



**Vestavia Hills
Planning and Zoning Commission Agenda
August 8, 2024
6:00 PM**

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

Final Plats

Consent Agenda

4. FP-24-16 **David Brouillette** Is Requesting **Final Plat Approval** For **Resurvey Of Lot 3 Block 1 Of Caffee's Addition To Panorama South**. The Purpose For This Request Is To Relocate Drainage Easement. The Property Is Owned By David Brouillette and Is Zoned Vestavia Hills R-2.
5. FP-24-17 **Lauren Barrett** Is Requesting **Final Plat Approval** For **A Resurvey Of Lot 23 Of Topfield Subdivision**. The Purpose For This Request Is To Remove Recorded Setback Lines. The Property Is Owned By Canopy Building Company and Is Zoned Vestavia Hills O-1.
6. FP-24-18 **Draper McMillian** Is Requesting **Final Plat Approval** For **Resurvey Of Lot 6 And Lot 7 Block 1, Glass's Addition To New Merkle Map Book 25, Page 60**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Draper McMillian and Is Zoned Vestavia Hills R-4.

Rezoning

7. RZ-24-5 **Matthew Griffin** Is Requesting **Rezoning** For **3509 Pineland Dr.** from **Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.
8. RZ-24-6 **Lalith Wijayasuriya** Is Requesting **Rezoning** For **3365 Rosemary Ln.** from **Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.

9. RZ-24-7 Lindsey Romine Is Requesting **Rezoning** For **2768 Altadena Lake Dr.** from **Jefferson County R-1 to Vestavia Hills R-2** For The Purpose Of Annexation.

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

JULY 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:

Lindsey Cochran, Acting Chairman
David Maluff
Ryan Farrell
Jonathan Romeo
Rick Honeycutt
Ryan Blackenburg
Rusty Weaver
Hasting Sykes

MEMBERS ABSENT:

Mike Vercher, Chairman

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer

**Appeared via Zoom*

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. Romeo and second was by Mr. Honeycutt. Voice vote as follows:

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

Motion carried.

Preliminary Plats

PP-24-2 Liberty Park Joint Venture, LLP Is Requesting Preliminary Plat Approval For The Bray Residential Phase I Municipal Site. The Purpose For This Request Is To Plat Eighty-Seven Lots And Private Streets. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

Mr. Garrison explained the request was for Eighty-Seven new lots and right of way and is ministerial.

Ms. Cochran opened the floor for a public hearing. There being no one to address the Commission concerning this request, Ms. Cochran closed the public hearing and opened the floor for a motion.

MOTION Motion to approve Preliminary Plat Approval For The Bray Residential Phase I Municipal Site was made by Mr. Weaver and second was by Mr. Sykes. Voice vote as follows:

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

Motion carried.

Final Plats

FP-24-12 Liberty Park Joint Venture, LLP Is Requesting Final Plat Approval For Brayfield Residential Phase II First Addition. The Purpose For This Request Is To Plat One Lot. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

FP-24-13 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval For Brayfield Residential Phase III Second Sector**. The Purpose For This Request Is To Plat Twenty Three Lots And One Private Street. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

Mr. Garrison explained the requests were ministerial.

Ms. Cochran opened the floor for a public hearing. There being no one to address the Commission concerning this request, Ms. Cochran closed the public hearing and opened the floor for a motion.

MOTION Motion to approve FP-24-12 & FP-24-13 was made by Mr. Romeo and second was by Mr. Honeycutt. Voice vote as follows:

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

Motion carried.

FP-24-14 **Rusty & Judith Fuller and the City of Vestavia Hills** Are Requesting **Final Plat Approval For Wald Park Survey No. 3**. The Purpose For This Request Is To Create A New Lot And Resurvey Lot Lines. The Property Is Owned By Rusty & Judith Fuller and the City of Vestavia Hills and Is Zoned Vestavia Hills R-2 and Institutional.

FP-24-15 James Fitch Is Requesting **Final Plat Approval For Resurvey Of Lot 7 And 8 Block 18 Biltmore Estates**. The Purpose For This Request To Combine Lots. The Property Is Owned By James Fitch and Is Zoned Vestavia Hills R-2.

Mr. Garrison explained the requests were ministerial.

Ms. Cochran opened the floor for a public hearing. There being no one to address the Commission concerning this request, Ms. Cochran closed the public hearing and opened the floor for a motion.

MOTION Motion to approve FP-24-14 & FP-24-15 was made by Mr. Weaver and second was by Mr. Blackenburg. Voice vote as follows:

Mr. Farrell – yes	Mr. Sykes – yes
Mr. Romeo – yes	Mr. Blackenburg– yes
Mr. Honeycutt – yes	Mr. Maloof– yes
Mr. Weaver– yes	Ms. Cochran– yes

Motion carried.

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

August 8, 2024

AGENDA ITEM

FP-24-16 **David Brouillette** Is Requesting **Final Plat Approval** For **Resurvey Of Lot 3 Block 1 Of Caffee's Addition To Panorama South**. The Purpose For This Request Is To Relocate Drainage Easement. The Property Is Owned By David Brouillette and Is Zoned Vestavia Hills R-2.

BACKGROUND

Plat will remove a vacated easement and replace with an adjacent drainage easement.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. app
2. Brouillette_Resurvey_Plat_Thu_Jul_18_2024_at_12-46-22

Conrad Garrison
City Planner

Final Plat Application

Applicant

Primary Location

FP-24-16

 David Brouillette
 2059199081
 david@bbholdings.biz

1636 PANORAMA DR
VESTAVIA HILLS, AL 35216

Submitted On: Jul 18, 2024

Project Information

Property Address

1636 Panorama Drive

Legal Description

Lot 3, Block 1 Caffee's addition to Panorama South

Acreage

0.08

Reason for Request

Variance request

Parcel ID Number

40 00 06 2 001 081.001

Current Zoning Classification

Residential

Application Submission Date

7/18/2024

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.

true

Owner Name

David Brouillette

Company Name

--

Mailing Address

1636 Panorama Drive

Owner Email

David@bbholdings.biz

Phone Number

2059199081

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.

--

Representative for Owner

--

Company Name

--

Email

David@bbholdings.biz

Mailing Address of Representative

--

Phone No. of Representative

--

Surveyor Information

Name

Robert Reynolds

Company

Reynolds Surveyors

Mailing Address

1572 Montgomery Hwy. Suite 108 Hoover, AL. 35216

Phone Number

2058327900

Registration Number

--

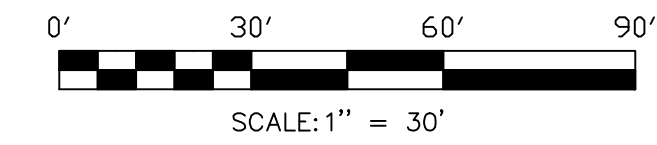
Email

reynoldsr876@gmail.com

RESURVEY OF LOT 3, BLOCK 1 OF
CAFFEE'S ADDITION TO PANORAMA SOUTH

AS RECORDED IN M.B. 138, PG. 5
JEFFERSON COUNTY, ALABAMA

LOCATED IN SE 1/4 OF THE NW 1/4 OF SECTION 6,
TOWNSHIP 19 SOUTH, RANGE 2 WEST, VESTAVIA HILLS,
JEFFERSON COUNTY, ALABAMA



REYNOLDS SURVEYING CO., INC.
1572 MONTGOMERY HIGHWAY
SUITE 108
BIRMINGHAM, ALABAMA 35216
205-823-7900

OWNER: DAVID BURKE BROUILLETTE
1636 PANORAMA DRIVE
VESTAVIA HILLS, ALABAMA 35216

STATE OF ALABAMA
JEFFERSON COUNTY

THE UNDERSIGNED, ROBERT REYNOLDS, A REGISTERED SURVEYOR IN THE STATE OF ALABAMA, DAVID BURKE BRIDGEMAN, AS OWNER, HEREBY CERTIFY THAT THIS 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 SAID OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN HEREIN AND KNOWN, OR TO BE KNOWN AS RESURVEY OF LOT 3, BLOCK 1 OF CAFFEY'S ADDITION TO PANORAMA SOUTH, SHOWING THE SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTHS AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE BEARINGS, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATION OF THE LANDS SO PLATTED TO LOT 3, BLOCK 1 OF CAFFEY'S ADDITION TO PANORAMA SOUTH AS RECORDED IN MAP BOOK 138, PAGE 5 IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA; AND THAT IRON PINS HAVE BEEN PLACED AT EACH CORNER OF EACH LOT AS SHOWN AND ASSUMED, AND THAT THE CORNERS AND PIN LOCES ON SAID PLAT OR MAP, SAID OWNERS ALSO CERTIFY THAT THEY ARE THE OWNERS OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE.

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE OF SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. ACCORDING TO MY SURVEY THIS THE _____ DAY OF _____, 2024.

OWNER: _____
DAVID BURKE BROUILLETTE



STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT ROBERT REYNOLDS WHOSE NAME IS SIGNED TO THE FORGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2024

BY: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT DAVID BURKE BROUILLETTE, WHOSE NAME IS SIGNED TO THE FORGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2024

BY: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

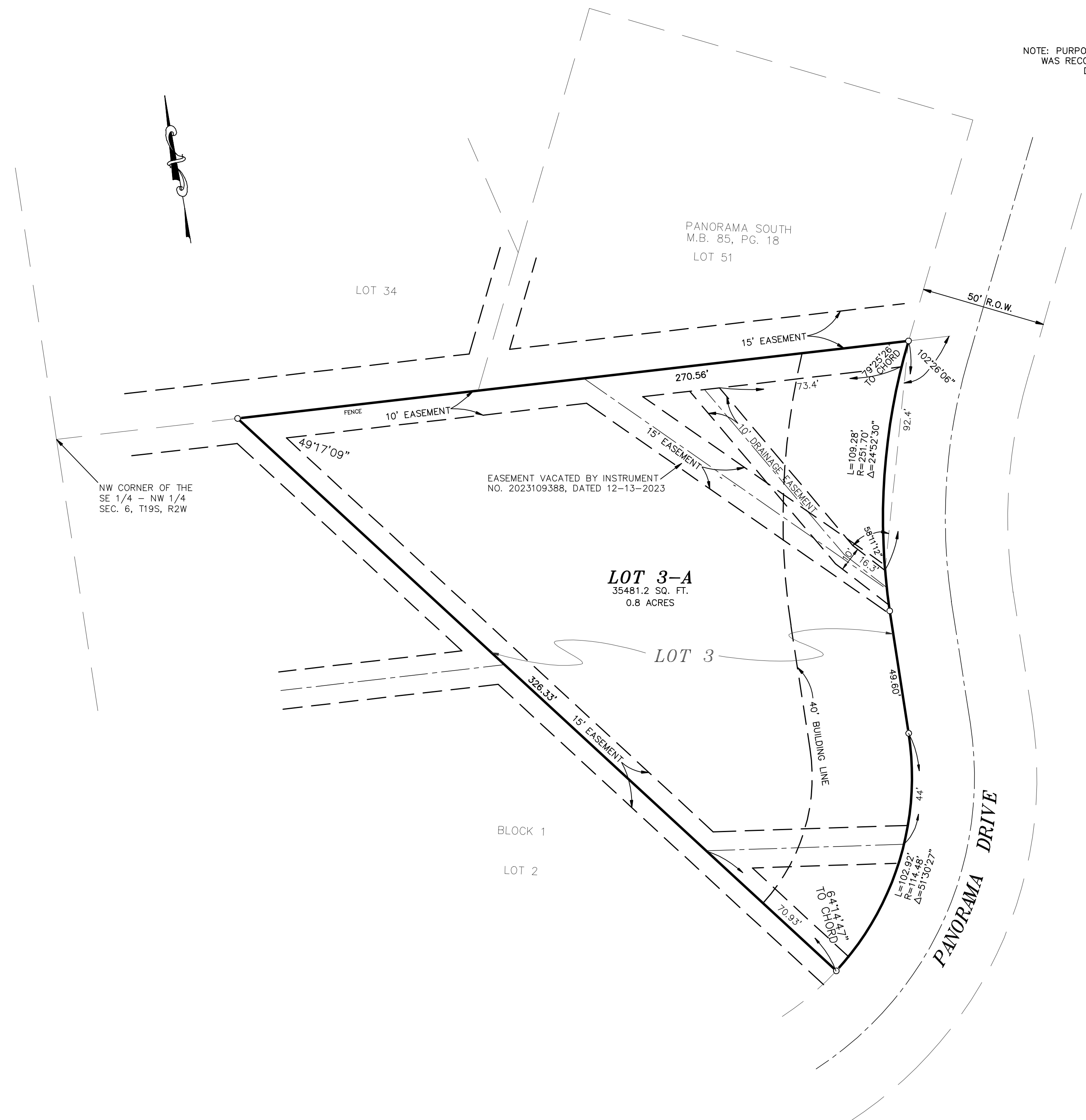
APPROVED: _____ DATE: _____
VESTAVIA HILL PLANNING & ZONING COMMISSION

APPROVED: _____ DATE: _____
VESTAVIA HILLS CITY ENGINEER

APPROVED: _____ DATE: _____
VESTAVIA HILLS CITY CLERK

APPROVED: _____ DATE: _____
DIRECTOR OF ENVIRONMENTAL SERVICES

ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR PROVISION OF FUTURE OR EXISTING SANITARY SEWERS. HOWEVER THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT-OF-WAY OF EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.





VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

August 8, 2024

AGENDA ITEM

FP-24-17 **Lauren Barrett** Is Requesting **Final Plat Approval** For **A Resurvey Of Lot 23 Of Topfield Subdivision**. The Purpose For This Request Is To Remove Recorded Setback Lines. The Property Is Owned By Canopy Building Company and Is Zoned Vestavia Hills O-1.

BACKGROUND

Resurvey is required to remove 50' recorded front setback line.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. app
2. Topfield_Subdivision_-_Lot_23_Resurvey_Wed_Jul_24_2024_08-52-54

Conrad Garrison
City Planner

Final Plat Application

FP-24-17

Submitted On: Jul 21, 2024

Applicant

 Lauren Barrett
 205-531-0118
 lauren@barrettarchstudio.com

Primary Location

4521 PINE TREE CIR
VESTAVIA HILLS, AL 35243

Project Information

Property Address

4521 Pine Tree Circle

Legal Description

Lot 23, according to the survey of Topfield Subdivision, as the same appears of record in the Office of the Judge of Probate, Jefferson County, Alabama, in Map Book 42, Page 72.

Application Submission Date

7.21.24

Reason for Request

To correct the old front setback of 50' for Topfield Subdivision, and to establish front, rear, and side setbacks for the O-I Zoning Classification.

Parcel ID Number

--

Current Zoning Classification

O-I

Acreage

1.05

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

Canwyn, LLC

Mailing Address

4100 Autumn Lane, Suite 108, Vestavia Hills 35243

Phone Number

205 876 3674

Representative for Owner

Lauren Barrett

Email

lauren@barrettarchstudio.com

Phone No. of Representative

205 531 0118

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

Canopy Building Company

Owner Email

david@canopybuilding.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

Lauren Barrett, Architect

Mailing Address of Representative

4701 Jackson Loop, Vestavia Hills, AL 35242

Surveyor Information

Name

William D. Callahan, Jr.

Mailing Address

P.O.Box 917, Alabaster, AL35007

Registration Number

28251

Company

South Central Surveying, LLc

Phone Number

205 229 1993

Email

buck@southcentralsurveying.com

PINE TREE CIRCLE

50' ROW

S 89°39'47" E 97.41'

C1

CAPPED
REBAR

ZONING: O-1	
SETBACKS: FRONT - 30'	
REAR - 30'	
SIDE - 20'	
MINIMUM LOT WIDTH: 100'	
MINIMUM LOT AREA: 10,000 SQ. FT.	
MAXIMUM BUILDING HEIGHT: 35' OR 2 STORIES WHICHEVER IS LESS	

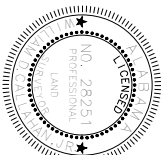
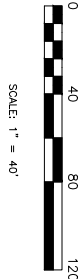
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	BEARING	CHORD BEARING
C1	99.65'	45.60'	45.60'	281°30'22"	N 76°53'42" E

LOT 23 A
45896 Sq. Ft.
1.05 Acres

N 00°07'16" E
223.78'

S 26°13'54" E
265.78'

LOT 22



A RESURVEY OF LOT 23 OF TOPFIELD SUBDIVISION

(AS RECORDED IN MAP BOOK 42, PAGE 72)

SITUATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 27,
TOWNSHIP 18, SOUTH, RANGE 2 WEST, JEFFERSON COUNTY,
ALABAMA

CLIENT: CANOPY BUILDING COMPANY
1500 W. FIVE MILE CREEK RD.
BRIMINGHAM, ALABAMA 35243

1.05 ACRES
ZONED O-1

SURVEYOR: SOUTH CENTRAL SURVEYING, LLC
1000 W. FIVE MILE CREEK RD.
ALABASTER, ALABAMA 35007
PHONE 205-229-1993

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, William D. Colahan Jr., Registered Land Surveyor in the State of Alabama and Canopy Building Company, as owner hereof, do hereby certify that the foregoing plat of the subdivision of Lot 23 of Topfield Subdivision, showing the subdivisions into which it is proposed to divide said lands, giving the RESURVEY OF LOT 23 OF TOPFIELD SUBDIVISION, showing the subdivisions into which it is proposed to divide said lands, giving the name of each street as well as the number of each lot and showing the location of the lines to the recorded subdivision, and that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plat or map and that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Professional Land Surveying of the State of Alabama, and that the same are not subject to any mortgage.

By: *William D. Colahan, Jr.* Date: 07/23/2024
At Reg No 28251

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that William D. Colahan Jr., whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this _____ day of _____, 2024

Notary Public _____ My Commission Expires _____

By: *David Saunders* DATE: _____
Canopy Building Company

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that David Saunders, whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this _____ day of _____, 2024.

Notary Public _____ My Commission Expires _____

Vestavia Hills City Engineer _____ Date _____

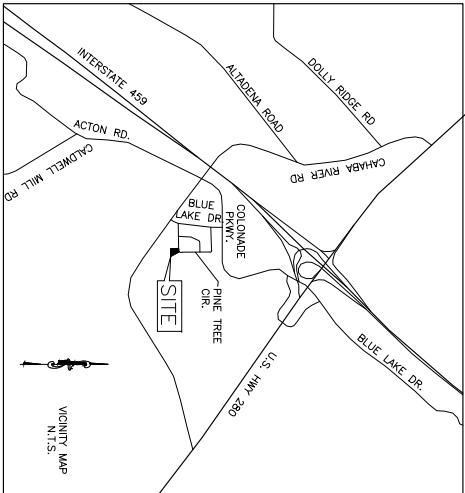
Vestavia Hills Planning Commission _____ Date _____

Vestavia Hills Manager _____ Date _____

Jefferson County Department of Health _____ Date _____
Approved in Formal Only

NOTES:

1. Unless otherwise shown or stated, all easements shown hereon are for storm sewers, sanitary sewers, public utilities, or ingress and egress, and are to serve property both within and without this subdivision.
2. Basis of bearing is based on State Plane Coordinate System, Alabama West Zone.
3. Storm Water Management features in both the right of way and private property will not be maintained by the City of Vestavia Hills.
4. Contractor and/or developer are responsible for providing building sites free of drainage problems.
5. No sub-surface investigation of geological conditions was performed by South Central Surveying, LLC, therefore no reference whatsoever is made as to the suitability for residential construction.
6. Consulted the latest Flood Insurance Rate Map (F.I.R.M.), Community Panel Number 01073C0586H, dated September 24, 2021, and found that the parcel shown DOES NOT lie in a special flood hazard area, Zone X.



LEGEND	
● - ROW PVI FOUND	CONCRETE
○ - 1/2" IRON PIPE WITH CAP STAMPED "SCS"	IRON PIPE
⊕ - MAG NAIL SET	D - REED
⊗ - UTILITY POLE	AC - ACRES
⊙ - UTILITY POLE	AC - ACRES
ROW - RIGHT OF WAY	MB - MAP BOOK
▲ - CALCULATED POINT	MB - MAP BOOK
→ - BARBED WIRE FENCE	POB - PAGE OF RECORDING
⌵ - FIRE HYDRANT	POB - PAGE OF RECORDING
⌵ - WATER VALVE	POB - PAGE OF RECORDING
⌵ - SANITARY SEWER MANHOLE	POB - PAGE OF RECORDING
⌵ - POWER BOX	POB - PAGE OF RECORDING
⌵ - FIBEROPTIC CABLE MARKER	POB - PAGE OF RECORDING
B.F.E. - BASE FLOOD ELEVATION	

REVISIONS	
No.	Remarks



South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING
P.O. BOX 917
ALABASTER, ALABAMA 35007
PHONE 205-229-1993
EMAIL: buck@southcentralsurveying.com

PROJECT: FINAL PLAT SITUATED IN THE NE 1/4, SECTION 27, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA	ORDERED BY: CANOPY BUILDING COMPANY
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DATE: 7/23/2024

1 of 1

PROJECT NO: 24-07003



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

August 8, 2024

AGENDA ITEM

FP-24-18 **Draper McMillian** Is Requesting **Final Plat Approval** For **Resurvey Of Lot 6 And Lot 7 Block 1, Glass's Addition To New Merkle Map Book 25, Page 60**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Draper McMillian and Is Zoned Vestavia Hills R-4.

BACKGROUND

Plat is combining lots and ROW to complete O-1 rezoning.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. app
2. 3916_Waynely_Drive_Final_Plat_REV_1_Wed_Jul_24_2024_13-50-17

Conrad Garrison
City Planner

7/30/24, 3:30 PM

about:blank

Final Plat Application

FP-24-18

Submitted On: Jul 23, 2024

Applicant

Draper McMillan

205-759-1521

dmcmillan@mcgiffert.com

Primary Location

3916 WAYNELY DR
VESTAVIA HILLS, AL 35243

Project Information

Property Address

3916 Waynely Drive

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.

Reason for Request

Combining two lots and vacated ROW into one single lot for construction of office building.

Parcel ID Number

28 00 15 4 009 029.000

Current Zoning Classification

VH R-4

Acreage

0.43

Application Submission Date

7/23/24

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

Jacpla, LLC

Mailing Address

3921 Hwy 280; Birmingham AL 35243

Phone Number

850-225-2753

Representative for Owner

Draper McMillan

Email

dmcmillan@mcgiffert.com

Phone No. of Representative

205-759-1521

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.

--

Company Name

Comer Companies

Owner Email

jason@comercompanies.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

McGiffert and Associates, LLC

Mailing Address of Representative

2814 Stillman Blvd , Tuscaloosa, Alabama 35401

about:blank

Page 17 of 34

Surveyor Information

Name

Todd Masterson

Mailing Address

2814 Stillman Blvd; Tuscaloosa, AL 35401

Registration Number

29419

Company

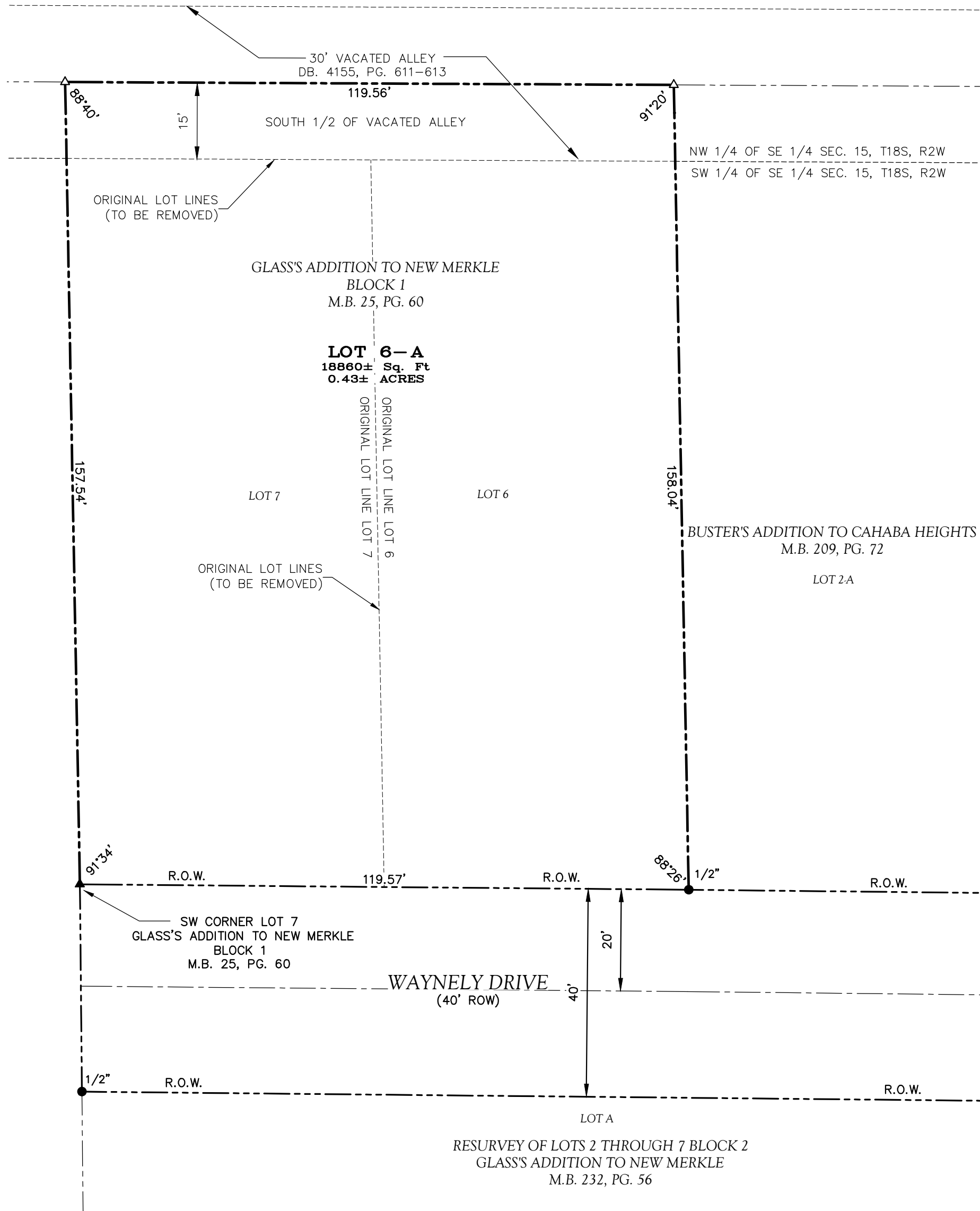
McGiffert and Associates, LLC

Phone Number

205-759-1521

Email

tmasterson@mcgiffert.com



STATE OF ALABAMA,
JEFFERSON COUNTY,

The undersigned M. Todd Masterson, Registered Land Surveyor, State of Alabama, and Jacpla, LLC., Owner, hereby certify that this plat or map was made pursuant to survey made by said surveyor and that this plat or map was made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein and known as RESURVEY OF LOT 6 AND LOT 7 BLOCK 1, GLASS'S ADDITION TO NEW MERKLE showing the subdivisions into which it is proposed to divide said lands, giving the length, and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the length, width and name of each street, as well as the number of each lot and block, showing the relations of the lands to the survey of GLASS'S ADDITION TO NEW MERKLE, as recorded in Map Book 25, page 60 in the Office of the Judge of Probate, Jefferson County, Alabama, and that iron pins have been installed or found at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner also certifies that they are the owner of said lands and that the same are not subject to any mortgage.

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.

Witness my hand this the ____ day of _____, 2024.

M. Todd Masterson
Licensed Professional Land Surveyor
Alabama License No. 29419



I, Jason Comer, Managing Member of Jacpla, LLC, owner of the property shown on said plat, do hereby accept and adopt said survey and plat.

Witness my hand this the ____ day of _____, 2024.

Jason Comer, Managing Member

STATE OF ALABAMA,
TUSCALOOSA COUNTY,

I, _____, a Notary Public in and for said County and State, do hereby certify that M. Todd Masterson, whose name is signed to the forgoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and forgoing certificate, he executed the same voluntarily, as an act of said Land Surveyor.

Given under my hand this the ____ day of _____, 2024.

Notary Public

My Commission Expires: _____

STATE OF ALABAMA,
JEFFERSON COUNTY,

I, _____, a Notary Public in and for said County and State, do hereby certify that Jason Comer, Managing Member of Jacpla, LLC., whose name is signed to the forgoing certificate as Owner, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and forgoing certificate, he executed the same voluntarily as such individual with full authority thereof.

Given under my hand this the ____ day of _____, 2024.

Notary Public

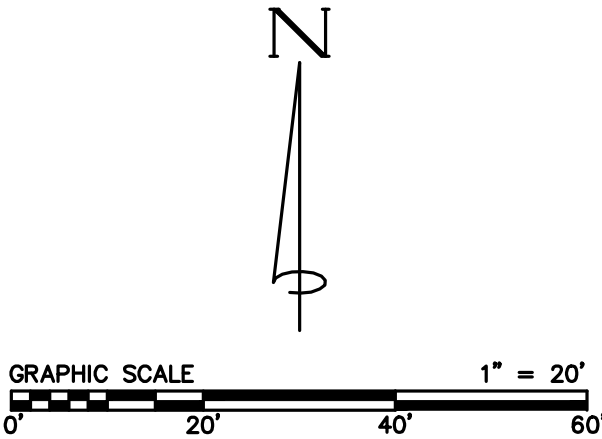
My Commission Expires: _____

NOTES:

- ALL MINIMUM BUILDING LINES ARE AS SHOWN.
- NO PORTION OF THIS SUBDIVISION LIES IN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP NO. 01073C0578J.
- THE LOT SHOWN HEREON IS NOT FOR RESIDENTIAL USE.

LEGEND

- R.O.W. --- INDICATES EXISTING RIGHT-OF-WAY
- INDICATES EXISTING PROPERTY LINE
- INDICATES MINIMUM BUILDING LINE
- INDICATES STREET CENTERLINE
- 1/2" ● INDICATES IRON PIPE FOUND(SIZE SHOWN)
- ▲ INDICATES REBAR FOUND
- △ INDICATES CAPPED REBAR PLACED (McGiffert CA00032LS)
- INDICATES NAIL & WASHER PLACED (McGiffert CA00032LS)
- CHD INDICATES CHORD ANGLE OR DISTANCE
- ARC INDICATES ARC DISTANCE
- D.B. INDICATES DEED BOOK
- M.B. INDICATES MAP BOOK
- PG. INDICATES PAGE



Approved:

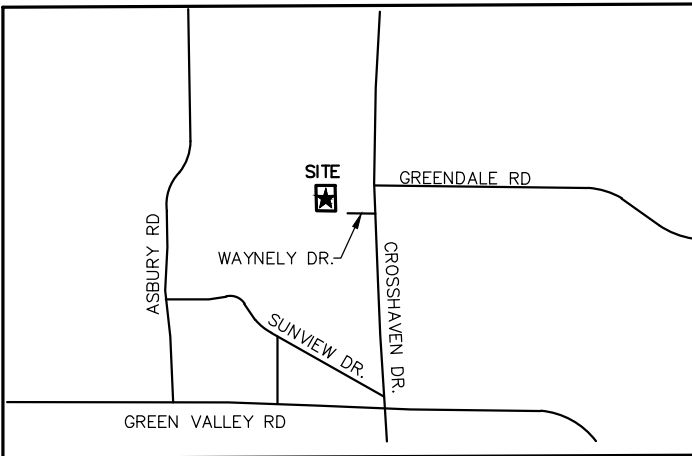
By: _____
City Engineer

By: _____
Chairman Vestavia Hills Planning & Zoning Commission

By: _____
City Clerk

Approved: _____ Date: _____
Director of Environmental Services

Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right of Way or Easement boundaries after this date may void this approval.



VICINITY MAP
N.T.S.

FINAL SUBDIVISION PLAT

REVISION		
DATE	DESCRIPTION	BY
7/24/24	REMOVED SETBACKS	DDM

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RESURVEY OF LOT 6 AND LOT 7 BLOCK 1,
GLASS'S ADDITION TO NEW MERKLE
MAP BOOK 25, PAGE 60

JEFFERSON COUNTY			ALABAMA		
FILE NAME: Killian-VestaviaHills-FP			SHEET No. 1 of 1		
DATE OF FIELD SURVEY: N/A		JOB No. 24-2037		CHECKED BY: DDM	DWG. No. 140-24
FIELD BOOK: 1377-2		SCALE: 1"=20'			
PAGE: 63		DRAWN BY: T M			

McGiffert
and Associates, LLC
— SINCE 1949 —
CIVIL ENGINEERS

2814 STILLMAN BLVD. • P.O. BOX 20559
TUSCALOOSA, ALABAMA 35402-0559
WWW.MCGIFFERT.COM (205)759-1521 FAX (205)759-1524



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

August 8, 2024

AGENDA ITEM

RZ-24-5 **Matthew Griffin** Is Requesting **Rezoning** For **3509 Pineland Dr.** from **Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.

BACKGROUND

Property was annexed into City on 6/24/24 with Ord. 3224. This is a compatible rezoning.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Rezoning Application

RZ-24-5

Submitted On: Jun 25, 2024

Applicant

 Matthew Griffin
 205-515-2601
 mtthwgriffin@gmail.com

Primary Location

3509 PINELAND DR
VESTAVIA HILLS, AL 35243

Property Information

Subject Property Address

3509 Pineland Drive, Vestavia, AL 35243

Tax Parcel ID Number

28 00 32 4 001 047.000

Legal Description

Lot 10, Block 2, according to the Survey of Dolly Ridge Estates, 1st Addition, as recorded in Map Book 42, Page 80, in the Probate Office of Jefferson County, Alabama.

Existing Parking Spaces

--

Proposed Parking Spaces

--

Submission Date

06/25/2024

Type of Project

Annexation of a Single-Family Home

Action Requested:

From Existing Zoning Classification

Jefferson County

To Requested Zoning Classification

City of Vestavia Hills

For the Intended Purpose of:

residential home

Acreage of Subject Property

.57

Acreage of Property to be Disturbed

.57

Setbacks

Front

--

Back

--

Side

--

Open Space

--

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

Property Owner Name

Matthew Griffin

way of a notarized letter and/or power of attorney.

Company Name

--

Owner Address City State Zip

3509 Pineland Drive, Vestavia, AL 35243

Owner's Phone Number

205 515 2601

Email Address of Owner

mtthwgriffin@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.

Owner Representative/Responsible Party

Matthew Griffin

Company Name

--

Contact Email of Responsible Party

--

Mailing Address of Responsible Party

--

Phone No. of Responsible Party

Email Address of Responsible Party

--

--

Project Engineer Information (if applicable)

Name

Company

--

--

Mailing Address

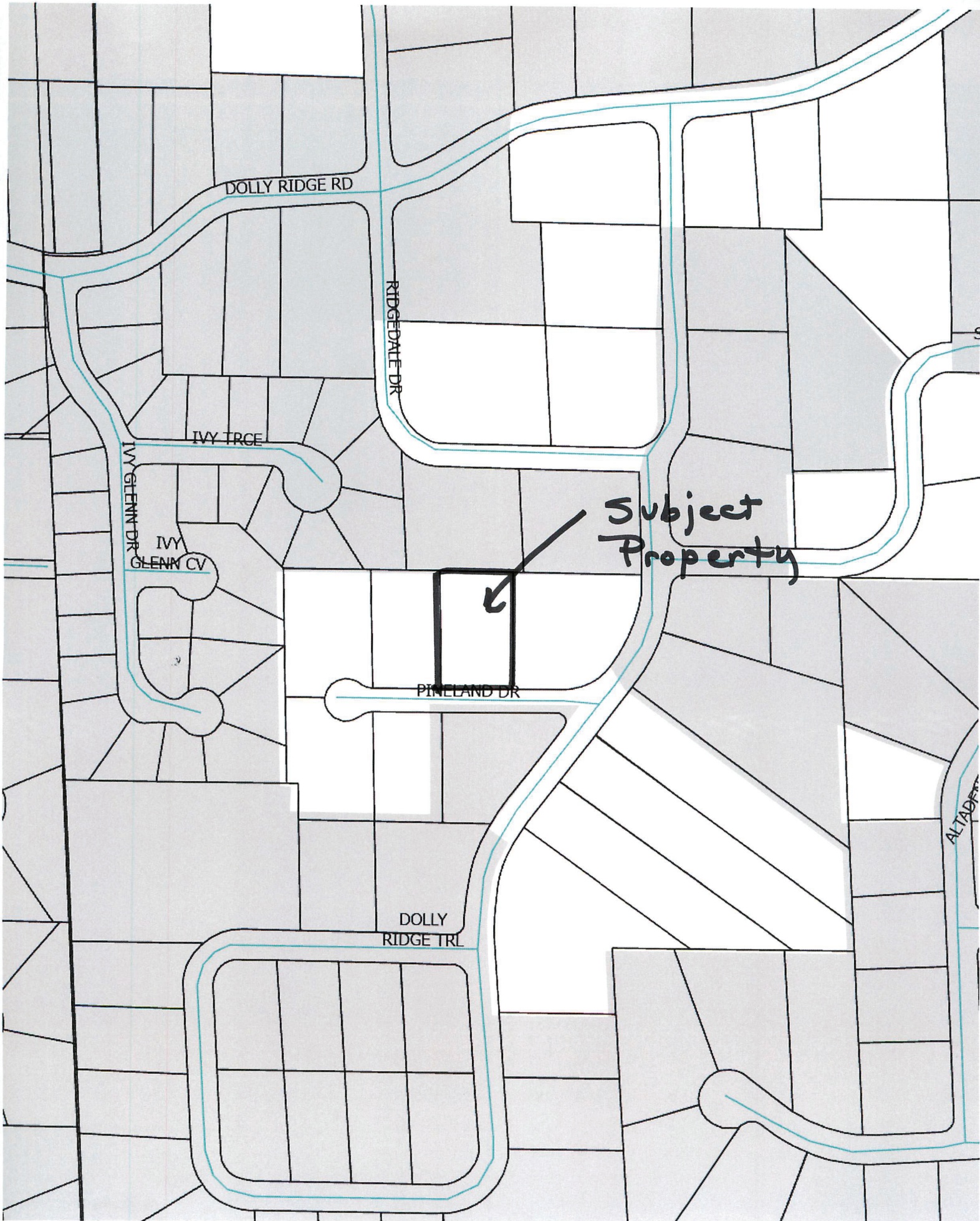
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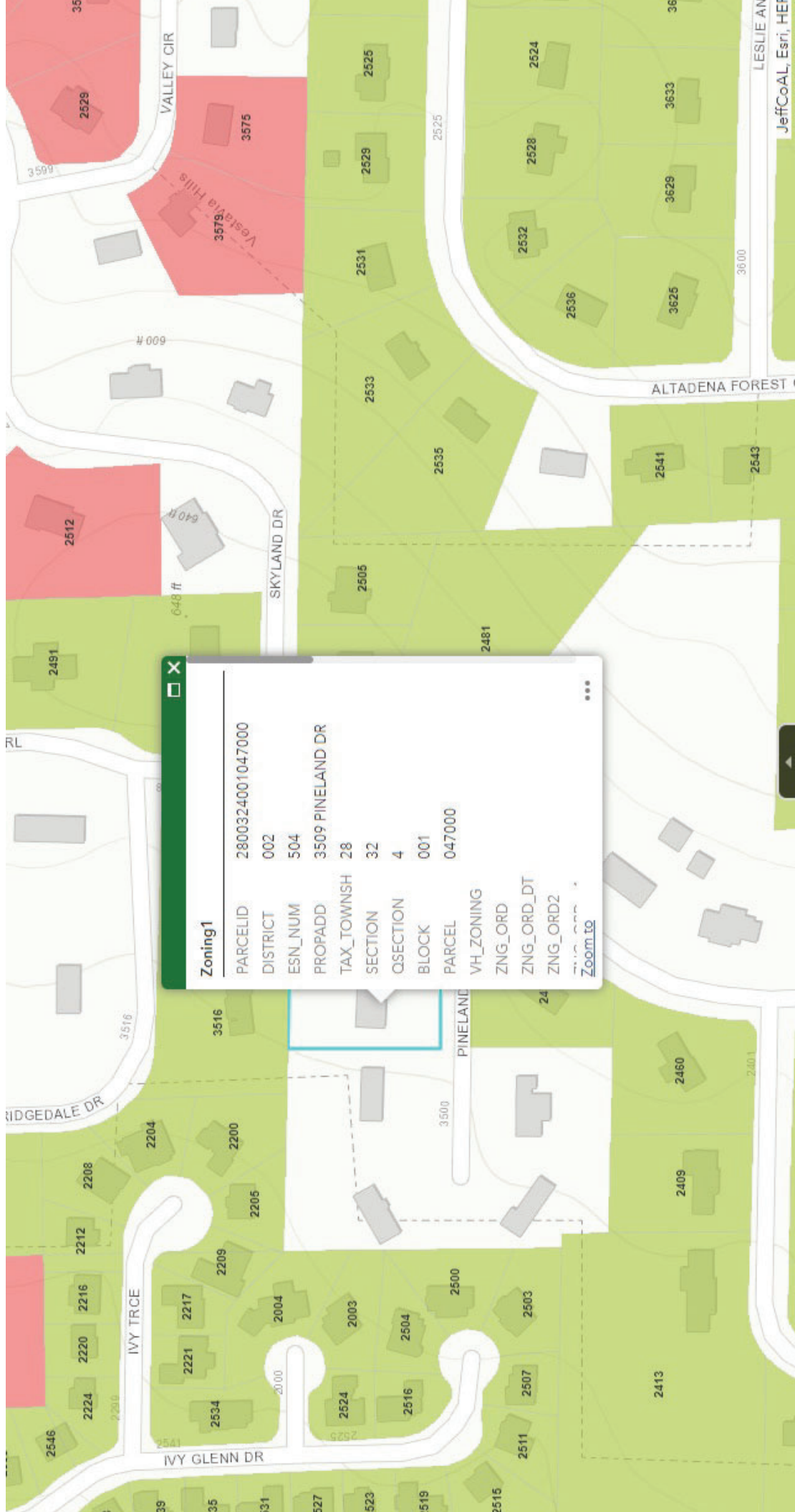
Phone Number

Email

--

--







VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

August 8, 2024

AGENDA ITEM

RZ-24-6 **Lalith Wijayasuriya** Is Requesting **Rezoning** For **3365 Rosemary Ln.** from **Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.

BACKGROUND

Property was annexed into City on 6/24/24 with Ord. 3223. This is a compatible rezoning.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Rezoning Application

RZ-24-6

Submitted On: Jun 28, 2024

Applicant

 Lalith Wijayasuriya
 (337)288-9041
 @ lswijay@gmail.com

Primary Location

3365 ROSEMARY LN
VESTAVIA HILLS, AL 35216

Property Information

Subject Property Address

3365 Rosemary Lane, Birmingham AL 35216

Tax Parcel ID Number

40 00 05 2 002 002.000

Legal Description

--

Existing Parking Spaces

--

Proposed Parking Spaces

--

Submission Date

06/28/2024

Type of Project

Annexation of a Single-Family Home

Action Requested:

From Existing Zoning Classification

Jefferson County E-2

To Requested Zoning Classification

Vestavia Hills R-1

For the Intended Purpose of:

Annexation

Acreage of Subject Property

NA

Acreage of Property to be Disturbed

NA

Setbacks

Front

0

Back

0

Side

0

Open Space

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).

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.

Property Owner Name

Lalith Wijayasuriya

Company Name

--

Owner Address City State Zip

6 Oak Glen Drive, Lafayette LA 70503

Owner's Phone Number

(337) 288-9041

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

--

Phone No. of Responsible Party

--

Email Address of Owner

lswijay@gmail.com

Owner Representative/Responsible Party

--

Company Name

--

Contact Email of Responsible Party

--

Email Address of Responsible Party

--

Project Engineer Information (if applicable)

Name

NA

Company

NA

Mailing Address

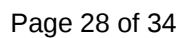
NA

Phone Number

NA

Email

NA





VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

August 8, 2024

AGENDA ITEM

RZ-24-7 Lindsey Romine Is Requesting **Rezoning** For **2768 Altadena Lake Dr.** from **Jefferson County R-1 to Vestavia Hills R-2** For The Purpose Of Annexation.

BACKGROUND

Property was annexed into City on 6/24/24 with Ord. 3225. This is a compatible rezoning.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Rezoning Application

RZ-24-7

Submitted On: Jul 2, 2024

Applicant

 Lindsey Romine
 205-453-2453
 wp5463@gmail.com

Primary Location

2768 ALTADENA LAKE DR
Vestavia Hills, AL 35243

Property Information

Subject Property Address

2768 Altadena Lake Drive

Legal Description

Lot 5
Block 5
Neighborhood: 18-036.0
Subdivision: Altadena Val 5th 28-34-3
Book:79
Page: 8
Parcel Number: 28 00 34 3 007 011.000

Tax Parcel ID Number

28 00 34 3 007 011.000

Existing Parking Spaces

--

Proposed Parking Spaces

--

Submission Date

06/28/2024

Type of Project

Annexation of a Single-Family Home

Action Requested:

From Existing Zoning Classification

Jefferson County R-1

To Requested Zoning Classification

Vestavia Hills R-2

For the Intended Purpose of:

Purpose of Annexation

Acreage of Subject Property

.35

Acreage of Property to be Disturbed

na

Setbacks

Front

--

Back

--

Side

--

Open Space

--

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

2768 Altadena Lake Drive Vestavia. AL 35243

Owner's Phone Number

2054532453

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

2768 Altadena Lake Drive Vestavia, AL 35243

Phone No. of Responsible Party

2054532453

Property Owner Name

David Romine

Company Name

--

Email Address of Owner

wp5463@gmail.com

Owner Representative/Responsible Party

Lindsey Romine

Company Name

--

Contact Email of Responsible Party

wp5463@gmail.com

Email Address of Responsible Party

wp5463@gmail.com

Project Engineer Information (if applicable)

Name

--

Company

--

Mailing Address

--

Phone Number

--

Email

--

2768 Altadena Lake Drive

