



**Vestavia Hills
Planning and Zoning Commission Agenda
June 13, 2024
6:00 PM**

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

Preliminary Plats

4. Liberty Park Joint Venture, LLP Is Requesting **Preliminary Plat Approval** For **Old Overton Residential Hole 9 Sector**. The Purpose For This Request Is To Plat Sixteen Lots And Two Private Street. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

Final Plats

Consent Agenda

5. FP-24-11 Patrick Gilbert Is Requesting **Final Plat Approval** For **Rumore's Addition To Vestavia Hills**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Michael Rumore and Is Zoned Vestavia Hills R-2.

Rezoning

6. RZ-24-4 Draper McMillan Is Requesting **Rezoning** For **3916 Waynely Dr.** from **Vestavia Hills R-4 to Vestavia Hills O-1** For The Purpose Of Office 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

MAY 9, 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
Lindsey Cochran
David Maluff
Ryan Farrell
Jonathan Romeo
Rick Honeycutt
Rusty Weaver

MEMBERS ABSENT:

Lyle Larson
Hasting Sykes

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 April meeting are presented for approval.

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

Mr. Farrell – yes	Ms. Cochran – yes
Mr. Romeo – yes	Mr. Weaver– abstained
Mr. Honeycutt – yes	Mr. Maloof– yes
Mr. Vercher– yes	

Motion carried.

Final Plats

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.

Mr. Garrison explained the requests were ministerial.

Mr. Vercher opened the floor for a public hearing.

Michael McCulty of Altadena Presbyterian Church asked about sidewalk coordination.

Mr. Brady explained the City process.

Mr. Vercher closed the public hearing and opened the floor for a motion.

MOTION Mr. Weaver made a motion to approve item FP-24-9. 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. Weaver– yes
Mr. Honeycutt – yes	Mr. Maloof– yes
Mr. Vercher– yes	

Motion carried.

Rezoning

RZ-24-2 Maria Wood Is Requesting **Rezoning For Rezoning For 3022, 3026, 3030 Panorama Brook Cir.. from Vestavia Hills R-1 to Vestavia Hills B-2** For The Purpose Of Retail Sales.

Mr. Garrison explained the request would rezone purchased property from the Freshwater Land Trust to individual home owners.

Mr. Vercher opened the floor for a public hearing.

Scotty Dreer spoke and asked to see the plan.

Mr. Vercher closed the public hearing and opened the floor for a motion.

MOTION Mr. Weaver made a motion to recommend **Rezoning** for **3022, 3026, & 3030 Panorama Brook Cir.** from **Vestavia Hills Inst** to **Vestavia Hills R-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. Honeycutt – yes	Mr. Maloof– yes
Mr. Vercher– yes	
Motion carried.	

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.

Mr. Garrison explained the request would rezone purchased property and the church would use the garage only for storage. He also listed a set of condidtions

Tom Boston, from Shades Mountain Baptist Church was present to explain the plan.

Mr. Vercher opened the floor for a public hearing.

Janet Herrod and Mac Dauphin spoke and asked for increased buffering along the property edge.

Tom Boston agreed.

Mr. Vercher closed the public hearing and opened the floor for a motion.

MOTION Mr. Weaver made a motion to recommend **Rezoning** for **2303 Pine Crest Ln.** from **Vestavia Hills R-2** to **Vestavia Hills Inst** with the following conditions:

1. Zoning approval of this property is for the Church's use of the existing carport structure for the Church's use only and any further development of property shall be reviewed under a subsequent rezoning request procedure;
 2. TNo public access to/from the property shall be allowed to/from Pine Crest Lane or Vestaview Lane; and ;
 3. Prior to this rezoning becoming effective, a buffer must be approved by the Vestavia Hills Design Review Board and installed pursuant to the Zoning Official's approval.
- Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes	Ms. Cochran – yes
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Mr. Romeo – yes Mr. Weaver– yes
Mr. Honeycutt – yes Mr. Maloof– yes
Mr. Vercher– yes
Motion carried.

Conrad Garrison, City Planner

Project Information

Property Address	Parcel ID Number
5145 Clubbridge Drive E	2700064000001.000
Legal Description	Current Zoning Classification
NA	PUD-PR-1
Acreage	Application Submission Date
10.93	5/17/2024
Reason for Request	
Subdividing 10.93 Acres of PR-1 into 16 Residential 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.	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 Name	Company Name
John Bonanno	Liberty Park Joint Venture
Mailing Address	Owner Email
1000 Urban Center Drive, Suite 235	jbonanno@danielcommunities.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. true
(205) 508-0192	
Representative for Owner	Company Name
Brian Hatcher	Kadre Engineering, LLC
Email	Mailing Address of Representative
bhatcher@kadre-eng.com	5572 Carrington Lake Parkway
Phone No. of Representative	
2053054079	

Surveyor Information

Name

Dave Arrington

Mailing Address

2032 Valleydale Road, Suite C, Hoover, AL 35244

Registration Number

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Company

Arrington Engineering and Land Surveying

Phone Number

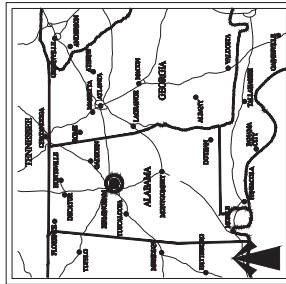
205-985-9315

Email

dave@arringtonengineering.com

Preliminary Plat FOR *Old Overton Residential Hole 9 Sector*

5145 CLUBBRIDGE DRIVE E
VESTAVIA HILLS, ALABAMA 35242
PARCEL ID: 27 00 06 4 000 001.00
SECTION 6, TOWSHIP 18S, RANGE 1W



Prepared For:
LIBERTY PARK JOINT VENTURE, LLP
MAY 2024



This is a preliminary design. It is not to be used for construction without the approval of KADRE ENGINEERING, LLP. It is the responsibility of the client to ensure that the design is suitable for the intended purpose.

No.	Revision	Date
1	1	05/17/2024
2	2	05/17/2024
3	3	05/17/2024
4	4	05/17/2024
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Old Overton Hole 9 Sector
Liberty Park Joint Venture
Vestavia Hills, Alabama

SHEET TITLE	TITLE SHEET
TOWN/STATE	Birmingham, Alabama
CHECKED BY	B. Smith
DATE	5/17/2024
PROJECT NUMBER	24031
SCALE	AS SHOWN
SHEET NUMBER	1



KADRE
ENGINEERING
BIRMINGHAM • AUBURN • ORANGE BEACH

Original 2022 design
Revised 2022 design
KADRE Engineering, LLC is
not responsible for any
errors or omissions
which may occur
when this plan is
used for any other
purpose than that
intended by
KADRE Engineering, LLC.

No.	Revision	Date
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Old Overton Hole 9 Sector
Liberty Park Joint Venture
Vestavia Hills, Alabama

SHEET TITLE
PRELIMINARY PLAT

TOWN: BIRMINGHAM
DATE: 5/17/2024
PROJECT NUMBER: 24033
SCALE:
SHEET NUMBER:

C1.0

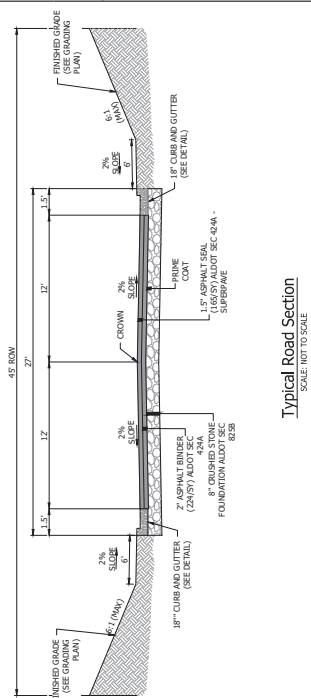
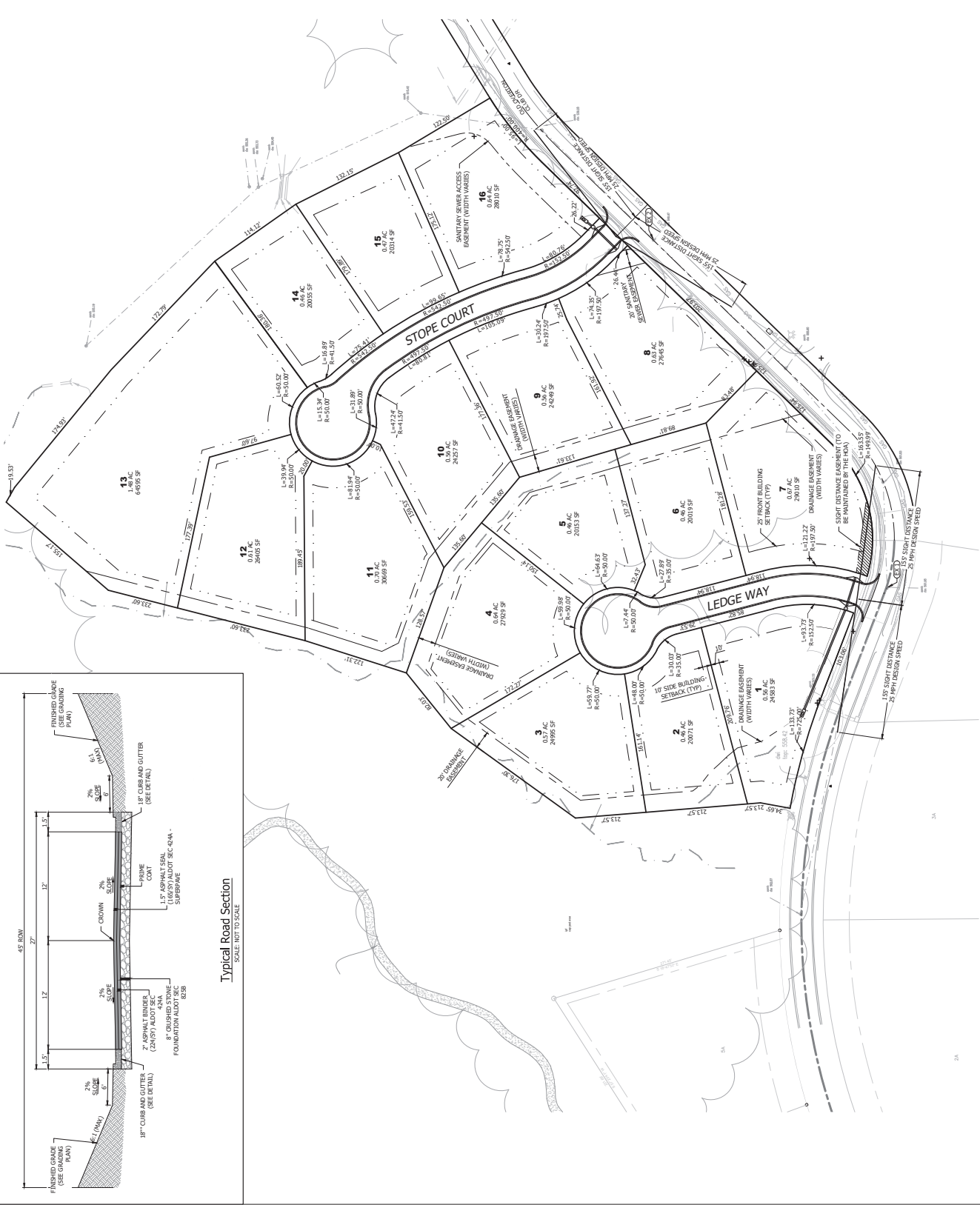


SCALE: 1"=50'

PRELIMINARY PLAT OF THE RESIDENTIAL
SUBDIVISION
OLD OVERTON HOLE 9
BEING A SUBDIVISION OF A PARCEL SITUATED
IN THE CITY OF VESTAVIA HILLS, ALABAMA,
WEST, IN THE CITY OF VESTAVIA HILLS,
JEFFERSON COUNTY, ALABAMA
LIBERTY PARK JOINT VENTURE, LLC
10001 SOUTHERN AVENUE, SUITE 200
VESTAVIA HILLS, AL 35242
CONTACT: JOHN ROMANO

SITE DATA
PROPOSED LOTS:
ADDRESS: 5415 CLUBHOUSE DRIVE
VESTAVIA HILLS, AL 35242
ZONED: R-100 (SINGLE-FAMILY RESIDENTIAL)
TOTAL AREA: 10.96 AC. ±
1.0 TOTAL LOT 9 SECTOR LOTS
BUILDING SETBACKS:
FRONT: 25'
BACK: 25'
SIDES: 10'

NOTE:
ADJUT LOT TRANSFERRED MUST HAVE A
MINIMUM WIDTH SUBSTANTIALLY THE
SAME AS THE ADJUT LOT TRANSFERRED
AND ONLY ONE (1) PRINCIPAL BUILDING
WILL BE PERMITTED ON ANY SUCH LOT
WHICH IS TRANSFERRED TO THE ADJUT
ZONING ORDINANCE.







VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

June 13, 2024

AGENDA ITEM

FP-24-11 Patrick Gilbert Is Requesting **Final Plat Approval** For **Rumore's Addition To Vestavia Hills**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Michael Rumore and Is Zoned Vestavia Hills R-2.

BACKGROUND

The request is to combine Lot 5 and Parcel B to create Lot 5A. All existing easements will remain.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Final Plat Application	Applicant	Primary Location
FP-24-11	 Patrick Gilbert  2055429940  patrick@wedgworth.net	2101 GARLAND CIR VESTAVIA HILLS, AL 35216
Submitted On: May 29, 2024		

Project Information

Property Address	Parcel ID Number
2101 Garland Circle	2800304013009.00
Legal Description	Current Zoning Classification
Third Addition to Vesthaven Fourth Sector Map Book 54, Page 43	R-2
	Acreage
	8.6
Application Submission Date	
5-29-2024	
Reason for Request	
We are combining two lots into one lot of record.	

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
Michael Rumore	--
Mailing Address	Owner Email
2101 Garland Circle	--
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.
2512152909	true
Representative for Owner	Company Name
Patrick Gilbert	Wedgworth Construction
Email	Mailing Address of Representative
patrick@wedgworth.net	4154 Crosshaven Drive Vestavia Al 35243
Phone No. of Representative	
2055429940	

Surveyor Information

Name

David Entrekin

Mailing Address

2232 Cahaba Valley Drive Suite M

Registration Number

12159

Company

Surveying Solutions

Phone Number

205-991-8965

Email

davidentrekin@ssi-ala.com

A SINGLE FAMILY RESIDENCES

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DATE: MAY 29, 2024

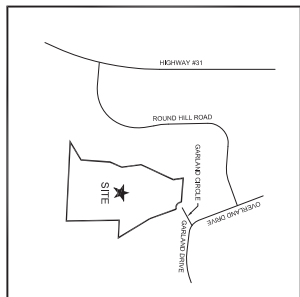
SECRET

222

VESTHAVEN SECTOR 4
MAP BOOK 74, PAGE 34

RESURVEY
59° 04' 1"
52°

1



...said County in said State, do hereby certify that Can Use
...mayor, who is known to me, acknowledged before me,
...attest, he executed the same voluntarily, as an act of s

BY: _____
Notary Public

day of _____, 20____

By: _____
Notary Public
My commission expires: _____

_____ day of _____, 20_____



VESTAVIA HILLS

**Planning and Zoning Commission
Planners Report**

MEETING DATE

June 13, 2024

AGENDA ITEM

RZ-24-4 Draper McMillan Is Requesting **Rezoning** For **3916 Waynely Dr.** from **Vestavia Hills R-4 to Vestavia Hills O-1** For The Purpose Of Office Use.

BACKGROUND

Applicant is seeking to rezone a lot on Wanely Dr. for a new office. New office will be 4,320 square feet with 18 parking spaces. Proposed development meets the minimum requirements for O-1 zoning.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final1

Conrad Garrison
City Planner

Rezoning Application	Applicant	Primary Location
RZ-24-4	 Draper McMillan	3916 WAYNELY DR
Submitted On: May 8, 2024	 205-759-1521	VESTAVIA HILLS, AL 35243
	 dmcmillan@mcgiffert.com	

Property Information

Subject Property Address	Tax Parcel ID Number
3916 WAYNELY DR VESTAVIA HILLS, AL 35243	28 00 15 4 009 029.000
Legal Description	
PARCEL I: Lots 6 and 7, Block 1, according to the Survey of Glass's Addition to New Merkle, as recorded in Map Book 25, page 60, in the Probate Office of Jefferson County, Alabama.	
PARCEL II: The South 1/2 of a vacated alley lying North of Lots 6 and 7, Block 1, according to the Survey of Glass's Addition to New Merkle, as recorded in Map Book 25, page 60, in the Probate Office of Jefferson County, Alabama, as vacated in Real 4155, page 611, in said Probate Office.	
Existing Parking Spaces	Proposed Parking Spaces
0	18
Submission Date	Type of Project
05/08/2024	New Non-Residential Development/use

Action Requested:

From Existing Zoning Classification	To Requested Zoning Classification
VH R-4	VH O-1
For the Intended Purpose of:	
Office Building	
Acreage of Subject Property	Acreage of Property to be Disturbed
.43	.43

Setbacks

Front	Back
30	30
Side	Open Space
20	0.17
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).
60	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

3921 Hwy 280; Birmingham AL 35243

Owner's Phone Number

850-225-2753

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

2814 Stillman Blvd; Tuscaloosa, AL 35401

Phone No. of Responsible Party

205-523-2134

Property Owner Name

Jacpla, LLC

Company Name

Comer Companies

Email Address of Owner

jason@comercompanies.com

Owner Representative/Responsible Party

Draper McMillan

Company Name

McGiffert and Associates, LLC

Contact Email of Responsible Party

dmcmillan@mcgiffert.com

Email Address of Responsible Party

dmcmillan@mcgiffert.com

Project Engineer Information (if applicable)

Name

Draper McMillan

Company

McGiffert and Associates, LLC

Mailing Address

2814 Stillman Blvd; Tuscaloosa, AL 35401

Email

dmcmillan@mcgiffert.com

Phone Number

205-523-2134

Rezoning Application	Applicant	Primary Location
RZ-24-4	 Draper McMillan	3916 WAYNELY DR
Submitted On: May 8, 2024	 205-759-1521	VESTAVIA HILLS, AL 35243
	 dmcmillan@mcgiffert.com	

Property Information

Subject Property Address	Tax Parcel ID Number
3916 WAYNELY DR VESTAVIA HILLS, AL 35243	28 00 15 4 009 029.000
Legal Description	
PARCEL I: Lots 6 and 7, Block 1, according to the Survey of Glass's Addition to New Merkle, as recorded in Map Book 25, page 60, in the Probate Office of Jefferson County, Alabama.	
PARCEL II: The South 1/2 of a vacated alley lying North of Lots 6 and 7, Block 1, according to the Survey of Glass's Addition to New Merkle, as recorded in Map Book 25, page 60, in the Probate Office of Jefferson County, Alabama, as vacated in Real 4155, page 611, in said Probate Office.	
Existing Parking Spaces	Proposed Parking Spaces
0	18
Submission Date	Type of Project
05/08/2024	New Non-Residential Development/use

Action Requested:

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Side	Open Space
20	0.17
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).
60	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

3921 Hwy 280; Birmingham AL 35243

Owner's Phone Number

850-225-2753

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

2814 Stillman Blvd; Tuscaloosa, AL 35401

Phone No. of Responsible Party

205-523-2134

Property Owner Name

Jacpla, LLC

Company Name

Comer Companies

Email Address of Owner

jason@comercompanies.com

Owner Representative/Responsible Party

Draper McMillan

Company Name

McGiffert and Associates, LLC

Contact Email of Responsible Party

dmcmillan@mcgiffert.com

Email Address of Responsible Party

dmcmillan@mcgiffert.com

Project Engineer Information (if applicable)

Name

Draper McMillan

Company

McGiffert and Associates, LLC

Mailing Address

2814 Stillman Blvd; Tuscaloosa, AL 35401

Email

dmcmillan@mcgiffert.com

Phone Number

205-523-2134



PARKING REQUIRED (OFFICE BUILDING)
ONE SPACE PER 250 SF GFA = 4,320/250 = 18 TOTAL SPACES

PARKING SUPPLIED
18 SPACES (INCLUDES 1 VAN ACCESSIBLE PARKING SPACE)

06-74-2036

- PROPOSED MAINLY DRIVE
HARDENING





Future Land Use

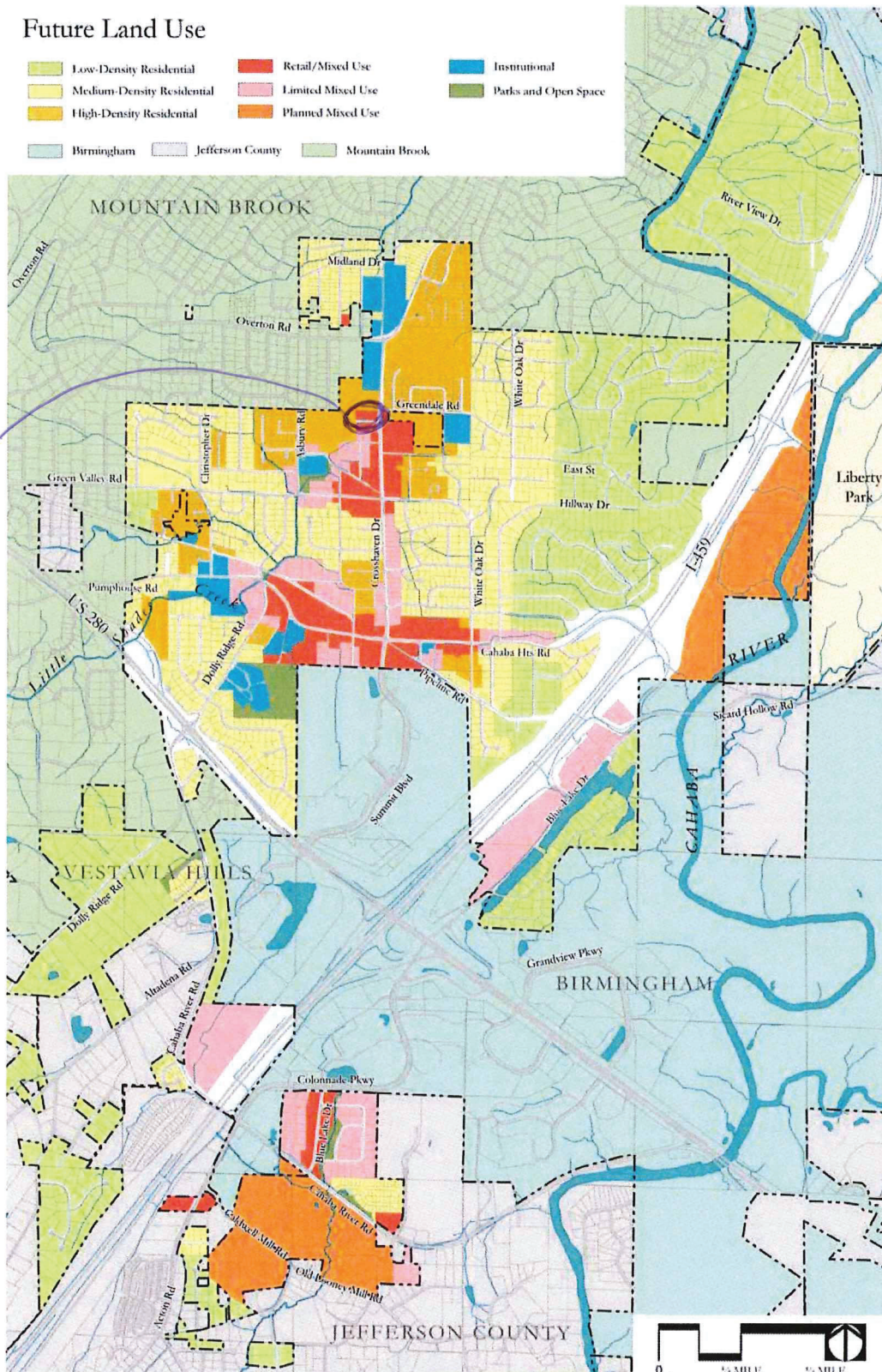


Figure 4: Future Land Use Map