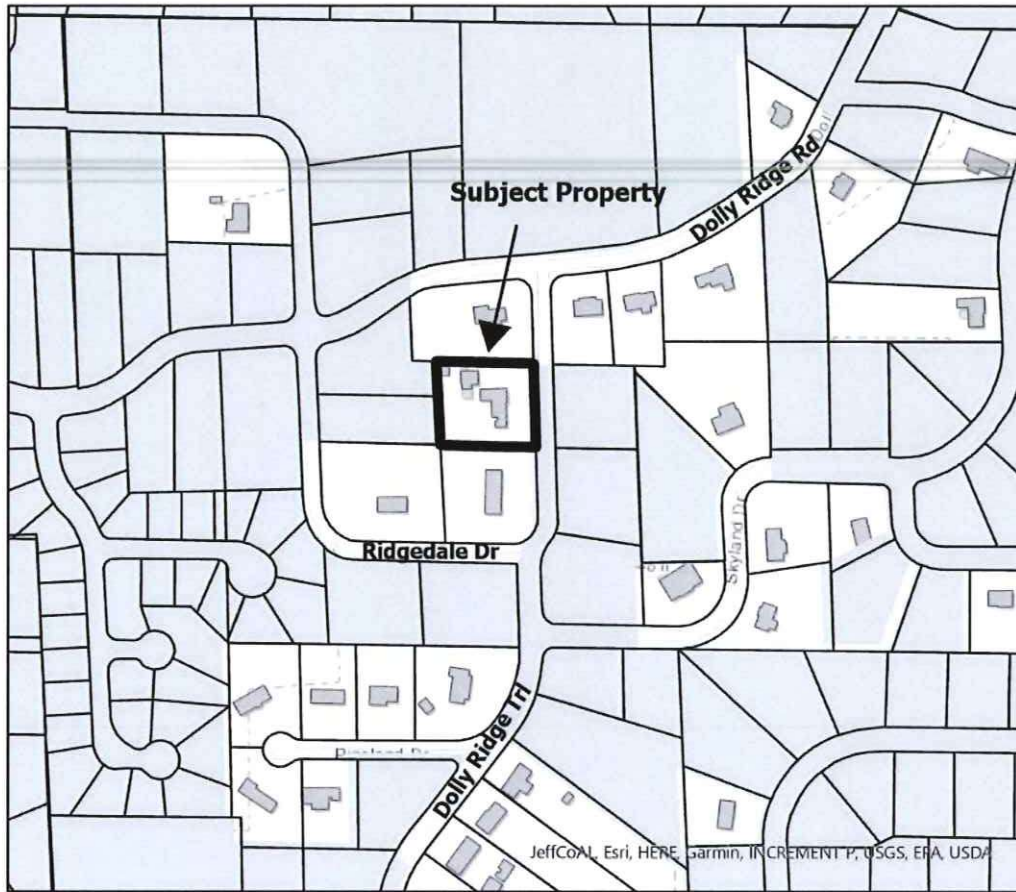
This property was approved for overnight annexation on July 20, 2026. The request is a compatible rezoning to complete the annexation process.

ATTACHMENTS

1. Application
2. Map
3. Owner Affidavit

Jack Wakefield
City Planner

2494 Dolly Ridge Trl





VESTAVIA HILLS

**Planning and Zoning Commission
Planners Report**

MEETING DATE

September 10, 2026

AGENDA ITEM

RZ-26-10 **Rezoning** Request for **4616 Old Looney Mill Road** from **Jefferson County E-2 to Vestavia Hills R-1**, for the purpose of annexation.

BACKGROUND

Jefferson County E-2 to Vestavia Hills R-1

PLANNER'S REVIEW/RECOMMENDATION

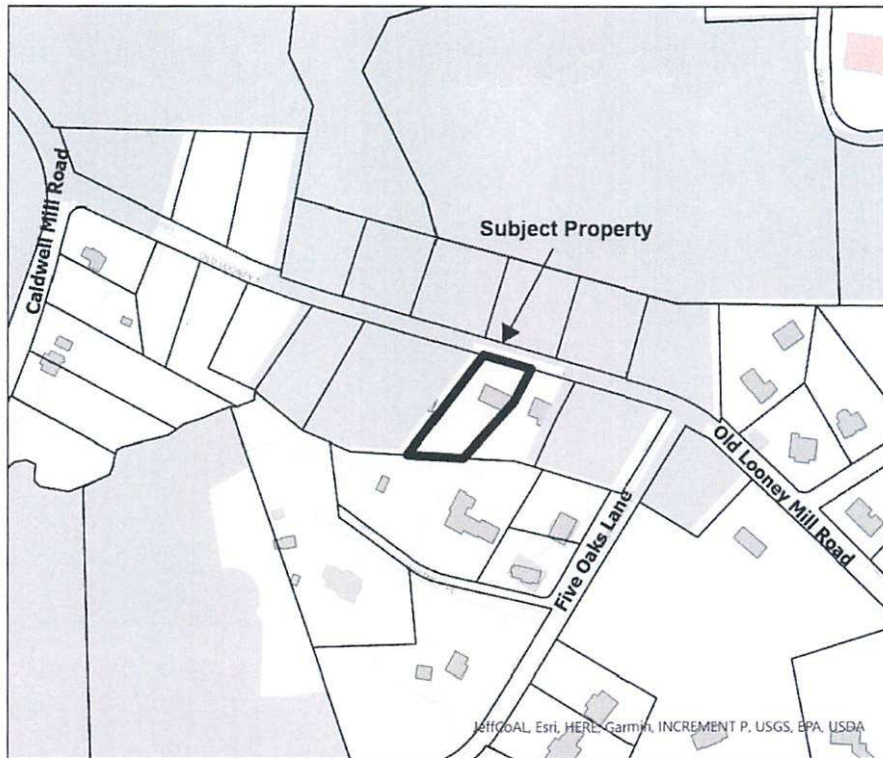
This property was approved for overnight annexation on July 20, 2026. The request is a compatible rezoning to complete the annexation process.

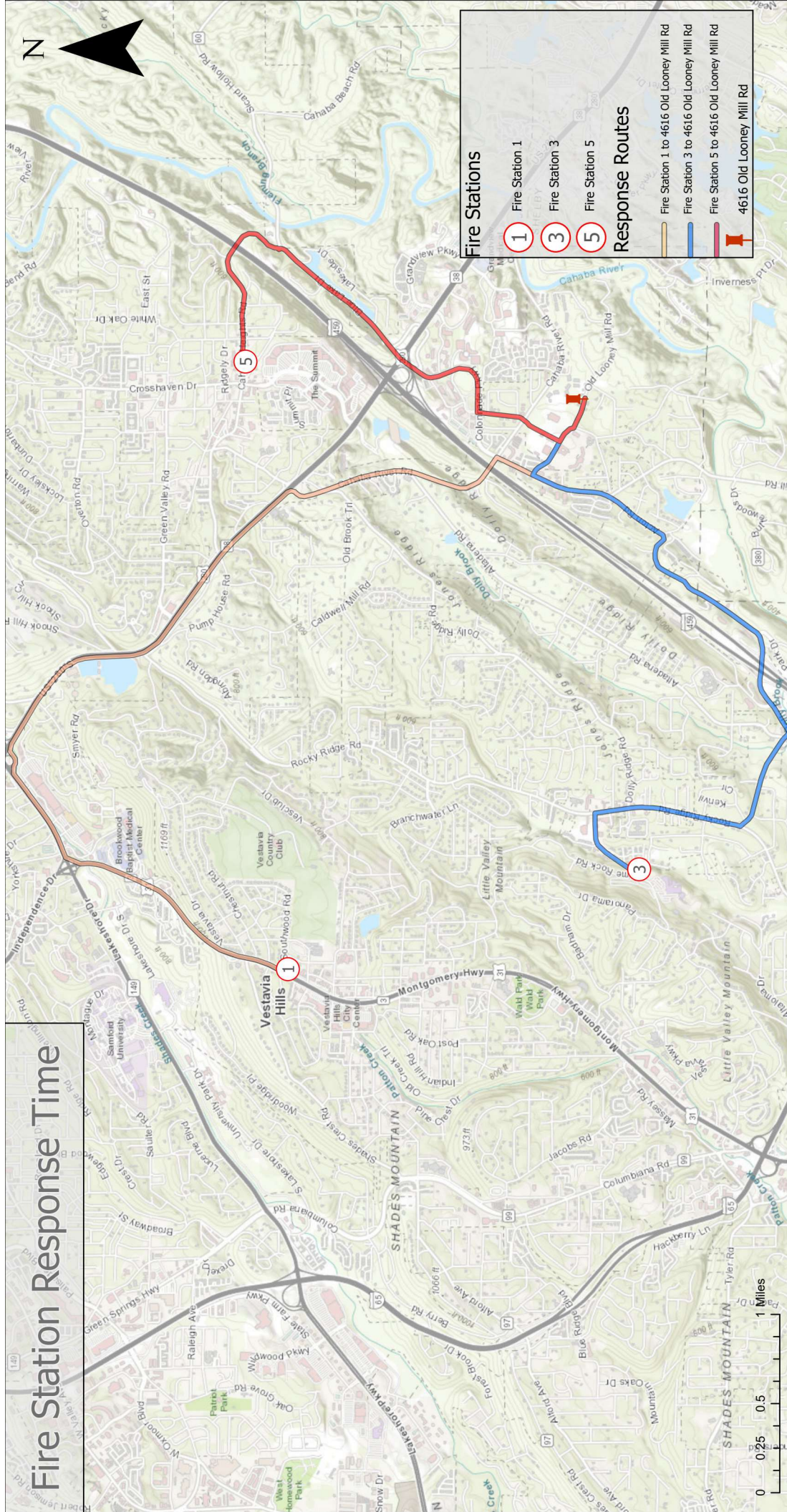
ATTACHMENTS

1. Application
2. Map
3. Fire Station Response Map

Jack Wakefield
City Planner

4616 Old Looney Mill Road





Fire Station Route	Total Travel Time	Total Miles
Fire Station 1 to 4616 Old Looney Mill Rd	12:44	6.48
Fire Station 3 to 4616 Old Looney Mill Rd	11:17	4.75
Fire Station 5 to 4616 Old Looney Mill Rd	7:59	3.42

A drive-time analysis was conducted to evaluate the accessibility of nearby fire stations to the newly annexed property 4616 Old Looney Mill Rd





VESTAVIA HILLS

**Planning and Zoning Commission
Planners Report**

MEETING DATE

September 10, 2026

AGENDA ITEM

RZ-26-11 **Rezoning** Request for **2421 Rocky Ridge Road** from **Jefferson County E-2 to Vestavia Hills R-1**, for the purpose of annexation.

BACKGROUND

Jefferson County E-2 to Vestavia Hills R-1

PLANNER'S REVIEW/RECOMMENDATION

This property was approved for overnight annexation on July 20, 2026. The request is a compatible rezoning to complete the annexation process.

ATTACHMENTS

1. Application
2. Map
3. Owner Affidavit

Jack Wakefield
City Planner

2421 Rocky Ridge Road

