



Vestavia Hills
Planning and Zoning Commission Agenda
September 12, 2024
6:00 PM

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

Final Plats

Consent Agenda

4. FP-24-19 Hayden Hanna Is Requesting **Final Plat Approval** For **Resurvey Of Lots 13 & 14, Block 11 Of The Survey Of Biltmore Estates**. The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Hayden Hanna and Is Zoned Vestavia Hills R-3.
5. FP-24-20 Sarah Capra Is Requesting **Final Plat Approval** For **A Resurvey Of Part Of Lots 3 And 4 John Little Estates**. The Purpose For This Request Is To Resurvey A Shared Lot Line. The Property Is Owned By Sarah Capra & David Bradford and Is Zoned Vestavia Hills R-1.

Rezoning

6. RZ-24-8 Justin Carter Is Requesting **Rezoning** For **4244 White Oak Dr.** from **Vestavia Hills A to Vestavia Hills R-9** For The Purpose Of Residential 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

AUGUST 8, 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
Ryan Blackenburg

MEMBERS ABSENT:

Rusty Weaver
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 July 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 Ms. Cochran – yes
Mr. Romeo – yes Mr. Honeycutt– yes
Mr. Maloof – yes Mr. Blakenburg– yes
Mr. Vercher– yes
Motion carried.

Final Plats

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.

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.

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.

Mr. Garrison explained the requests were ministerial.

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

MOTION Motion to approve FP-24-16, FP-24-17, & FP-24-18 was made by Mr. Honeycutt and second was by Mr. Romeo. Voice vote as follows:

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

Rezoning

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.

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.

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.

Mr. Garrison explained the requests were compatible rezoning from annexations and ministerial.

Mr. Vercher opened the floor for a public hearing. There being no one to address the Commission concerning these requests, Mr. Vercher closed the public hearing and opened the floor for a motion.

MOTION Ms. Cochran made a motion to recommend Rezoning for 3509 Pineland Dr. from Jefferson County E-2 to Vestavia Hills R-1. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

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

MOTION Mr. Honeycutt made a motion to recommend Rezoning for 3365 Rosemary Ln. from Jefferson County E-2 to Vestavia Hills R-1. Second was by Mr. Farrell. Motion was carried on a roll call; vote as follows:

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

MOTION Mr. Blackenburg made a motion to recommend Rezoning for 2768 Altadena Lake Dr. from Jefferson County R-1 to Vestavia Hills R-2. Second was by Mr. Farrell. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes Ms. Cochran – yes
Mr. Romeo – yes Mr. Honeycutt– yes
Mr. Maloof – yes Mr. Blakenburg– yes
Mr. Vercher– yes

Motion carried.

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

September 12, 2024

AGENDA ITEM

FP-24-19 Hayden Hanna Is Requesting **Final Plat Approval** For **Resurvey Of Lots 13 & 14, Block 11 Of The Survey Of Biltmore Estates**. The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Hayden Hanna and Is Zoned Vestavia Hills R-3.

BACKGROUND

Applicant is seeking to resurvey into one lot to meet current building and zoning codes.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Final Plat Application

FP-24-19

Submitted On: Aug 20, 2024

Applicant

 Steven Clinkscales
 205-616-9864
 steven@clinksurveying.com

Primary Location

313 GRANADA DR
VESTAVIA HILLS, AL 35216

Project Information

Property Address

313 Granada Drive

Legal Description

LOTS 13 & S 1/2 of 14 BLOCK 11, BILTMORE ESTATES, MB
17 PG 59

Parcel ID Number

28 00 19 4 008 004.000

Current Zoning Classification

R-3

Acreage

0.26

Application Submission Date

8/20/2024

Reason for Request

RESURVEY REOCDR MAP TO CORRECT IMPROPER SPLIT

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

Hayden Hanna

Company Name

--

Mailing Address

313 Granada Drive Vestavia Hills, AL 35216

Owner Email

hhanna43@gmail.com

Phone Number

205-799-7223

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

Representative for Owner

Hayden Hanna

Company Name

--

Email

hhanna43@gmail.com

Mailing Address of Representative

313 Granada Drive Vestavia Hills, AL 35216

Phone No. of Representative

205-799-7223

Surveyor Information

Name

Steven J. Clinkscales, PLS

Mailing Address

12254 Hwy 280 Sterrett, AL 35147

Registration Number

37248

Company

Clinkscales Land Surveying, LLC

Phone Number

205-671-1033

Email

steven@clinksurveying.com



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

September 12, 2024

AGENDA ITEM

FP-24-20 Sarah Capra Is Requesting **Final Plat Approval** For **A Resurvey Of Part Of Lots 3 And 4 John Little Estates**. The Purpose For This Request Is To Resurvey A Shared Lot Line. The Property Is Owned By Sarah Capra & David Bradford and Is Zoned Vestavia Hills R-1.

BACKGROUND

Map will resurvey shared lot line between Lots 3 and 4. Lots still meet minimums of R-1 zoning.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Final Plat Application

FP-24-20

Submitted On: Aug 22, 2024

Applicant

 Sarah Capra
 2057126544
 sarahdcapra@gmail.com

Primary Location

2635 DOLLY RIDGE RD
VESTAVIA HILLS, AL 35243

Project Information

Property Address

2635 Dolly Ridge Road

Legal Description

Lots 3 & 4 Little John Estates 168/28

Acreage

1

Reason for Request

Combining a lot with a portion of another lot, to clean up lot lines

Parcel ID Number

2800283000009003

Current Zoning Classification

R-1

Application Submission Date

8/25/2024

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

Sarah Capra

Company Name

--

Mailing Address

2635 Dolly Ridge Road Vestavia, AL 35243

Owner Email

sarahdcapra@gmail.com

Phone Number

2057126544

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.

false

Representative for Owner

--

Company Name

--

Email

sarahdcapra@gmail.com

Mailing Address of Representative

--

Phone No. of Representative

--

Surveyor Information

Name

David B. Entrekin

Company

Survey Solutions Inc.

Mailing Address

2232 Cahaba Valley Drive, Suite M. Birmingham, AL 35242

Phone Number

2059918965

Registration Number

30345

Email

davidentrekin@ssi-ala.com

IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA,
SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 26, TOWNSHIP 18 SOUTH, RANGE 2 WEST,
JEFFERSON COUNTY, ALABAMA

0 15° 30° 60°

SCALE: 1"=30'

DATE: JULY 25, 2024



THESE copies, and all parts of this work, are hereby loaned out to you by the University of Toronto Libraries, and are to be used only for the purpose of research or teaching. The University of Toronto Libraries are not responsible for any damage to or loss of this work, or for any alteration or modification of this work, or for any use of this work in any form, or for any reproduction or distribution of this work, or for any other act that may be considered to be a violation of the Copyright Act of Canada. The University of Toronto Libraries are not responsible for any damage to or loss of this work, or for any alteration or modification of this work, or for any use of this work in any form, or for any reproduction or distribution of this work, or for any other act that may be considered to be a violation of the Copyright Act of Canada.

BY: _____
David B. Estreich, Mayor, L.S. #00344

BY: _____
Susan Blanton, Capt. Owner

BY: _____
Came Loast, Capt. Owner

BY: _____
Catherine Bank, Mortgage

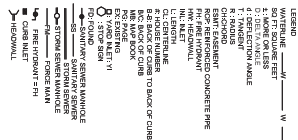
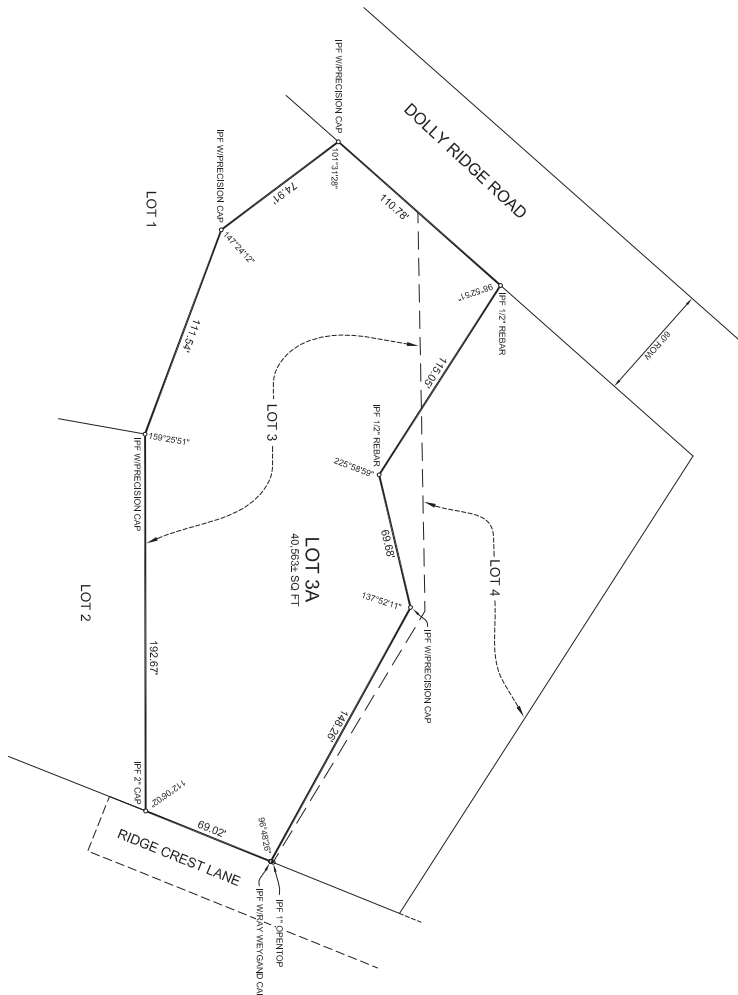
BY: _____
He: _____

APPROVED: _____

BY: _____
CITY ENGINEER

BY: _____
CHAIRMAN VENTURA HILLS PLANNING & ZONING COMMISSION

BY: _____
CITY CLERK



VINICITY MAP
 NOT TO SCALE

STATE OF ALABAMA
COUNTY OF _____

I, the undersigned, as Notary Public in and for said County, do hereby certify that DANIEL E. FAHNEY, whose name is appended to the foregoing certificate as said Surety, who is known to me on the date that said Certificate is signed, is the duly qualified and authorized agent of the contractor of the above and foregoing certificate, he executed the same voluntarily, as an act of said Land Surveyor, on the day the same dates.

Given under my hand and seal this _____ day of _____, 20__.

STATE OF ALABAMA)
COUNTY OF _____)
I, the undersigned, as Mayor of the City and for said County and State, do hereby certify that _____, whose _____ is _____, is a duly qualified elector of the County of _____ and State of Alabama, and who is known to me, and is signed to the foregoing instrument as acknowledged before me, on this date, that being informed of the contents of said return and foregoing instrument, he, as such officer, and with full authority, executed the same in and to my behalf as said acting corporation.
Given under my hand and seal the _____ day of _____, 20 ____.

STATE OF ALABAMA)
COUNTY OF _____)
I, the undersigned, as Notary Public in and for said County and State, do hereby certify that Sarah Elizabeth Capra, whose name is placed on the foregoing certificate as owner, who is known to me, personally before me, on the _____ day of _____, 20____, is the person who executed the same, and that she is the owner of the contents of said certificate, which executed same voluntarily and as an individual who is fully aware thereof.
Given under my hand and seal this _____ day of _____, 20____.
Notary Public

STATE OF ALABAMA)
COUNTY OF _____)
I, the undersigned, as Attorney Public in and for said County and State, do hereby certify that Carter (Lark) Capen, whose name is signed to the foregoing certificate as owner, who is known to me, acknowledged before me, on this date, that said Capen was duly the owner of said certificate, he/she executed same voluntarily as such individual with full authority thereon.

GIVEN under my hand and seal this _____ day of _____, 20____.

BY: _____
Notary Public

My commission expires: _____



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

September 12, 2024

AGENDA ITEM

RZ-24-8 Justin Carter Is Requesting **Rezoning** For **4244 White Oak Dr.** from **Vestavia Hills A to Vestavia Hills R-9** For The Purpose Of Residential Use.

BACKGROUND

Applicant seeks to rezone parcel from Agriculture to R-9 for three single homes. All three lots will have rear access from White Oak Dr. Proposed setbacks are 12' in front, 10' on sides, and 20' in rear. This application also serves as preliminary plat.

PLANNER'S REVIEW/RECOMMENDATION

Request is consistent with CH Community Plan for medium density residential. Rezoning not final until final plat and CC&R's are recorded.

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Property Information

Subject Property Address	Tax Parcel ID Number
4244 White Oak Drive	28 00 22 4 001 003.000
Legal Description	
PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SITUATED IN JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:	
BEGIN AT THE NE CORNER OF SAID 1/4-1 /4 SECTION, RUN THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 154 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HERE DESCRIBED; FROM THE POINT OF BEGINNING THUS OBTAINED, CONTINUE SOUTHWARDLY ALONG SAID EAST LINE FOR A DISTANCE OF 181.9 FEET TO INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE BIRMINGHAM WATER WORKS; THENCE TURN AN ANGLE TO THE RIGHT OF 122 ° 52' AND RUN NORTHWESTWARDLY ALONG THE NORTH OR NORTHEASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 254.65 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 58 ° 07' AND RUN NORTHWARDLY FOR A DISTANCE OF 148.6 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 115 ° 24' AND RUN EASTWARDLY FOR A DISTANCE OF 235.85 FEET TO THE POINT OF BEGINNING.	
Existing Parking Spaces	Proposed Parking Spaces
--	--
Submission Date	Type of Project
08/08/2024	New Residential Subdivision

Action Requested:

From Existing Zoning Classification	To Requested Zoning Classification
A (Agriculture District)	R9 (Planned Residential District)
For the Intended Purpose of:	
3 proposed, detached lots	
Acreage of Subject Property	Acreage of Property to be Disturbed
0.81	0.81

Setbacks

Front	Back
12	20
Side	Open Space
12	0.52

9/5/24, 9:34 AM	about:blank
Lot Coverage Percentage 35.8	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

3794 Poe Drive, Vestavia Hills, AL 35223

Owner's Phone Number

(205) 222-7233

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

2469 Dolly Ridge Trail, Vestavia Hills, AL 35243

Phone No. of Responsible Party

(205) 862-3123

Property Owner Name

Jon Hinds

Company Name

Sweet Home Group LLC

Email Address of Owner

jh@al205.com

Owner Representative/Responsible Party

Griffin Walker

Company Name

Walker Building Company

Contact Email of Responsible Party

griffin@walkerbuildingcompany.com

Email Address of Responsible Party

griffin@walkerbuildingcompany.com

Project Engineer Information (if applicable)

Name

Nathan Spence

Company

Foresite Group

Mailing Address

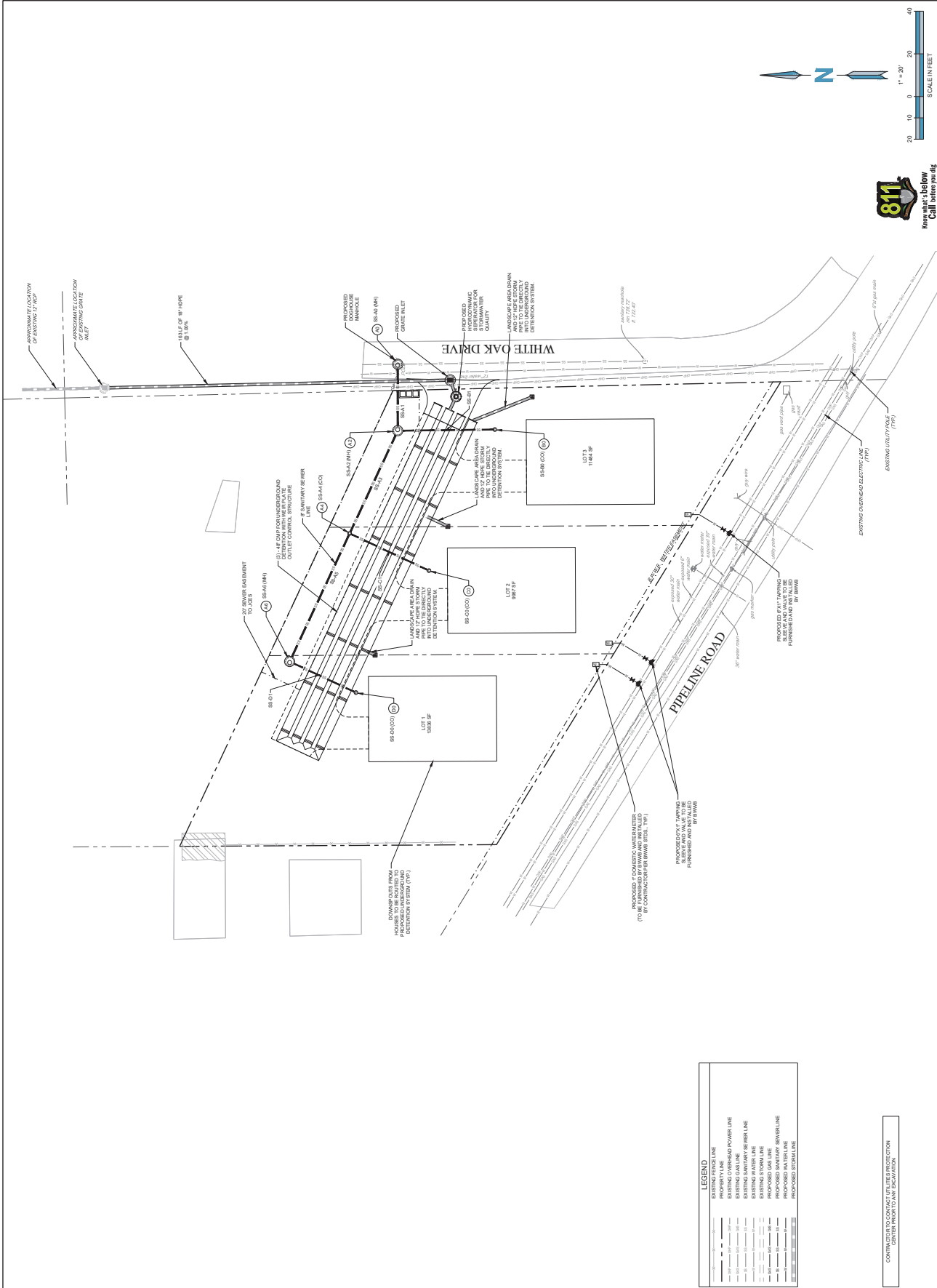
2101 Magnolia Ave S, Suite 100

Email

nspence@fg-inc.net

Phone Number

(205) 397-0370





PROPOSED PAVEMENT OVER EXISTING DRAIN. THESE LINES MAY REQUIRE REDUCTION.	LEGEND BALEDD CONCRETE TO BE REMOVED THICKNESS TO BE REMOVED THICKNESS TO BE REMOVED CONCRETE SHALL PROVIDE DRAINAGE AND SHALL BE PROTECTED AGAINST CORROSION EXISTING FENCE PROPERTY LINE LIMITS OF DISTURBANCE EXISTING PROTECTION FENCE EXISTING TREE TO BE REMOVED	0.80 AC 0.20 AC 0.20 AC
PROPOSED PAVEMENT OVER EXISTING DRAIN. THESE LINES MAY REQUIRE REDUCTION.	LEGEND BALEDD CONCRETE TO BE REMOVED THICKNESS TO BE REMOVED THICKNESS TO BE REMOVED CONCRETE SHALL PROVIDE DRAINAGE AND SHALL BE PROTECTED AGAINST CORROSION EXISTING FENCE PROPERTY LINE LIMITS OF DISTURBANCE EXISTING PROTECTION FENCE EXISTING TREE TO BE REMOVED	0.80 AC 0.20 AC 0.20 AC

ENGINEER

FORESITE
group

ForeSite Group, LLC
1000 19th Avenue South
Suite 100
Birmingham, AL 35205
P 205.371.0270
F 866.371.0999
E info@foresitegroup.com

DRAWN BY

WALKER BUILDING COMPANY
P.O. BOX 10
CONTACT: GRIFF WALKER

CAHABA HEIGHTS RESIDENTIAL

4244 WHITE OAK DRIVE
VESTAVIA HILLS, AL 35243
PARCEL #: 28 00 22 4 001 003.000

PROJECT:

SEAL

DATE

REVISIONS

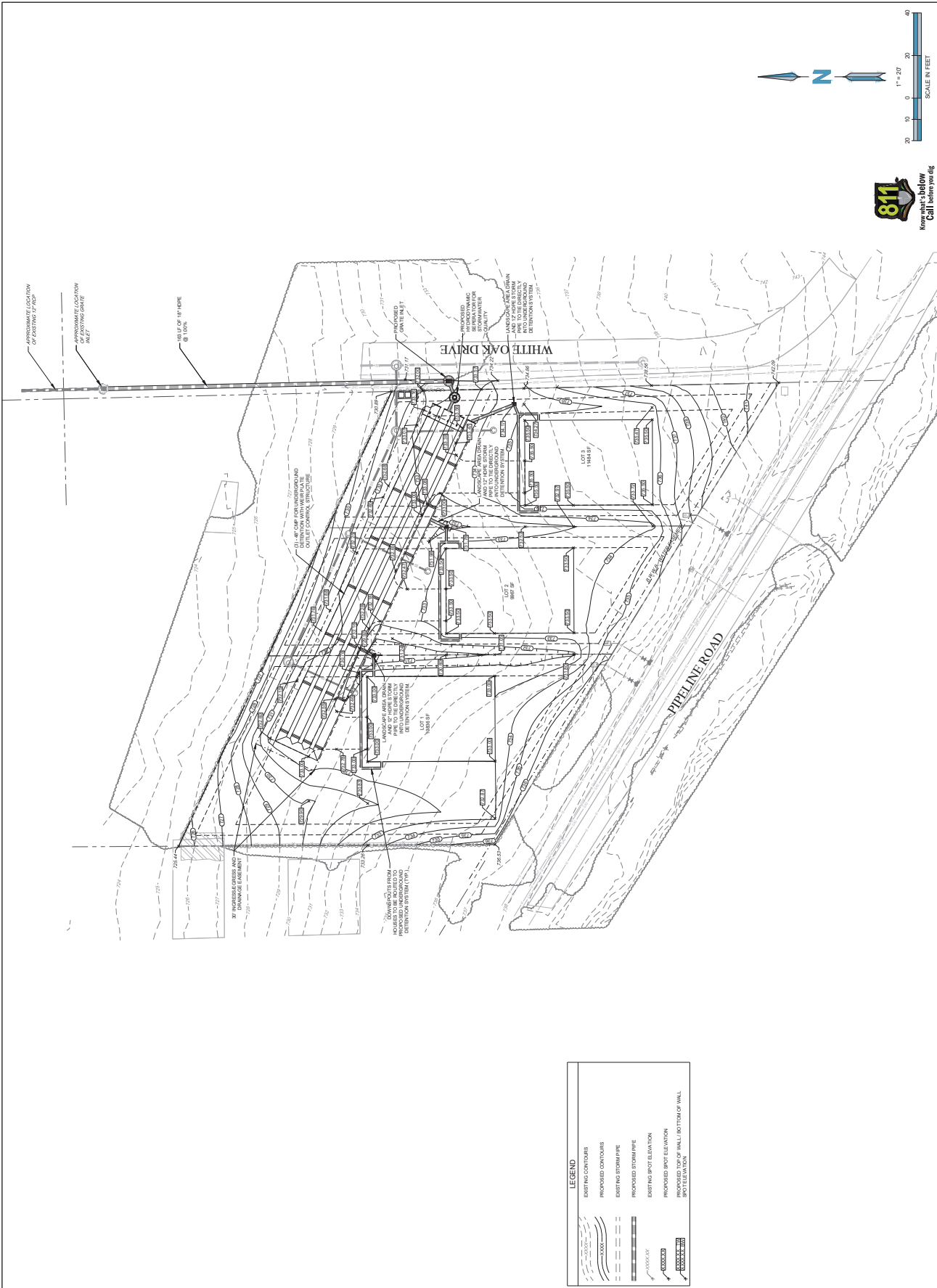
PROJECT MANAGER: NRS
DRAWING BY: OAH
JURISDICTION: VESTAVIA HILLS, AL
DATE: 2024-04-22
SCALE: 1" = 20'
TITLE:

GRADING AND DRAINAGE
PLAN

SHEET NUMBER

C-2

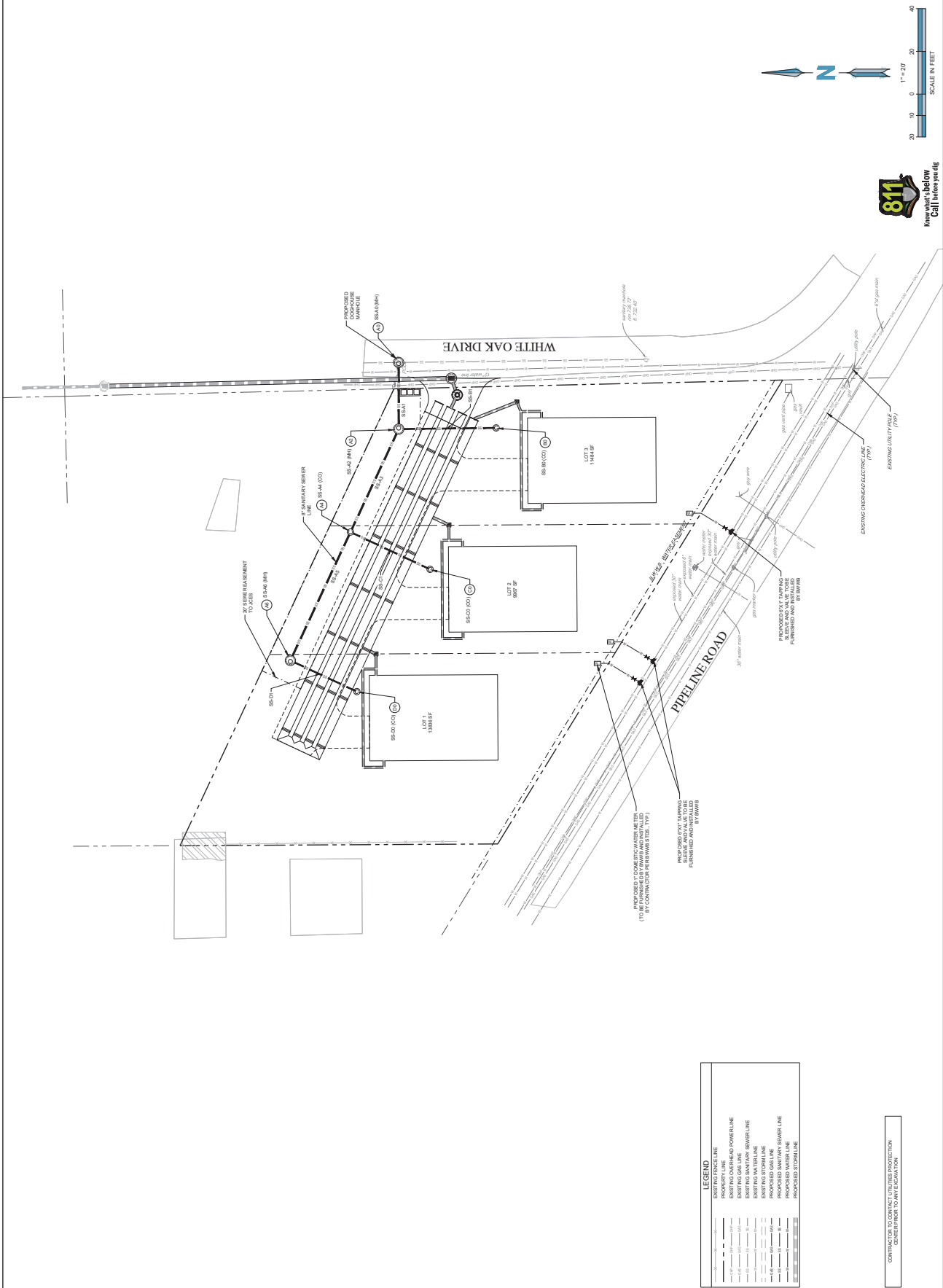
COMMENTS: NOT RELEASED FOR CONSTRUCTION
JOB #/LE NUMBER: 2242.001

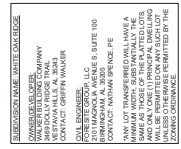


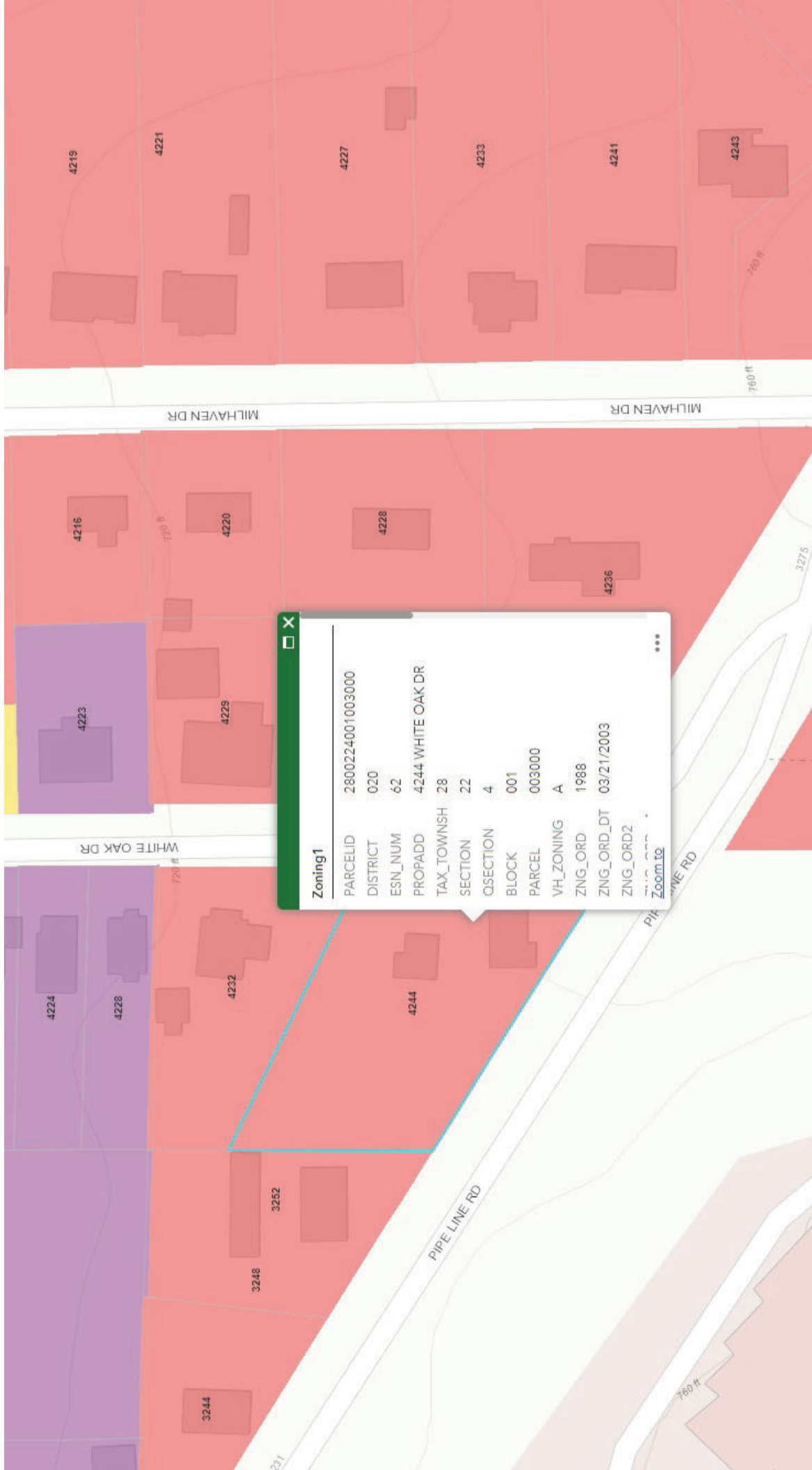
LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT ELEVATION





[illegible]



Future Land Use

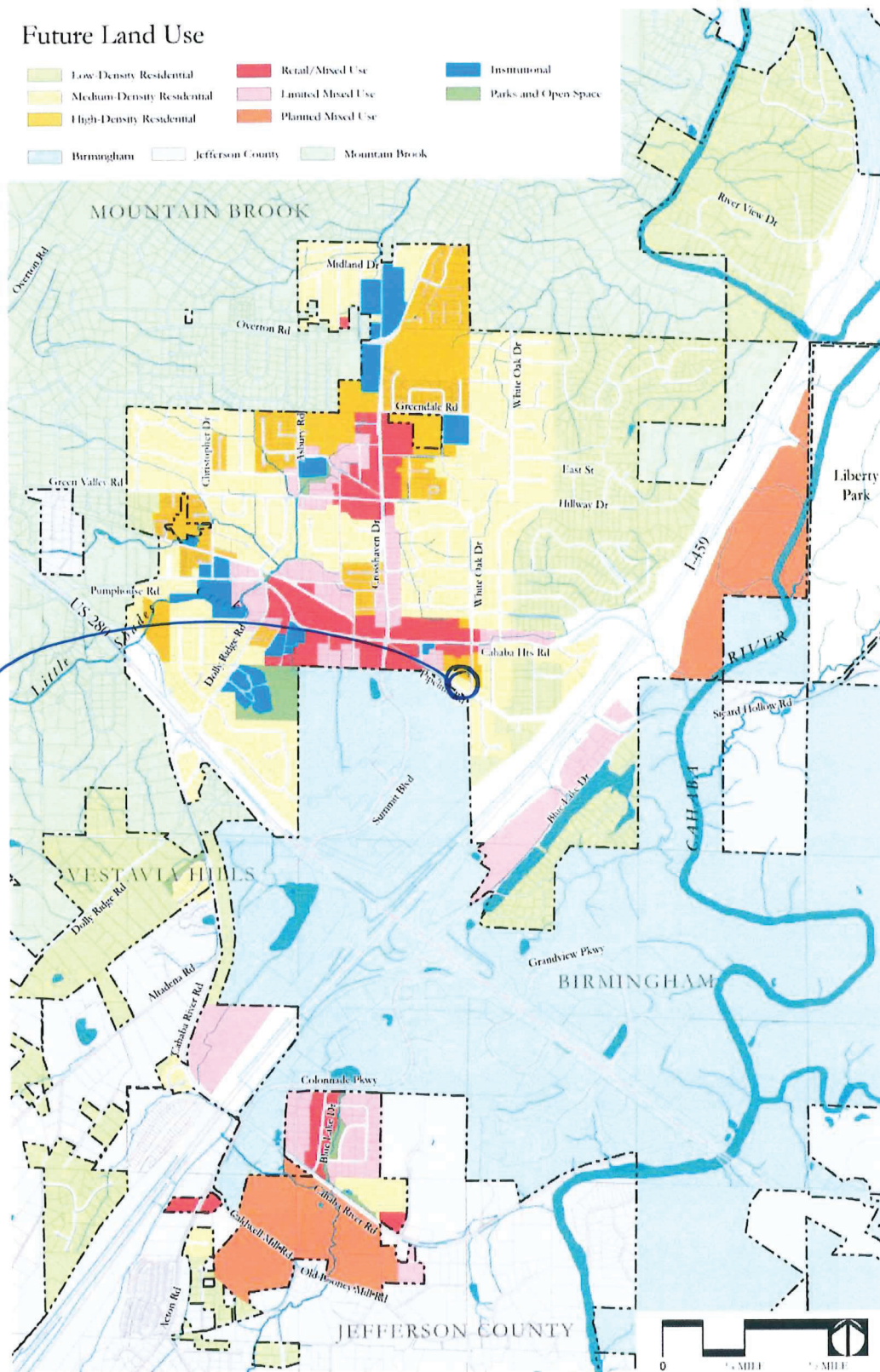


Figure 4: Future Land Use Map