



**Vestavia Hills
Planning and Zoning Commission Agenda
March 9, 2023
6:00 PM**

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

Consent Agenda

4. Liberty Park Joint Venture Is Requesting **Final Plat Approval** For **Brayfield Residential Phase 1-B**. The Purpose for This Request Is To Subdivide Acreage Into 21 New Lots And Extend Road. The Property Is Owned By Liberty Park Joint Venture 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 9, 2023

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
Hasting Sykes
Ryan Farrell
Rusty Weaver
Rick Honeycutt

MEMBERS ABSENT:

Jonathan Romeo
Erica Barnes
David Maluff

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner

**Appeared via Zoom*

APPROVAL OF MINUTES

Mr. Vercher stated that the minutes of the meeting January 12, 2023 are presented for approval.

MOTION Motion to approve minutes was made by Mr. Weaver and second was by Mr. Sykes. Voice vote as follows:

Mr. Farrell – yes	Mr. Sykes – yes
Mr. Larson – yes	Mr. Weaver– yes
Mr. Honeycutt – yes	Mr. Vercher– yes
Motion carried.	

Rezoning, Annexation Non-Compatible

(1) **RZ-22-11** Alan N. Foster Is Requesting **Rezoning (Annexation)** For **2594 Acton Rd.** from **Jefferson County A to Vestavia Hills R-2** For Annexation.

Rezoning, Annexations Compatible

(2) **RZ-23-1** Andy Davis Is Requesting **Compatible Rezoning** For **2608 Rillwood Rd.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.

(3) **RZ-23-2** Charles Kessler Is Requesting **Compatible Rezoning** For **2401 Rocky Ridge Rd.** from **Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.

(4) **RZ-23-3** Leon R. Gorman, Jr. Is Requesting **Compatible Rezoning** For **1420 Branchwater Cir.** from **Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.

(5) **RZ-23-4** Grace Covenant Baptist Church Is Requesting **Compatible Rezoning** For **2565 Rocky Ridge Rd.** from **Jefferson County Inst-1 to Vestavia Hills Institutional** For The Purpose Of Annexation.

Mr. Garrison explained the requests and stated that all properties are currently in the City.

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 motions.

MOTION Mr. Larson made a motion to recommend Rezoning for 2594 Acton Rd. from Jefferson County A to Vestavia Hills R-2. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes	Mr. Sykes – yes
Mr. Larson – yes	Mr. Weaver– yes
Mr. Honeycutt – yes	Mr. Vercher– yes
Motion carried.	

MOTION Mr. Weaver made a motion to recommend Rezoning for 2608 Rillwood Rd. from Jefferson County E-1 to Vestavia Hills E-2. Second was by Mr. Larson. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes	Mr. Sykes – yes
Mr. Larson – yes	Mr. Weaver– yes
Mr. Honeycutt – yes	Mr. Vercher– yes
Motion carried.	

MOTION Mr. Weaver made a motion to recommend Rezoning for 2565 Rocky Ridge Rd. from Jefferson County Inst-1 to Vestavia Hills Institutional. Second was by Mr. Honeycutt. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes	Mr. Sykes – yes
Mr. Larson – yes	Mr. Weaver– yes
Mr. Honeycutt – yes	Mr. Vercher– yes
Motion carried.	

MOTION Mr. Weaver made a motion to recommend Rezoning for 1420 Branchwater Cir. from Jefferson County E-2 to Vestavia Hills R-1. Second was by Mr. Farrell. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes	Mr. Sykes – yes
Mr. Larson – yes	Mr. Weaver– yes
Mr. Honeycutt – yes	Mr. Vercher– yes
Motion carried.	

MOTION Mr. Weaver made a motion to recommend Rezoning for 2565 Rocky Ridge Rd. from Jefferson County Inst-1 to Vestavia Hills Institutional. Second was by Mr. Honeycutt. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes	Mr. Sykes – yes
Mr. Larson – yes	Mr. Weaver– yes
Mr. Honeycutt – yes	Mr. Vercher– yes
Motion carried.	

Conrad Garrison, City Planner

Final Plat Application

FP-23-1

Submitted On: Feb 21, 2023

Applicant

 Shelia Stephenson
 205-313-1152
 sstephenson@schoel.com

Primary Location

1217 TALUS RD
VESTAVIA HILLS, AL 35242

Project Information

Property Address

1217 Talus Rd

Parcel ID Number

2700182000001.004

Legal Description

Metes and bounds

Current Zoning Classification

x

Acreage

7.962

Application Submission Date

2/2/23

Reason for Request

Request to subdivide acreage into 21 new lots and one public 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

Liberty Park Joint Venture

Company Name

--

Mailing Address

1000 Urban Center Dr, Suite 235 Vestavia, AL 35242

Owner Email

--

Phone Number

205-945-6458

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.

false

Representative for Owner

Mark W. Clark

Company Name

Schoel Engineering Compnay, Inc.

Email

mclark@schoel.com

Mailing Address of Representative

1001 22nd St S Birmingham, AL 35205

Phone No. of Representative

205-313-1140

Surveyor Information

Name

Mark W. Clark

Company

Schoel Engineering

Mailing Address

1001 22nd St S Birmingham, AL 35205

Phone Number

2053131140

Registration Number

19251

Email

mclark@schoel.com



City of Vestavia Hills, AL

Mar 2, 2023

FP-23-1

Planning Review

Final Plat Application

Status: Complete**Assignee:** Conrad Garrison**Became Active:** Feb 22, 2023**Completed:** Feb 22, 2023

Applicant

Shelia Stephenson
sstephenson@schoel.com
1001 22nd Street South
Birmingham, AL 35205
205-313-1152

Primary Location

1217 TALUS RD
VESTAVIA HILLS, AL 35242

Owner:

Liberty Park Joint Venture, LLP
1000 Urban Center Dr Vestavia, AL 35242

Comments

Conrad Garrison, Feb 28, 2023

Plat will create 21 new lots and complete the buildout of Talus Rd. Plat meets requirements of the Liberty Park PUD.

1 OF 1

1. Access to utilities for installation, maintenance and repair shall be guaranteed by private utilities.
2. The area within all setbacks is subject to easements for street driveways, sanitary sewer and utilities.
3. This property is not located within the 100-year flood area and is in Unshaded Zone "X" (area of minimal flood hazard) according to the Flood Insurance Rate Map of Jefferson County, Alabama, dated January 1, 1984¹. The Flood Insurance Rate Map of Jefferson County, Alabama, dated January 1, 1984², shows the property is not in a Special Flood Hazard Area (SFHA).
4. The purpose of this plat is to subdivide acreage into twenty-one new lots and one public road.

APPROVED: _____ DATE: _____
Assistant to the Planning and Zoning Commission

APPROVED: _____ DATE: _____
Assistant to the City Engineer

APPROVED: _____ DATE: _____
Assistant to the City Clerk

APPROVED: _____
Assistant to the Mayor

APPROVED IN FORMAT ONLY:

Jefferson County Department of Health Date _____	Director of Environmental Services Indicates that assessments have been completed by the appropriate agency or agencies prior to this document being signed. Date _____
---	---

[illegible]

SECURE ENGINEERING COMPANY, INC.

[illegible]

LIBERTY PARK JOINT VENTURE, LLP
A Limited Liability Partnership, Owner

Jeff Kendrick

