



Vestavia Hills
Design Review Board Agenda
July 24, 2024
6:00 PM




1. Call to Order
2. Roll Call
3. **D-24-10** **Jana Cox** is requesting **Architectural Review, Landscape Review, & Final Review Of Materials** for the property located at **2221 Old Columbiana Rd.** The purpose of this request is for a new athletic center. The property is owned by Michael Valladares and zoned Vestavia Hills Inst.
4. Time Of Adjournment

Design Review Board Application

Applicant

Primary Location

DRB-24-10

 Jana Cox
 256-684-1313 ext. 00000
 jana@gamedayassociates.com

2221 OLD COLUMBIANA RD
VESTAVIA HILLS, AL 35216

Submitted On: Jun 24, 2024

Owner of Property

Name	Address
Michael Valladares	132 Victory Tr
City	State
Pelham	AL
Zip Code	Phone Number
35124	205-413-7395
Email	
soccernation205@gmail.com	

Billing/Responsible Party

Name	Address
Michael Valladares/Igor Popovich	1082 Montgomery Hwy / 2865 Montevallo Park Rd
City	State
Vestavia Hills / Irondale	AL
Zip Code	Phone Number
35173 / 35210	2054137395 / 3346695714
Email	
soccernation205@gmail.com / footballer1on1@gmail.com	

Representing Attorney/Other Agent

Name	Address
Jana Cox (Other Agent)	1509 US Hwy 11
City	State
Trussville	AL
Zip Code	Phone Number
35173	2566841313
Email	
jana@gamedayassociates.com	

Description of Property

Subject Property Address	Property Zoning Classification
2221 Old Columbiana Rd	Outdoor Recreation
Subdivision Name, Lot #, Block #, etc.	
PARCEL #: 29 00 36 2 002 004.001	

Reason for Request

Check all that apply

Preliminary Review

true

Landscape Review

--

Architectural Review

--

Final Review of Materials

--

Other

--

Detailed Explanation

Approval for a private outdoor soccer training facility: soccer field conversion to turf, adding sports field lighting and parking lot improvements with small restroom building and private office space (not open to the public)

Process

Check all that apply

New Building

true

Renovation of Existing Building

--

New Landscape Plan

true

Renovation to Existing Landscaping Plan

--

Other

true

Detailed Explanation

Buildings to be made from converted Connex shipping structures. Landscape is in such disrepair that we need to start fresh. Two trees will be removed for field construction but will be replaced-see Landscape Plan. The Connex that is flipped vertical will also become the basis of the sign.

Affidavit:

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. Simultaneously with the submittal of this application, I am hereby submitting a notarized affidavit signed by the owner of the property in the attachments section of this application. NOTE: Applications cannot be processed without the notarized owners affidavit.

Review Requirements

The following information and exhibits shall be provided and presented on your proposed project for review. The Board will review the three project components at the meeting. The Board must approve all three components before any permit is issued. A design professional, owner, or owner representative with knowledge of design elements and project provisions should represent the project to the committee.

General: Provide three copies and one digital copy (pdf format) of all drawings or plans required below for review. Drawings must be to scale. These drawings should be turned in with the

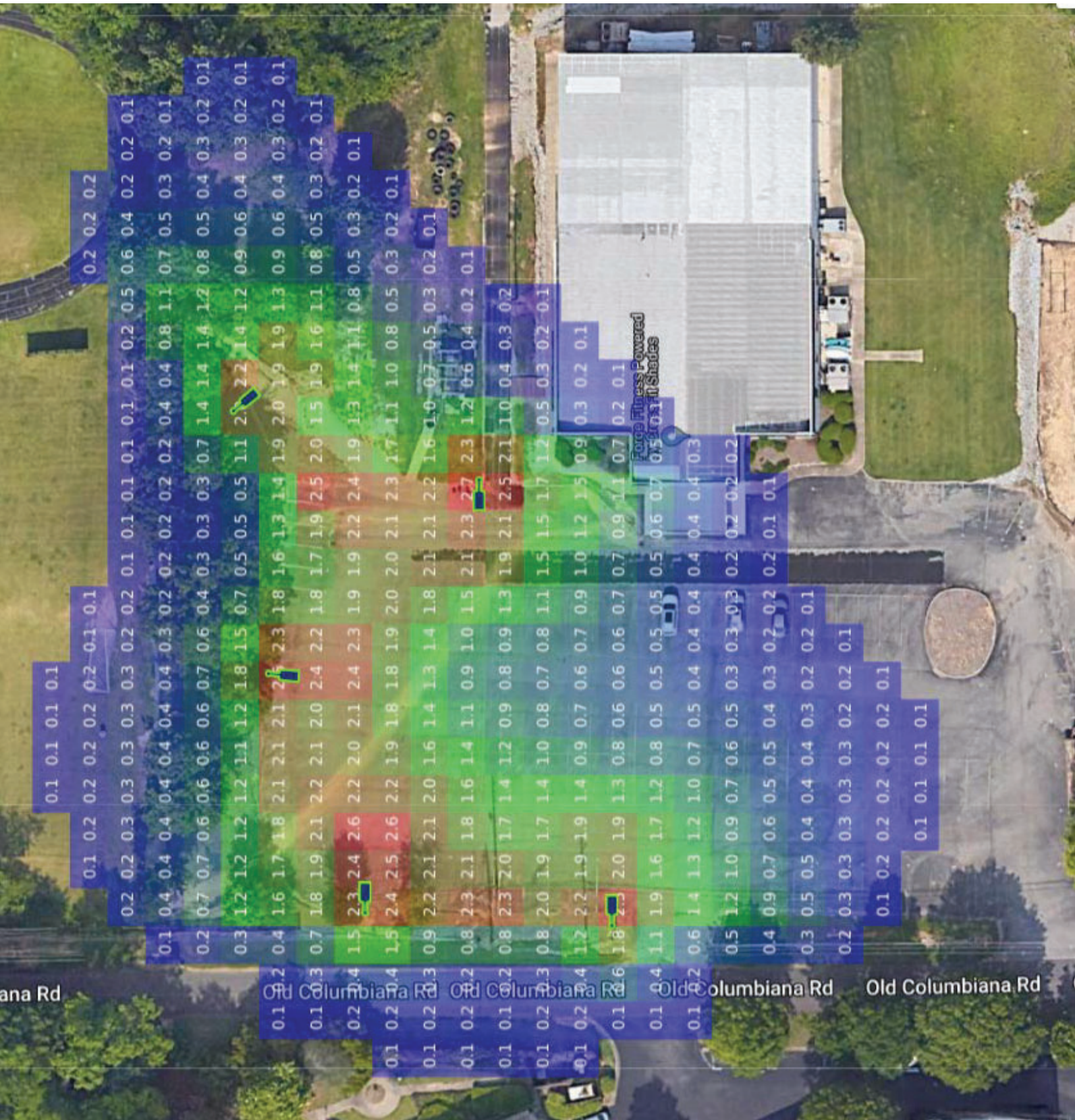
application. Drawings shall be folded to size 8 ½" by 11".

1. Architectural Review

- a. Site plan showing roadways, entrances, exits and parking
- b. Building elevations showing construction material, material colors, context, and protrusions. Color rendering is preferred. Roof design must be detailed.
- c. Presentation by architect or owner with knowledge of compatibility with adjacent structures, city context, etc.

2. Landscape Review

- a. Site plan showing contours, drainage containment areas, parking spaces, sidewalks, buffers, site lighting and details, etc.
- b. Landscape plan showing planting materials, designations, size, potted planting, window boxes, vines, etc. Trees will be identified by botanical name, quantity, and caliper. Shrubs will be identified by botanical name, quantity, and container size. Differentiate between existing and new landscaping.
- c. Parking lots: Provide calculations of total square footage and square footage designed for landscaping. Indicate handicapped spaces. Indicate size of parking spaces.
- d. Irrigation plan for all landscaped areas.
- e. Statement of maintenance policy and provisions.



Soccer Field and Training Facility

2221 Old Columbiana Rd, Vestavia Hills, AL 35216

Summary & Description

Our Business, Soccer Field and Training Facility, aims to host Footballer 1on1 Soccer Training Academy that provides individual and small group sessions for youth soccer players. We will also organize and host small size and full-size soccer games and rental opportunities for youth and adult sports teams.

Our facility will feature one full-size soccer field equipped with a side open space area to accommodate other activities such as training and small sized games. The facility is located at 2221 Old Columbiana Rd, Vestavia Hills, AL 35216

Products & Services

- Footballer 1on1 Program: We will use our facility Monday-Friday from 4pm-8pm only for our training sessions with youth players.
- Full-Size Games and Adult Leagues: Our facility will host regular full-size and small sized games and leagues, providing players with the opportunity to play soccer with friends and colleagues. Games for these programs will begin from 6:30pm and end at 9:30pm during the week, and 8am-9:30 pm Saturday and Sunday.
- Rental Opportunities: Youth sports teams, groups, and individuals will have the option to rent the facility for training sessions, matches, birthdays, and other events. This will take place only when the facility is available to host these events.

Footballer 1on1 Academy

- Provides girls and boys ages 5 - 18 with individual and small group tailored soccer training.
- Footballer 1on1 fully focuses on developing, guiding and mentoring the individual player. We are a training academy that has no teams; and therefore, we do not play in tournaments.
- Hours of Operation: Mondays to Fridays, 4pm to 8pm

Rental Opportunities

- Youth sports teams and groups will have the option to rent the facility for training sessions, matches, or events, allowing them to benefit from the facilities in need of extra space.
- Rental Hours Availability: Clients will be able to rent the facility only when there is space available. Available hours will range from Monday-Saturday 8am-9pm.

Adult Leagues and Open Play

- Full-Size Games and Leagues: Our facility will host 2 regular full-size leagues on Sundays. League A from 8am to 1pm and league B from 4pm to 9pm. The Leagues will provide players with the opportunity to be part of a team and league that best fit their dynamics and schedule.
- 7v7 and 9v9 Small Sized Games and leagues, will be provided during the week starting around 6:30pm and finish at 9:30pm.
- We do not anticipate hosting any tournaments

Hours of Operation & Attendance

Monday-Friday 4pm-9:30pm max attendance 45 people at one time

Saturday-Sunday 8am-9:30pm max attendance 60 people at one time

*If we rent the field to special events we could open the field from 8am-4pm Monday-Friday for these rentals.

Thanks!

Contact us:

Igor Popovich

footballer1on1@gmail.com

334.669.5714

Michael Valladares

socceration205@gmail.com

205.413.7395

**Jana Cordell Cox (Engineering -
GameDay Associates**

jana@gamedayassociates.com

256.684.1313





JEFFERSON COUNTY DEPARTMENT OF HEALTH

1400 SIXTH AVENUE, SOUTH • P.O. BOX 2648 • BIRMINGHAM, ALABAMA 35202 • 205/930-1230

Application for On-Site Sewage Disposal Permit

Submit in Triplicate

Date Received	Type of System	Identification Number
	<input type="checkbox"/> Conventional <input type="checkbox"/> Non-conventional <input type="checkbox"/> Alternate <input type="checkbox"/> Commercial	_____

Part A: Residential To be completed by applicant and/or submitting professional

1. Applicant Jon Perkins Telephone _____

2. Mailing address _____

City _____ State AL Zip _____

3. Property location Vestavia Soccer Fields S _____ T _____ R _____

Comments:

4. Subdivision _____

Lot _____ Block _____ Sector _____ Add _____ Phase _____ Lot size _____

5. Date subdivision recorded _____ Date approved _____

6. Type residence: _____ New _____ Existing _____ Manufactured home. Number of bedrooms _____

7. Garbage grinder? _____ Basement plumbing? _____ Spa/hot tub? _____ Laundry waste? _____

Commercial Floor plans must be a part of application

1. Type of business _____ Estimated number of employees _____

2. Kitchen facilities? _____ Commercial food service? _____ Bathing facilities? _____

3. Estimated water use _____ Gallons per day _____

4. Brief project description _____

Water Supply

1. Type: Public Private (Well) Distance to Main _____ Size of Main _____

2. Name of water supply _____ Individual meter? Yes No

3. Distance to Sewer _____ Connection by gravity? Yes No

Applicant Signature _____ Date _____

Part B: Percolation Test Data (attach added sheets as needed)

Percolation Hole #	Uniform Diameter of Hole in Inches	Total Depth of Hole	Date of Saturation	Date of Percolation Test	Stabilized Percolation Rate in Minutes per Inch
1	8	13"	5/28/24	5/28/24	30
		"			

Part C: Inspection Pit Data (attach added sheets as needed)

This section to be completed by a registered engineer, land surveyor or soil classifier.

Soil Profile # 1			Soil Profile # 2			Soil Profile #		
Organic Strata Depth			Organic Strata Depth			Organic Strata Depth		
Depth	USDA Tex.	Munsell Color	Depth	USDA Tex.	Munsell Color	Depth	USDA Tex.	Munsell Color
1st Strata Inches 0-6	SL	10YR4/4	1st Strata Inches 0-3	SL	7.5YR4/4	1st Strata Inches		
2nd Strata Inches 6-21	SCL	7.5YR5/6 5YR5/6	2nd Strata Inches 3-21	SL	7.5YR5/6 5YR5/6	2nd Strata Inches		
3rd Strata Inches 21-31	grSL	2.5YR4/6 5/6	3rd Strata Inches 21-31	SL	5YR5/6 6/6	3rd Strata Inches		
4th Strata Inches 31+			4th Strata Inches 31-43	SL	10YR3/3 3/4	4th Strata Inches		
Total Depth of Observation Pit 31			Total Depth of Observation Pit 43			Total Depth of Observation Pit		
Max. Seasonal Water Table, Mottling <input checked="" type="checkbox"/> Non Evident Inches			Max. Seasonal Water Table, Mottling <input type="checkbox"/> Non Evident 31 Inches			Max. Seasonal Water Table, Mottling <input type="checkbox"/> Non Evident Inches		
Impervious Layer Clay, etc. <input checked="" type="checkbox"/> Non Evident Inches			Impervious Layer Clay, etc. <input checked="" type="checkbox"/> Non Evident Inches			Impervious Layer Clay, etc. <input type="checkbox"/> Non Evident Inches		
Bedrock 31 Inches <input type="checkbox"/> Non-evident Type of bedrock Sandstone			Bedrock 43 Inches <input type="checkbox"/> Non-evident Type of bedrock Sandstone			Bedrock <input type="checkbox"/> Non-evident Type of bedrock		
Surface Slope % 1-3%			Surface Slope % 1-3%			Surface Slope %		

I, Jeremy F. Burns, a professional engineer professional surveyor professional soil classifier do hereby certify that the soil data stated above and/or attached sheets are true and accurate as presented.

Signature *Jeremy F. Burns* Date 5/30/24 Reg. # 59
 Address P.O. Box 85 City Albertville State AL Zip 35950 Phone 256-878-0394

Part D: For Use by Health Authority

It is our opinion that the use of an on-site sewage disposal system is suitable is not suitable by reason of the following conditions:

Zoning approval must be secured to use this property for residential or commercial purposes.

Signature _____ Date _____

THIS PERMIT DOES NOT CONSTITUTE APPROVAL FOR USE AND IS VALID FOR A PERIOD OF ONE YEAR.
 Septic Tank must be inspected by Environmental Health Services before the tank and field lines have been covered.
 Approval for use will be based upon compliance with Jefferson County Department of Health Onsite Regulations.



STATE OF ALABAMA
 STATE BOARD OF REGISTRATION FOR PROFESSIONAL SOIL CLASSIFIERS
 PO BOX 304800
 MONTGOMERY, ALABAMA 36130-4800
 TELEPHONE (334) 242-2620 FAX (334) 242-0551

CERTIFICATE RENEWAL

DR. WILLIAM PUCKETT
 Executive Director

RICKEY CORNUTT
 Member

COLLIN ADCOCK
 Member

JAKE HARPER
 Member

CHARLES HOLMES
 Member

DR. CAROL KNIGHT
 Member

JOHNNY LEE
 Member

DR. MIKE PHILLIPS
 Member

DR. PAUL PATTERSON
 Member

VAUGHN POE
 Member

ADVISORY COUNCIL

JOEY KOPTIS
 Chairman

SANDERSON PAGE
 Co-Chairman

COOPER NICHOLS
 Member

RICK SMITH
 Member

August 17, 2022

Jeremy F. Burns
 P.O. Box 85
 Albertville, AL 35950

Dear Mr. Burns,

Please find enclosed your renewal card as a registered Professional Soil Classifier for Certificate Number 59.

Your Certificate has been renewed for a two-year term from October 1, 2022, through September 30, 2024.

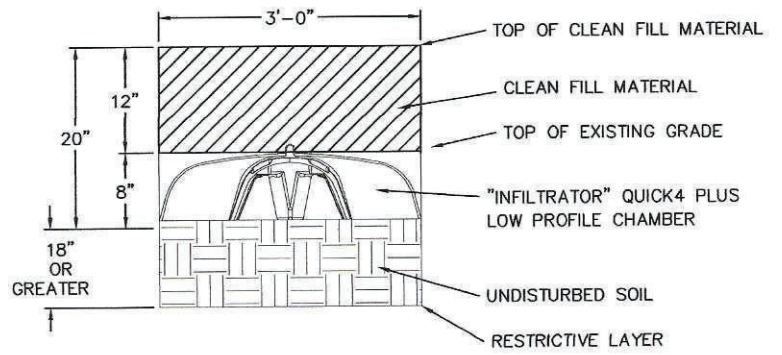
Sincerely

William E. Puckett
 Executive Director
 Soil and Water Conservation Committee

Enclosed (Card 2022024)

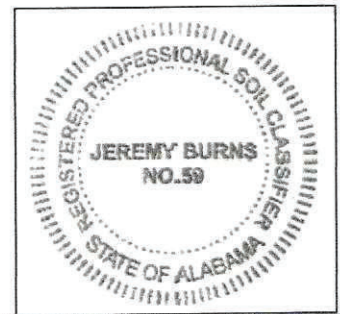
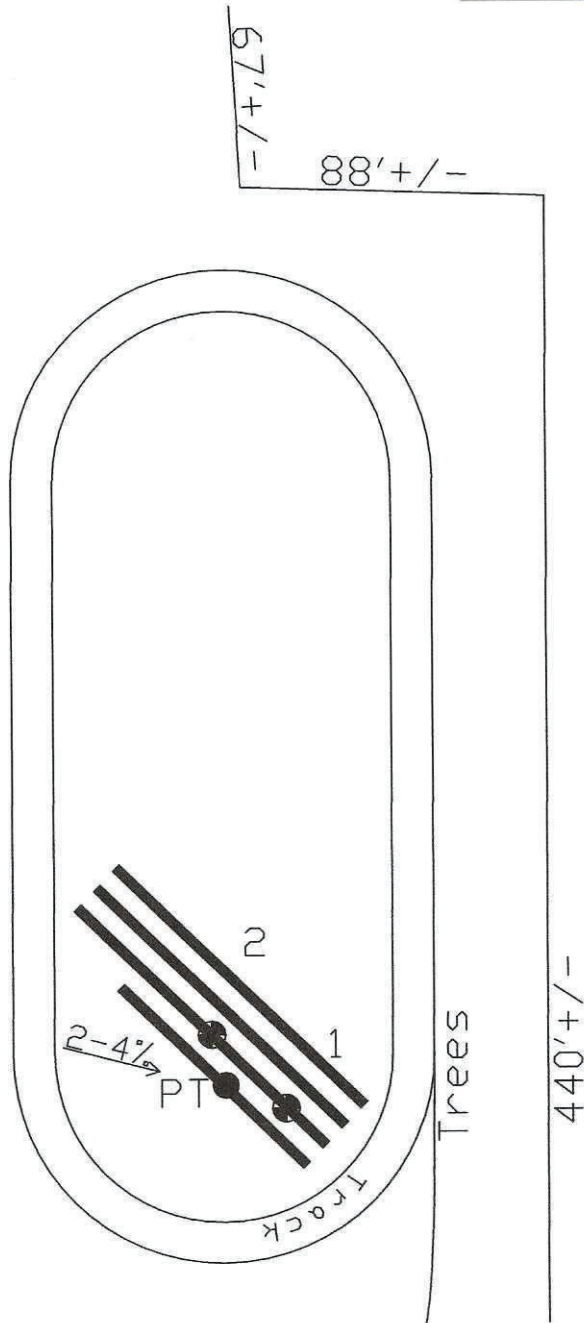
LEGEND

- ⊕ Soil test location
- ↙ Slope direction
2-4%



SECTION OF LINE (TYPICAL)

NOT TO SCALE



Jeremy F. Burns

JEREMY F. BURNS, PSC
ALABAMA LICENSE NO. 59

Scale: 1 INCH = 60 Ft.



PROJECT NAME:

Vestavia Hills Soccer Complex
Old Columbiana Rd
Vestavia Hills, Alabama

PLOT PLAN

DATE: 5/30/2024
DRAWN BY: AJB

BURNS ENVIRONMENTAL

P.O. BOX 85
ALBERTVILLE, ALABAMA 35950
(256) 878-0394
FAX (256) 891-3459



VESTAVIA HILLS

A LIFE ABOVE

ASHLEY C. CURRY
Mayor

REBECCA LEAVINGS
City Clerk

July 15, 2024

RE: 2221 Old Columbiana Road, Vestavia Hills, Alabama 35216.

To Whom It May Concern:

We received a request to review the business plan of Game Day Associates planned and proposed for the above referenced property. This letter will respond to the proposed use on this property.

The property located at 2221 Old Columbiana Road is currently zoned Vestavia Hills Institutional – Institutional District pursuant to the adoption of Ordinance 1324 by the Vestavia Hills City Council. Attached, marked as Exhibit A, is a copy of that Ordinance.

Table 6 of the Vestavia Hills Zoning Code, Ordinance Number 3099, lists “Outdoor Recreation” as a use by right in the Institutional Zoning Classification. Attached, marked as Exhibit B, is a copy of Table 6.

Section 2.2.49(3) of the Vestavia Hills Zoning Code, Ordinance 3099, defines Outdoor Recreation as “*A commercial establishment providing recreation or sports activities to participants in open or partially enclosed or screened facilities, including driving ranges, miniature golf courses, gold courses, swimming pools, tennis courts, and other commercial outdoor recreational and sports activities.*” Attached, marked as Exhibit C, is a copy of that section of the Code.

Section 6.8 of the Vestavia Hills Zoning Code, Ordinance 3099, establishes the use regulations, area/dimensional regulations and development standards for the Institutional District including a designation of front, side and rear setbacks as well as building heights. Attached, marked as Exhibit D, is a copy of that section of the Code.

Gameday Associates has presented a copy of a business plan being planned for the above-described property. This is an 8-page document that is marked as Exhibit E, a copy of which is attached to this letter. The summary and description states detailed on page 2 indicates:

“Our business, soccer field and training facility, aims to hose footballer 1on1 Soccer Training Academy that provides individual and small group sessions for youth soccer players. We will also organize and host small size and fully-size

VESTAVIA HILLS CITY HALL
1032 Montgomery Highway | Vestavia Hills, AL 35216
P. O. Box 660854 | Vestavia Hills, AL 35266-0854
205.978.0131 | VHAL.ORG

soccer games and rental opportunities for youth and adult sports teams. Our facility will feature one full size soccer field equipped with a side open space area to accommodate other activities such as training and small sized games.”

As defined by the zoning code and described in this summary, this is permissible in an Institutional zoning classification.

Page 3: Products and Services:

- *Footballer 1on1 Program: We will use our facility Monday-Friday from 4pm-8pm only for our training sessions with youth players.*
- *Full-Size Games and Adult Leagues: Our facility will host regular full-size and small sized games and leagues, providing players with the opportunity to play soccer with friends and colleagues. Games for these programs will begin from 6:30pm and end at 9:30pm during the week, and 8am-9:30 pm Saturday and Sunday.*
- *Rental Opportunities: Youth sports teams, groups, and individuals will have the option to rent the facility for training sessions, matches, birthdays, and other events. This will take place only when the facility is available to host these events.*

As defined by the zoning code and described in this summary, this is permissible in an Institutional zoning classification with the clarification of the 3rd item, Rental Opportunities. Institutional Zoning does not allow for an event space. If property is rented for a “birthday or other event” it must be centered around sporting and/or recreational activities.

Pages 4-7 read as follows:

Page 4: Footballer 1on1 Academy:

- *“Provides girls and boys ages 5 - 18 with individual and small group tailored soccer training.*
- *Footballer 1on1 fully focuses on developing, guiding and mentoring the individual player. We are a training academy that has no teams; and therefore, we do not play in tournaments.*
- *Hours of Operation: Mondays to Fridays, 4pm to 8pm.”*

Page 5: Rental Opportunities:

- *“Youth sports teams and groups will have the option to rent the facility for training sessions, matches, or events, allowing them to benefit from the facilities in need of extra space.*
- *Rental Hours Availability: Clients will be able to rent the facility only when there is space available. Available hours will range from Monday-Saturday 8am-9pm.”*

Page 6: Adult Leagues and Open Play:

- *“Full-Size Games and Leagues: Our facility will host 2 regular full-size leagues on Sundays. League A from 8am to 1pm and league B from 4pm to 9pm. The Leagues*

will provide players with the opportunity to be part of a team and league that best fit their dynamics and schedule.

- *7v7 and 9v9 Small Sized Games and leagues, will be provided during the week starting around 6:30pm and finish at 9:30pm.*
- *We do not anticipate hosting any tournaments.”*

Page 7: Hours of Operation and Attendance:

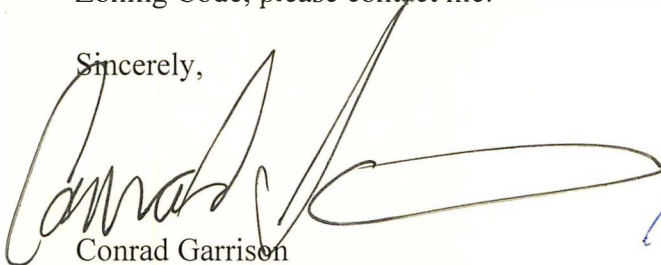
- *“Monday-Friday 4pm-9:30pm max attendance 45 people at one time Saturday-Sunday 8am-9:30pm max attendance 60 people at one time*
- **If we rent the field to special events we could open the field from 8am-4pm Monday-Friday for these rentals.”*

Page 8 is a graphic of the property.

All of these items appear to be uses permissible within an Institutional Zoning Classification as defined by the Vestavia Hills Zoning Code, Ordinance 3099 with the one clarification of the rental of the property.

If you have any questions concerning this itemization of the business plan versus the Zoning Code, please contact me.

Sincerely,



Conrad Garrison
City Planner/Zoning Inspector



Rebecca Leavings
City Clerk/Zoning Official

ORDINANCE NUMBER 1324


AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985 AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF A PARCEL OF PROPERTY FROM VESTAVIA HILLS R-2 AND COURT DECREED R-6 TO INSTITUTIONAL.

BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama as follows:

That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985 and as last amended so as to change the class of district zoning of the following described property from Unzoned to Vestavia Hills Institutional:

7.25 acres at 2301 and 2221
Old Columbiana Road

APPROVED and ADOPTED this the 21st day of December, 1992.


Charles E. Davis
Council President

ATTESTED BY:


Thelma Moon
City Clerk

APPROVED BY:

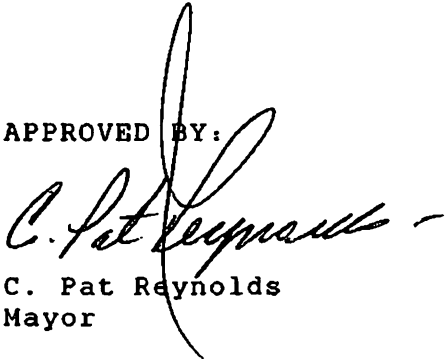

C. Pat Reynolds
Mayor

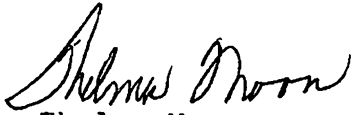
Exhibit A

Ordinance 1324
Page 2

CERTIFICATION

I, Thelma Moon, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance Number 1324 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills, Alabama on the 16th day of March, 1992, as same appears in the official records of said City.

Posted at Vestavia Hills City Hall, Vestavia Hills Library, Vestavia Hills Shopping Mall and Vestavia Hills Recreational Center this the 16th day of December, 1992.



Thelma Moon
City Clerk

SYNOPSIS OF ORDINANCE NUMBER 1324

AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA ADOPTED SEPTEMBER 16, 1985 AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF A PARCEL OF PROPERTY FROM VESTAVIA HILLS R-2 AND COURT DECREED R-6 TO INSTITUTIONAL.

This property is described as 7.25 acres at 2301 and 2221 Old Columbiana Road. The owner of this property is the Charles Adderhold.

Zoning is requested for Vestavia Hills Institutional.

This ordinance is to be considered by the City Council of the City of Vestavia Hills on December 21, 1991 at 7:00 p.m. in the Council Chambers at City Hall, 513 Montgomery Highway, Vestavia Hills, Alabama.

Thelma Moon
City Clerk

Table 6 Use Regulations for Non-Residential Districts								
USES / DISTRICTS:	A	B-1	B-1.2	B-2	B-3	O-1	O-2	INST
AGRICULTURAL								
Farm, Raising of Crops only	Y							
Farm, Raising of Livestock	L							
Farm Support Business	SE				C			
Forestry	Y							
Stable	Y							
RESIDENTIAL								
Assisted Living Facility			C					Y
Independent Living Facility			Y					
Multi-family dwelling			Y					
Townhouse			Y					
LODGING								
Bed and Breakfast, §7.4	C							
Hotel				Y	Y			
Motel					Y			
INSTITUTIONAL								
Animal Shelter, §7.6	Y			C	C			C
Private Club		Y	Y	Y	Y	Y	Y	Y
Day Care Center, §7.7		L	L	Y	Y	C	C	C
Hospital					C		C	Y
Nursing Home					C			Y
Place of Assembly	C	L	L	Y	Y	L	Y	Y
Public Facility	L	L	L	Y	Y	L	Y	Y
Public Utility Facility	SE	SE	SE	SE	SE	SE	SE	SE
School, Commercial	C	L	L	Y	Y	L	Y	Y
School, Not-for-Profit	C	L	L	Y	Y	L	Y	Y
School, Public	C	L	L	Y	Y	L	Y	Y
BUSINESS								
Automotive Repair Service, Major				C	C			
Automotive Repair Service, Minor				Y	Y			
Automotive Sales				C	C			
Bank or Financial Service		L	L	Y	Y	Y	Y	
Broadcast Studio				Y	Y	Y	Y	
Business or Professional Office		L	L	Y	Y	Y	Y	
Business Support Service		L	L	Y	Y	Y	Y	
Car Wash, Freestanding (non-accessory)				C	C			
Convenience Store		Y	Y	Y	Y			
Entertainment, Indoor				Y	Y			
Entertainment, Outdoor			C	C	C			
Funeral Home				C	Y			
Garden Center/ Nursery		L	L	Y	Y			
<p>Y – The use is permitted by right. L – Permitted to limits set by district regulations SE – Special Exception Use, requires approval by BZA (see §12.3). May also be subject to district limitations. C – Conditional Use, requires approval by the Council (see §13.3). May also be subject to district limitations. A use not listed may be requested for approval as a Conditional Use per §13.3. A use followed by a numeric cross-reference is subject to Use-Specific Regulations in Article 7. A blank cell indicates that the use is not permitted.</p>								

Table 6 Use Regulations for Non-Residential Districts								
USES / DISTRICTS:	A	B-1	B-1.2	B-2	B-3	O-1	O-2	INST
Gas Station, §7.2			C	Y	Y			
Hardware Store		L	L	Y	Y			
Home Improvement Center				Y	Y			
Kennel, §7.6	Y				C			
Laundromat			Y	Y	Y			
Laundry and Dry Cleaning, Retail		Y	Y	Y	Y	Y	Y	
Laundry, Industrial				C	C			
Liquor Lounge		C	C	C	C			
Maintenance Service				C	C			
Medical Clinic			L	Y	Y	Y	Y	Y
Medical Support Service			L	Y	Y	Y	Y	Y
Personal Service		L	L	Y	Y			
Produce Market	Y	Y	Y	Y	Y			
Restaurant, Fast Food		L	L	Y	Y			
Restaurant, Standard		L	L	Y	Y			
Retail, General, Enclosed				Y	Y			
Retail, General, Unenclosed				C	Y			
Retail, Neighborhood		L	L	L	L			
Services, Neighborhood		L	L	L	L			
Service Station, §7.2			C	Y	Y			
Studio, Artist		Y	Y	Y	Y			
Veterinary Hospital, §7.6				C	C			
OTHER								
Airport					C			
Cemetery	C							C
Construction Service					C			
Country Club	C							
Heliport					C		C	C
Landfill					C			
Manufacturing, Light					C			
Mixed Use, General			L					
Mixed Use, Live-Work			L					
Parks, Gardens, Playgrounds	Y	Y	Y	Y	Y			Y
Recreation, Indoor				Y	Y			
Recreation, Outdoor				C	C			Y
Rehabilitation Facility					C			Y
Research Laboratory					C		C	
Salvage Yard					C		C	
Storage, Mini-warehouse, §7.5				C	C			
Storage, Outdoor					C			
Telecommunications Facilities, §7.9	C	C	C	C	C	C	C	C
Warehousing, Wholesale, Distribution				C	C			

Y – The use is permitted by right.
 L – Permitted to limits set by district regulations
 SE – Special Exception Use, requires approval by BZA (see §12.3). May also be subject to district limitations.
 C – Conditional Use, requires approval by the Council (see §13.3). May also be subject to district limitations.
 A use not listed may be requested for approval as a Conditional Use per §13.3.
 A use followed by a numeric cross-reference is subject to Use-Specific Regulations in Article 7.
 A blank cell indicates that the use is not permitted.

Exhibit B
 p. 6-27

cleaning pick-up stations, beauty salons, barber shops, shoe repair, alterations, and fitness centers. Neighborhood services do not include automotive repair services.

- 2.2.42. *Nursery School or Kindergarten.* Any premises or portions thereof used for educational work or parental care of children of less than the age required for enrollment in the public school system. Nursery school or kindergarten includes every preschool, nursery school or kindergarten operated separate and apart from another school offering general education courses or from a place of worship. For purposes of this Ordinance, nursery schools or kindergartens operated in conjunction with and on the premises of any such school or place of worship shall be considered a part of such school or place of worship.
- 2.2.43. *Nursing Home.* A home for the aged or infirm in which three or more persons not of the immediate family are received, kept or provided with food or shelter or care for compensation, but not including hospitals, clinics or similar establishments devoted primarily to the diagnosis and treatment of the sick or infirm.
- 2.2.44. *Personal Service.* A retail establishment providing services involving the care of a person, such as a barber shop, beauty shop, cosmetic studio, dry cleaning and laundry pick-up station, indoor exercise and fitness center, tanning salon, seamstress, tailor, shoe repair shop, key repair shop, travel agency, interior decorator, formal wear rental, and similar uses.
- 2.2.45. *Place of Assembly.* Buildings arranged for general assembly for civic, public, social or religious purposes, including banquet rooms, coliseums, community centers, civic centers, places of worship and similar uses.

2.2.46. *Place of Worship.* Building used for non-profit purposes by a recognized and legally established sect solely for purposes of worship.

2.2.47. *Public Facility.* Buildings arranged for the purpose of providing public services, not otherwise listed in this section, including government offices, post offices, transit stations, police stations, fire and emergency service stations, civil defense operations, and similar uses.

2.2.48. *Public Utility Facility.* Facility that provides public utility services to the public at large, including water and sewerage facilities, gas distribution facilities, electric transmission and distribution facilities, and cable transmission and distribution facilities.

2.2.49. *Recreation.*

- 1. *Active Recreation.* Outdoor recreation that requires dedicated facilities and maintenance, such as swimming, organized sports, tennis and similar activities.
- 2. *Indoor Recreation.* A commercial establishment providing recreational or sports activities to participants within an enclosed building, including bowling alleys, billiard parlors, video game centers, ice and roller skating rinks, and other commercial indoor recreational and sports activities.
- * 3. *Outdoor Recreation.* A commercial establishment providing recreation or sports activities to participants in open or partially enclosed or screened facilities, including driving ranges, miniature golf courses, golf courses, swimming pools, tennis courts, and other commercial outdoor recreational and sports activities.
- 4. *Passive Recreation.* Outdoor recreation that does not require significant maintenance or facilities, such as

Exhibit C

§6.8. INST Institutional District

This district is intended to accommodate institutional uses that, due to their scale and related impacts, are not compatible with residential use and are therefore generally to be developed in highly accessible locations and/or outside of established neighborhoods.

6.8.1. Use Regulations. See [Table 6](#) (at the end of this Article) for Permitted Uses, Special Exception Uses, and Conditional Uses and the following use limitations:

1. No party may alter, expand or extend existing buildings nor construct new ones for the purpose of establishing a use not permitted within the INST District.

6.8.2. Area and Dimensional Regulations. The area and dimensional regulations set forth in Table 6.8 shall be observed (See also [Article 4 General Regulations](#)):

6.8.3. Development Standards.

1. For accessory structures, see [§4.4](#).
2. For parking requirements, see [Article 8](#).
3. For landscaping requirements, see [Article 9](#).
4. For sign regulations, see [Article 11](#).

6.8.4. Exemptions.

1. Any and all real property located within the corporate City Limits, which was developed as a place of worship, municipal building or facility, school or hospital on or before October 16, 1978, is exempt from these regulations.
2. The purpose of this provision is to establish that any and all places of worship, municipal buildings or facilities, school or hospitals which had developed in the City prior to the adoption of Ordinance Number 445 and were at said time rezoned to the INST District, may continue to use said property, either in whole or in part, and

have the right to continue its operations on said property without further proceedings. Said places of worship, municipal buildings and facilities, schools and hospitals may continue the lawful use of said land and structures located thereon, existing on and prior to October 16, 1978. As such, any structure may be built, enlarged, extended, reconstructed or structurally altered on said land for any lawful purpose permitted on said land under the Zoning Ordinance in force and effect on and prior to October 16, 1978.

3. The regulations herein shall apply only to that real estate within the INST District developed subsequent to October 16, 1978.

Table 6.8 INST District Area and Dimensional Regulations	
Min. Yard Setbacks	
Front	50 ft
Rear	50 ft
Side	35 ft
Max. Building Height	45 ft or 3 stories, whichever is less

Exhibit D

Soccer Field and Training Facility

2221 Old Columbiana Rd, Vestavia Hills, AL 35216

Summary & Description

Our Business, Soccer Field and Training Facility, aims to host Footballer 1on1 Soccer Training Academy that provides individual and small group sessions for youth soccer players. We will also organize and host small size and full-size soccer games and rental opportunities for youth and adult sports teams.

Our facility will feature one full-size soccer field equipped with a side open space area to accommodate other activities such as training and small sized games. The facility is located at 2221 Old Columbiana Rd, Vestavia Hills, AL 35216

Products & Services

- Footballer 1 on 1 Program: We will use our facility Monday-Friday from 4pm-8pm only for our training sessions with youth players.
- Full-Size Games and Adult Leagues: Our facility will host regular full-size and small sized games and leagues, providing players with the opportunity to play soccer with friends and colleagues. Games for these programs will begin from 6:30pm and end at 9:30pm during the week, and 8am-9:30 pm Saturday and Sunday.
- Rental Opportunities: Youth sports teams, groups, and individuals will have the option to rent the facility for training sessions, matches, birthdays, and other events. This will take place only when the facility is available to host these events.

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Footballer 1on1 Academy

- Provides girls and boys ages 5 - 18 with individual and small group tailored soccer training.
- Footballer 1on1 fully focuses on developing, guiding and mentoring the individual player. We are a training academy that has no teams; and therefore, we do not play in tournaments.
- Hours of Operation: Mondays to Fridays, 4pm to 8pm

Rental Opportunities

- Youth sports teams and groups will have the option to rent the facility for training sessions, matches, or events, allowing them to benefit from the facilities in need of extra space.
- Rental Hours Availability: Clients will be able to rent the facility only when there is space available. Available hours will range from Monday-Saturday 8am-9pm.

Exhibit E- Pgs

Adult Leagues and Open Play

- Full-Size Games and Leagues: Our facility will host 2 regular full-size leagues on Sundays. League A from 8am to 1pm and league B from 4pm to 9pm. The Leagues will provide players with the opportunity to be part of a team and league that best fit their dynamics and schedule.
- 7v7 and 9v9 Small Sized Games and leagues, will be provided during the week starting around 6:30pm and finish at 9:30pm.
- We do not anticipate hosting any tournaments

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Hours of Operation & Attendance

Monday-Friday 4pm-9:30pm max attendance 45 people at one time

Saturday-Sunday 8am-9:30pm max attendance 60 people at one time

*If we rent the field to special events we could open the field from 8am-4pm Monday-Friday for these rentals.

EXHIBIT E
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Thanks!

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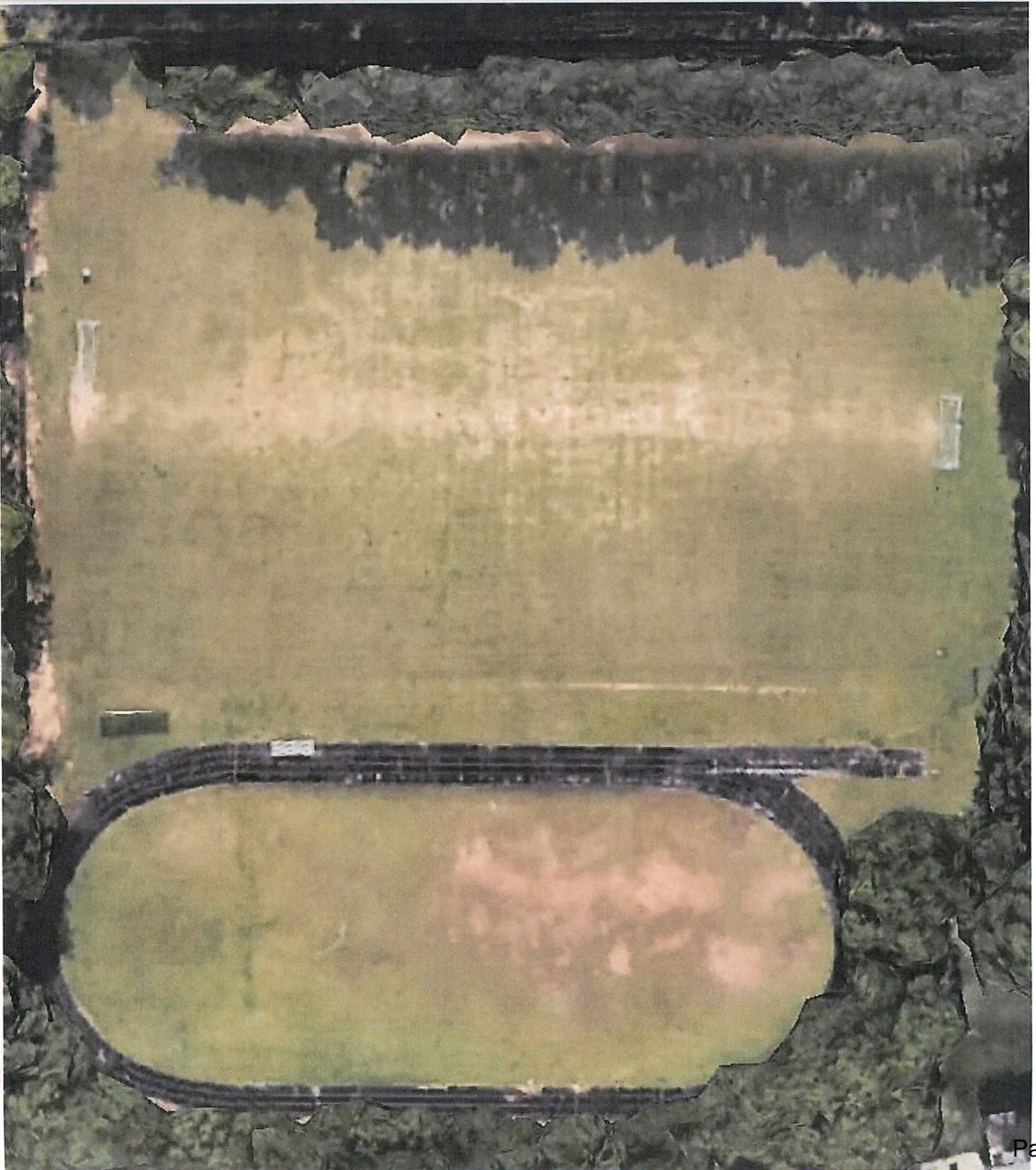


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