



**Vestavia Hills
Planning and Zoning Commission Agenda
May 9, 2024
6:00 PM**

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

Final Plats

Consent Agenda

4. FP-24-9 Jason Kessler Is Requesting **Final Plat Approval** For **Five Oaks Residential Subdivision**. The Purpose For This Request Is To Create Seventeen Lots and Public Right Of Way. The Property Is Owned By Jason Kessler and Is Zoned Vestavia Hills R-2.

Rezoning

5. RZ-24-3 Thomas Dreher Is Requesting **Rezoning** For **3022, 3026, 3030 Panorama Brook Cir.** from **Vestavia Hills Inst-1** to **Vestavia Hills R-6** For The Purpose Of Residential Use.
6. RZ-24-3 Shades Mountain Baptist Church Is Requesting **Rezoning** For **2303 Pine Crest Ln.** from Vestavia Hills R-2 to Vestavia Hills Institutional For Church Use.

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

APRIL 11, 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
Jonathan Romeo
Hasting Sykes
Rick Honeycutt

MEMBERS ABSENT:

Rusty Weaver

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 March meeting 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. Honeycutt– yes
Mr. Sykes – yes Mr. Larson– yes
Mr. Vercher– yes
Motion carried.

Final Plats

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.

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.

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. Larson made a motion to approve item FP-24-7 & FP-24-8. 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. Honeycutt– yes
Mr. Sykes – yes Mr. Larson– yes
Mr. Vercher– yes
Motion carried.

Rezoning

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.

Mr. Garrison explained the request would convert the existing home to a drapery business. He also listed conditions staff recommends.

Maria Wood was present to explain the request.

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. Larson made a motion to recommend Rezoning for 4529 Pine Tree Cir. from Vestavia Hills R-1 to Vestavia Hills B-2 with the following conditions:

- 1.B-2 zoning limited to general retail;
- 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 Ms. Cochran. Motion was carried on a roll call; vote as follows:

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

Plan & Ordinance Amendments

7. Acceptance Of The Vestavia Hills Sidewalk Master Plan

Ethan Fisher & Christopher Brady explained that the plan would help implement sidewalks in the City and would serve as an addendum to the Public Works Manual.

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. Honeycutt made a motion to accept the Vestavia Hills Sidewalk Master Plan. 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. Honeycutt– yes
Mr. Sykes – yes Mr. Larson– yes
Mr. Vercher– yes
Motion carried.

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

May 9, 2024

AGENDA ITEM

FP-24-9 Jason Kessler Is Requesting **Final Plat Approval** For **Five Oaks Residential Subdivision**. The Purpose For This Request Is To Create Seventeen Lots and Public Right Of Way. The Property Is Owned By Jason Kessler and Is Zoned Vestavia Hills R-2.

BACKGROUND

Plat will finalize rezoning Ordinance 2997 creating the Five Oaks Subdivision. The final plat is in accordance with preliminary plat and rezoning materials.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

5/1/24, 2:45 PM

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Final Plat Application

FP-24-9

Submitted On: Apr 23, 2024

Applicant

Jason Kessler

2059857171

@ jason@kadcohomes.com

Primary Location

2810 FIVE OAKS LN
VESTAVIA HILLS, AL 35243

Project Information

Property Address

2810 Five Oaks Lane

Legal Description

COM INTER OF N/L OF FIVE OAKS LANE & W/L OF NE 1/4 SEC 34 TP 18 R 2W TH E 540 FT TH NW 785 FT TH SW & WLY 415.7 FT TH NW 70.6 FT TH NE 37.5 FT TH NW 43.3 FT TH SW 266.9 FT TH SE 413 FT TH E 260 FT TO POB

Parcel ID Number

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Current Zoning Classification

R2

Acreage

9.64

Application Submission Date

04/24/2024

Reason for Request

Subdivide into 17 single family lots

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.

Owner Name

HUSK, LLC

Mailing Address

3505 Bent River Road

Phone Number

205-369-5187

Representative for Owner

Jason Kessler

Email

Jdkessler84@gmail.com

Phone No. of Representative

205-369-5187

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

Company Name

--

Owner Email

Jdkessler84@gmail.com

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

Company Name

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Mailing Address of Representative

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Surveyor Information

Name

Derrol Luker

Mailing Address

2404 Forrest Ln, Pell City, AL 35128

Registration Number

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Company

Luker & Co. Surveying

Phone Number

205-338-2961

Email

Lukerandco@gmail.com



VESTAVIA HILLS

**Planning and Zoning Commission
Planners Report**

MEETING DATE

May 9, 2024

AGENDA ITEM

RZ-24-3 Thomas Dreher Is Requesting **Rezoning** For **3022, 3026, 3030 Panorama Brook Cir.** from **Vestavia Hills Inst-1** to **Vestavia Hills R-6** For The Purpose Of Residential Use.

BACKGROUND

The owners of 3022, 3026 and 3030 Panorama Dr. are requesting rezoning to R-6 to incorporate purchased property (zoned Inst-1) from the Fresh Water Land Trust into their home lots (area B-D in the exhibit). There is no additional development as part of the request. A resurvey will follow the rezoning.

PLANNER'S REVIEW/RECOMMENDATION

Rezoning is not finalized until the resurvey is recorded.

ATTACHMENTS

1. final1

Conrad Garrison
City Planner

Rezoning Application	Applicant	Primary Location
RZ-24-2	 Thomas Dreher	3030 PANORAMA BROOK CIR
Submitted On: Mar 8, 2024	 205-942-0086	VESTAVIA HILLS, AL 35216
	 Info@weygand.com	

Additional Locations

3026 PANORAMA BROOK CIR, VESTAVIA HILLS AL 35216
3022 PANORAMA BROOK CIR, VESTAVIA HILLS AL 35216

Property Information

Subject Property Address	Tax Parcel ID Number
3030 Panorama Brook	40 00 06 1 000 041.000
Legal Description	
LOT 10, LOT 11, LOT 12 PANORAMA BROOK PB 180 PG 55 & AMENDED PB 181 PG 46: Acreage Parcels shown in sketch of legal descriptions.	
Existing Parking Spaces	Proposed Parking Spaces
0	0
Submission Date	Type of Project
03/08/2024	Annexation of a Single-Family Home

Action Requested:

From Existing Zoning Classification	To Requested Zoning Classification
Inst-1	R-6
For the Intended Purpose of:	
Extending Rear/East Line of Lots to incorporate existing acreage tracts	
Acreage of Subject Property	Acreage of Property to be Disturbed
0.51	0

Setbacks

Front	Back
12	20
Side	Open Space
10	--
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).
--	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.

Owner Address City State Zip

3030 Panorama Brook Circle

Owner's Phone Number

2054107367

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

Mailing Address of Responsible Party

173 Oxmoor Road Homewood, AL 35209

Phone No. of Responsible Party

2059420086

Property Owner Name

Harry M Ezekiel

Company Name

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Email Address of Owner

HEZEKIEL@CHARTER.NET

Owner Representative/Responsible Party

Thomas Scott Dreher

Company Name

Weygand LLC

Contact Email of Responsible Party

scottie@weygand.com

Email Address of Responsible Party

info@weygand.com

Project Engineer Information (if applicable)

Name

Thomas Scott Dreher

Company

Weygand LLC

Mailing Address

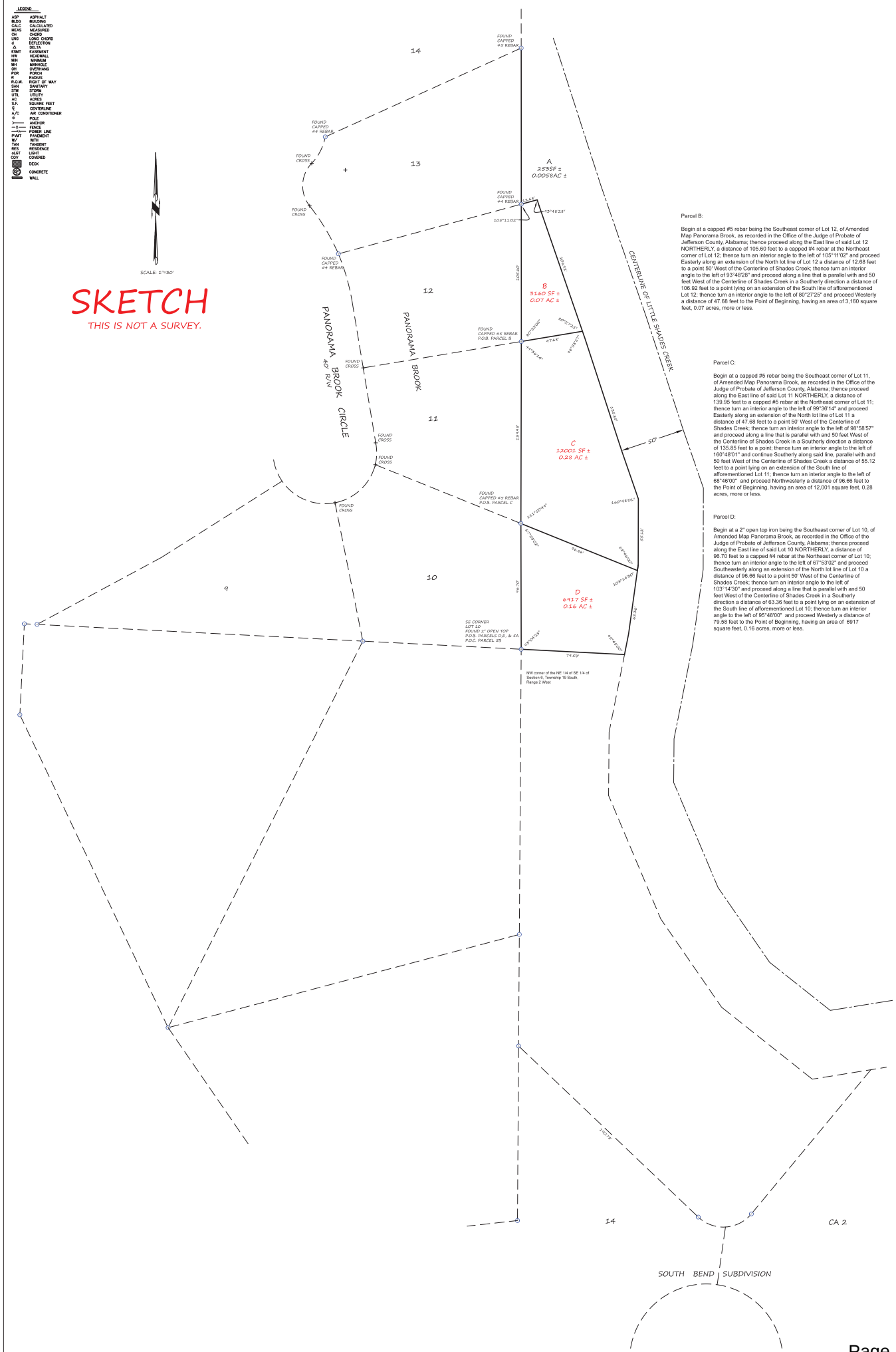
173 Oxmoor Road Homewood, AL 35209

Phone Number

2059420086

Email

info@weygand.com







VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

May 9, 2024

AGENDA ITEM

RZ-24-3 Shades Mountain Baptist Church Is Requesting **Rezoning** For **2303 Pine Crest Ln.** from Vestavia Hills R-2 to Vestavia Hills Institutional For Church Use.

BACKGROUND

Shades Mountain Baptist Church acquired adjacent property and is seeking rezoning to fold the parcel into its current footprint. Prior to the acquisition by the church the property contained a house and garage. The house was torn down, and some trees were cleared by the previous owner, leaving only the garage. The church currently has no long-term plans for the property but would like to use the garage for church storage. The church intends to construct a bridge/access from their parking lot and not use the access from Pine Crest Ln. or Vestaview Rd. The request is for the garage use only and no other development is allowed without review and approval P&Z and City Council.

PLANNER'S REVIEW/RECOMMENDATION

1. Access through Pine Crest Ln. or Vestaview Dr. is prohibited;
2. Approval is for current garage use only. Any new structures to be approved by City Council;
3. Opaque buffer to be approved by DRB and installed before rezoning is final.

ATTACHMENTS

1. Final2

Conrad Garrison
City Planner

Rezoning Application	Applicant	Primary Location
RZ-24-3	 Neil Byrd	2303 PINE CREST LN
Submitted On: Mar 28, 2024	 205-822-1670	VESTAVIA HILLS, AL 35216
	@ nbyrd@shades.org	

Property Information

Subject Property Address	Tax Parcel ID Number
2303 Pine Crest Lane	29 00 25 3 001 001.000
Legal Description	
Commence at the NE corner of the NE 1/4 of SW 1/4 of Section 25, Township 18 South, Range 3 West; thence south along the east line of same 40 feet to the south line of John Road extended from the Shady Rock Survey and being the point of beginning of the property herein described; thence continue on the last named course 830.25 feet; thence 91 degrees and 16' and 45" to the right 285.86 feet, thence 88 degrees and 43' and 15" to the right 829.40 feet to the south right of way of said road; thence 91 degrees and 06" and 30" to the right 285.86 feet along said right of way to point of beginning.	
Existing Parking Spaces	Proposed Parking Spaces
0	2
Submission Date	Type of Project
03/28/2024	New Non-Residential Development/use

Action Requested:

From Existing Zoning Classification	To Requested Zoning Classification
residential	institutional
For the Intended Purpose of:	
Church to use existing old two car garage for small equipment storage.	
Acreage of Subject Property	Acreage of Property to be Disturbed
5.4	0.014

Setbacks

Front	Back
0	0
Side	Open Space
0	0
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).
0	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.

Owner Address City State Zip

2017 Columbiana Road
Vestavia Hills, AL 35216

Owner's Phone Number

2058221670

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

Mailing Address of Responsible Party

2017 Columbiana Road
Vestavia Hills, AL 35216

Phone No. of Responsible Party

2058221670

Property Owner Name

Tom Boston / Business Administrator

Company Name

Shades Mountain Baptist Church

Email Address of Owner

tboston@shades.org

Owner Representative/Responsible Party

Neil Byrd / Dir. Campus Operations

Company Name

Shades Mountain Baptist Church

Contact Email of Responsible Party

nbyrd@shades.org

Email Address of Responsible Party

nbyrd@shades.org

Project Engineer Information (if applicable)

Name

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Company

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Mailing Address

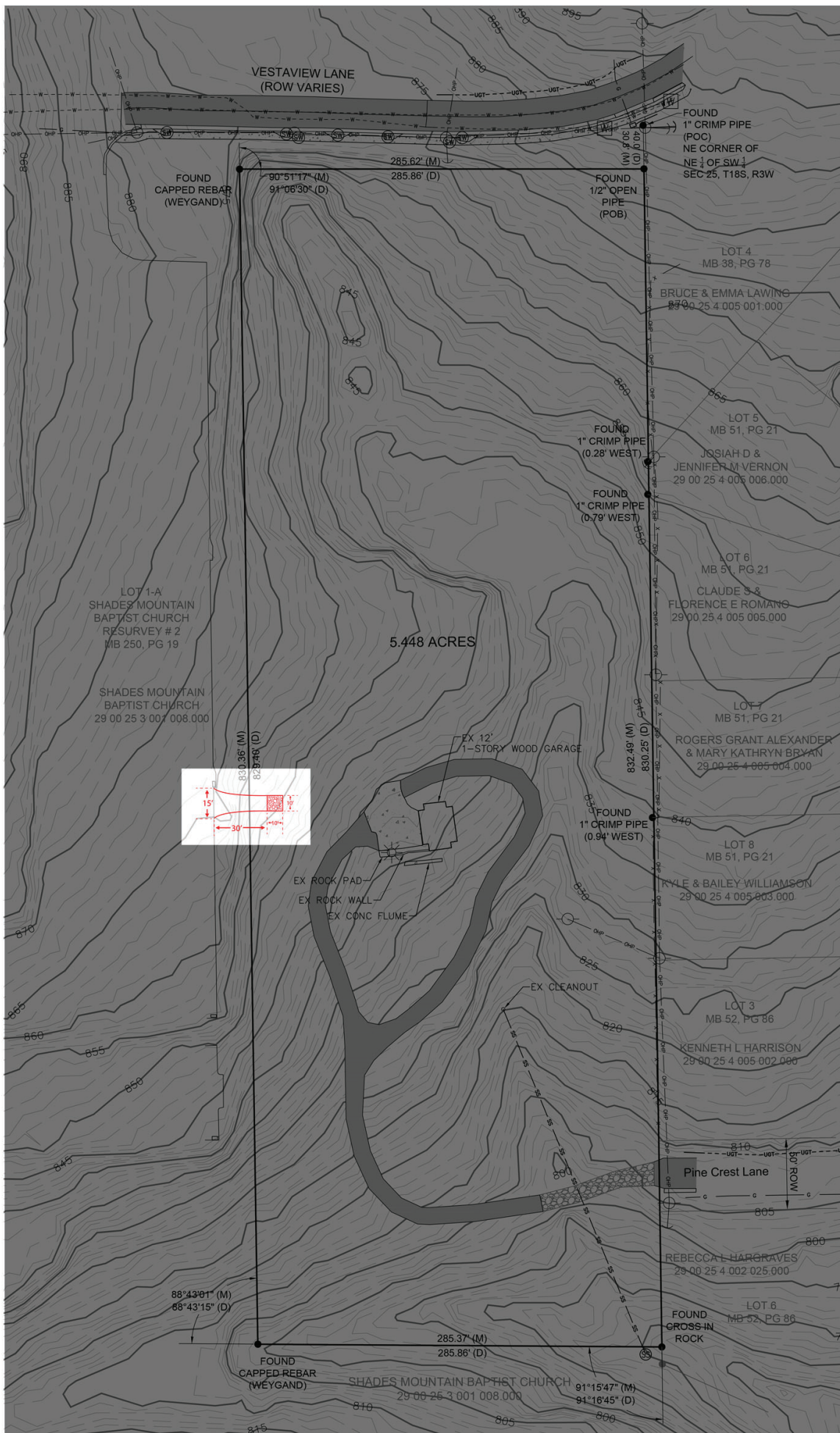
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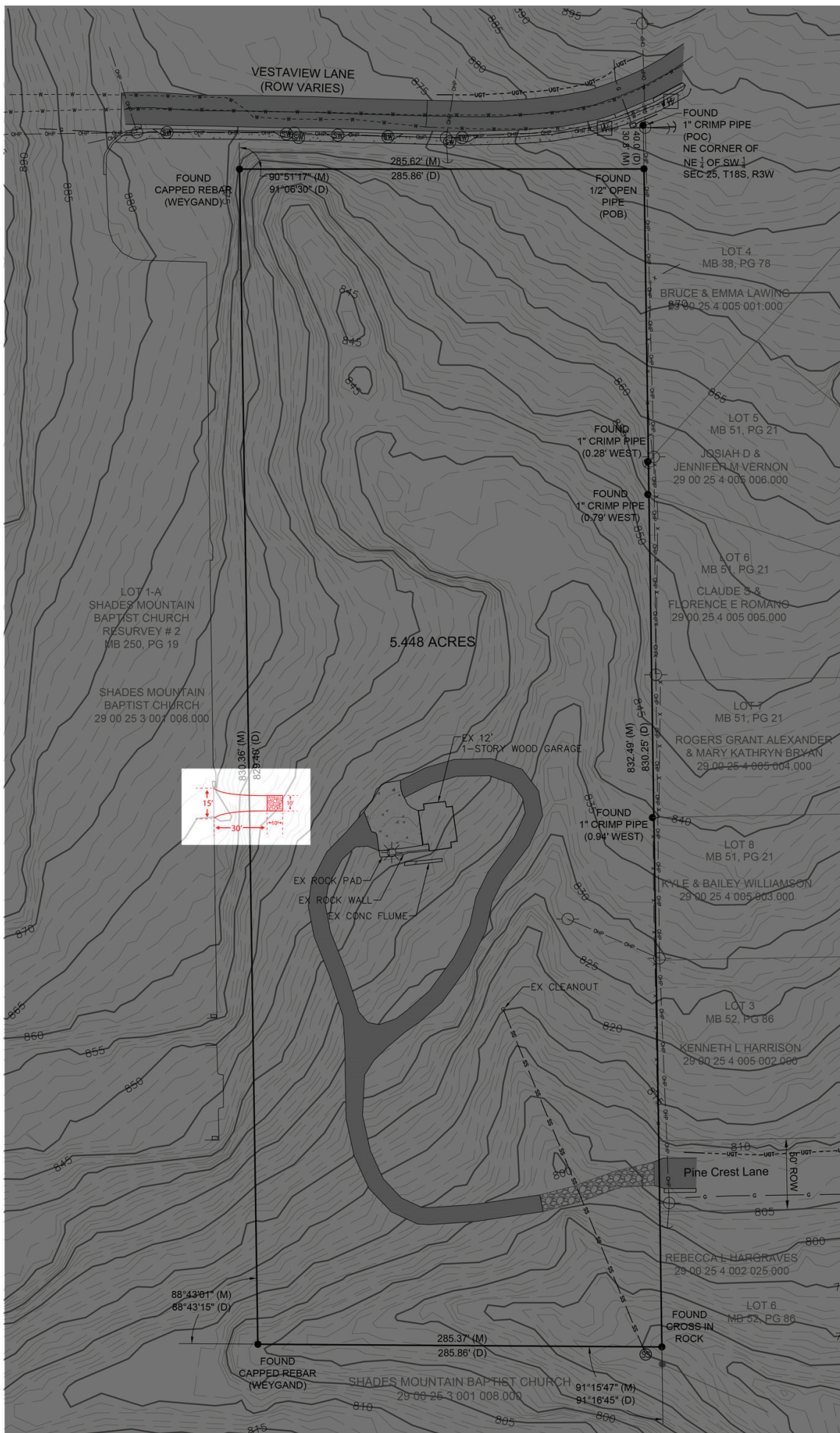
Phone Number

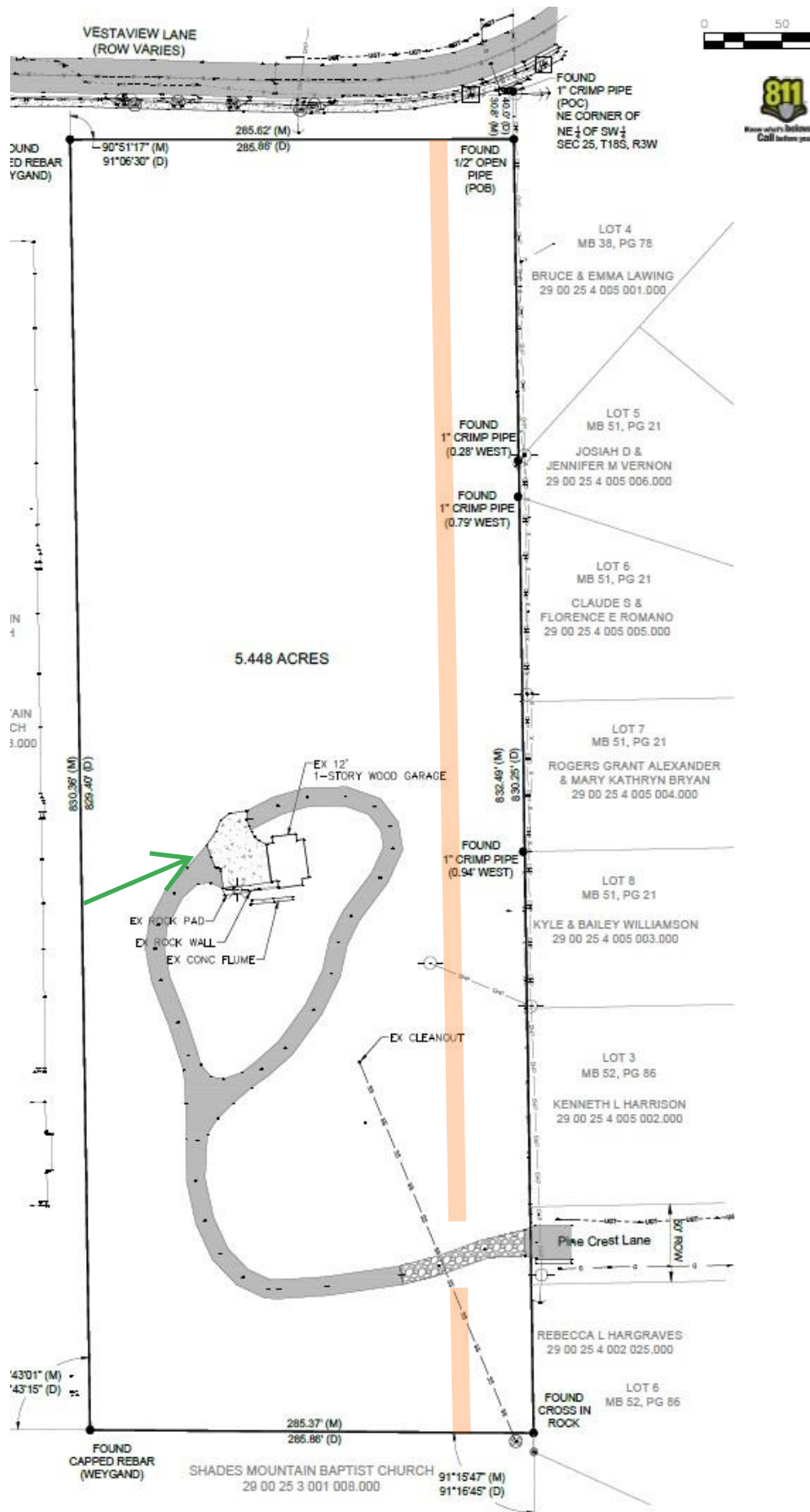
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Email

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Zoning1		
PARCELID	2900253001001000	
DISTRICT	020	
ESN_NUM	62	
PROPAD	2303 PINE CREST LN	
TAX_TOWNSH	29	
SECTION	25	
QSECTION	3	
BLOCK	001	
PARCEL	001000	
VH_ZONING	R-2	
ZNG_ORD	28F	
ZNG_ORD_DT	10/22/1956	
ZNG_ORD2		
Zoom to		...

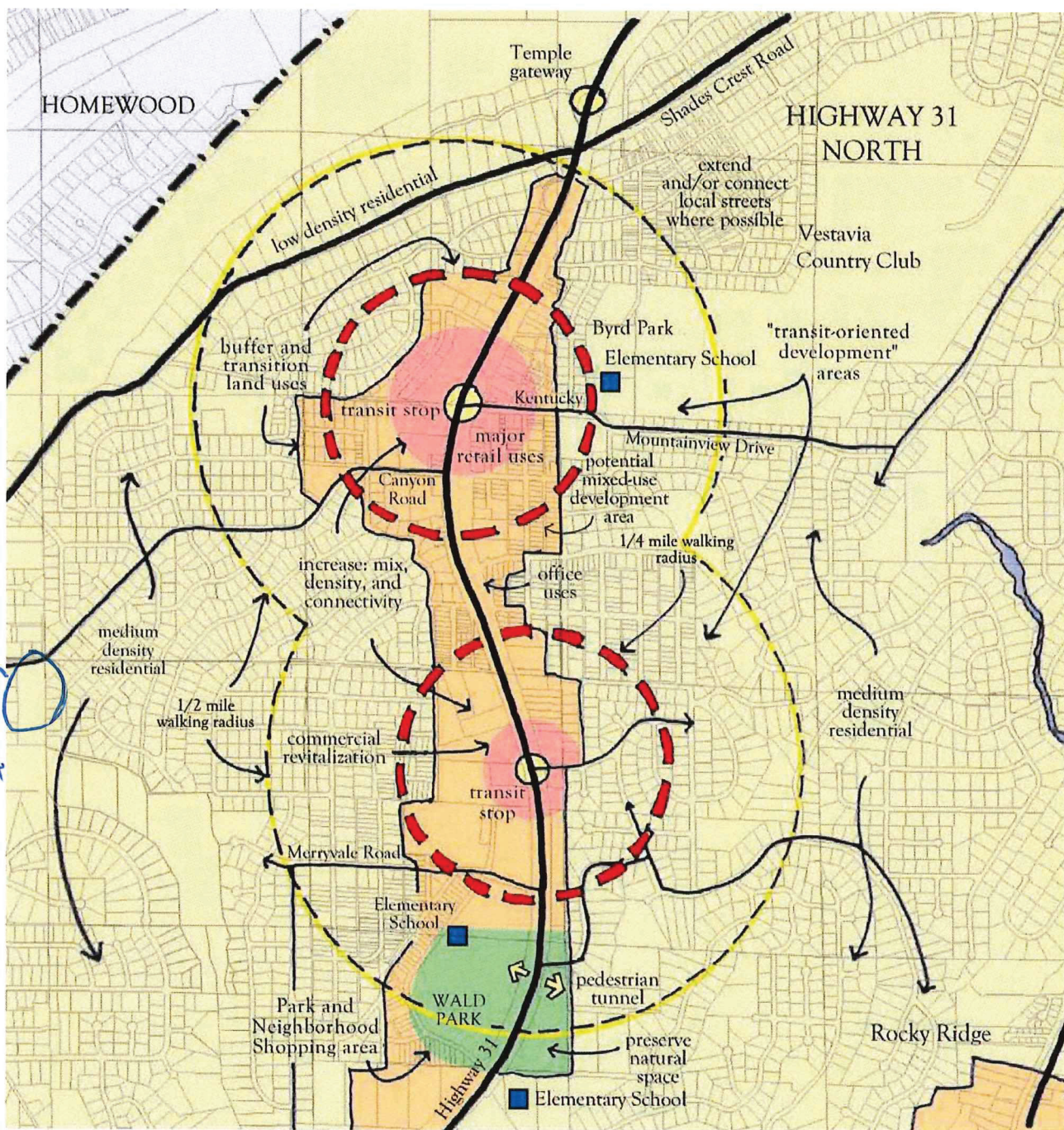


Figure 17: Highway 31 North
Land Use Analysis

- Neighborhood - primarily low / medium density single-family residential areas with higher densities near village center(s). Other uses may include schools, places of worship, recreational areas, and open space.
- Village Center - mixed use centers with highest densities in core areas. Mix of uses should include retail and service businesses, professional offices, high density residential areas, institutions, recreation areas, and public spaces.
- Commercial Core - primarily high density, retail and service business areas with professional offices and multi-family residences on upper floors or on periphery. Other uses may include institutions and public space.
- Gateways and Nodes - Gateways are entryways into the community or village enhanced with consistent signage, landscaping, and other elements. Nodes are sites, such as transit stops, where public spaces, signage, and other public design elements should be considered.

- Professional Offices - primarily professional office uses. Density should vary according to surroundings. Other uses may include retail and services (supporting offices and employees), places of worship, public spaces, and open space.
- Recreation and Open Space - public and private recreation facilities and preserved natural spaces. Recreation facilities may be active, passive or combined. Open spaces are areas preserved in a natural state and may include passive recreational uses.
- Trailheads - Trailheads are public sites along a trail, where bike racks, seating, parking, and public amenities are provided for trail users.
- Schools - School facilities administered by the Vestavia Hills School System.

