



**Vestavia Hills
Planning and Zoning Commission Agenda
October 10, 2024
6:00 PM**

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

Final Plats

Consent Agenda

Rezoning

4. RZ-24-9 Liberty Park Joint Venture, LLP Is Requesting **Rezoning** For **10001 Liberty Pkwy.** from **Birmingham Holding to Vestavia Hills PUD-PB** For The Purpose Of Annexation.
5. RZ-24-11 Connor Stewart Is Requesting **Rezoning** For **3128 Blue Lake Dr.** from **Vestavia Hills R-1 to Vestavia Hills B-2** For The Purpose Of Commercial Development.

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

SEPTEMBER 12, 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
Ryan Farrell
Jonathan Romeo
Ryan Blackenburg
Rusty Weaver
Hasting Sykes

MEMBERS ABSENT:

David Maluff
Rick Honeycutt

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Ethan Fisher, City Engineer

**Appeared via Zoom*

APPROVAL OF MINUTES

Mr. Vercher stated that the minutes of the August meeting are presented for approval.

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

Mr. Farrell – yes	Ms. Cochran – yes
Mr. Romeo – yes	Mr. Weaver– yes
Mr. Blackenburg – yes	Mr. Sykes– yes
Mr. Vercher– yes	

Final Plats

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.

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.

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-24-19 & FP-24-20 was made by Mr. Weaver and second was by Mr. Sykes. Voice vote as follows:

Mr. Farrell – yes	Ms. Cochran – yes
Mr. Romeo – yes	Mr. Weaver– yes
Mr. Blackenburg – yes	Mr. Sykes– yes
Mr. Vercher– yes	

Rezoning

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.

Mr. Garrison explained the request would allow for the construction of three single family homes.

Mr. Vercher opened the floor for a public hearing.

Miles Gregory and John Mohr were concerned about drainage and flooding.

Ethan Fisher and project engineer, Nathan Spence explained the City and project requirements and stated that the proposal will not make the situation worse but potentially improve drainage.

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

MOTION Mr. Weaver made a motion to recommend Rezoning for 4244 White Oak Dr. from Vestavia Hills A to Vestavia Hills R-9 with the following conditions:

1. Zoning approval not final until CC&R's recorded.

Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes Ms. Cochran – yes

Mr. Romeo – yes Mr. Weaver– yes

Mr. Blackenburg – yes Mr. Sykes– yes

Mr. Vercher– yes

Motion carried.

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

October 10, 2024

AGENDA ITEM

RZ-24-9 Liberty Park Joint Venture, LLP Is Requesting **Rezoning** For **10001 Liberty Pkwy.** from **Birmingham Holding to Vestavia Hills PUD-PB** For The Purpose Of Annexation.

BACKGROUND

The corridor in Lot 1 was recently de-annexed by the City of Birmingham and annexed by the City of Vestavia Hills. This is a compatible rezoning.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final1

Conrad Garrison
City Planner

Rezoning Application

RZ-24-9

Submitted On: Aug 16, 2024

Applicant

 Jennifer Yates
 (205) 945-6428
 @jyates@libertypark.com

Primary Location

10001 LIBERTY PKWY
BIRMINGHAM, AL 35242

Property Information

Subject Property Address

10001 Liberty Parkway

Tax Parcel ID Number

28 00 13 2 000 001.007

Legal Description

Part of Lot 1, The Bray at Liberty Park First Addition, Map Book 260, Page 22 (spite strip)

Existing Parking Spaces

--

Proposed Parking Spaces

--

Submission Date

08/16/2024

Type of Project

New Commercial Development

Action Requested:

From Existing Zoning Classification

Holding Zone

To Requested Zoning Classification

PUD-PB

For the Intended Purpose of:

Spite strip previously deannexed by BHM, re-establishing zoning consistent with the remainder of the lot.

Acreage of Subject Property

?

Acreage of Property to be Disturbed

?

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.

Property Owner Name

Reed Williams

Company Name

Liberty Park Joint Venture, LLP

Owner Address City State Zip

1000 Urban Center Drive, Suite 235, Vestavia, AL 35242

Owner's Phone Number

(205) 945-6529

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

Email Address of Owner

rwilliams@drummondco.com

Owner Representative/Responsible Party

Reed Williams

Company Name

Liberty Park Joint Venture, LLP

Contact Email of Responsible Party

rwilliams@drummondco.com

Mailing Address of Responsible Party

1000 Urban Center Drive, Suite 235, Vestavia, AL 35242

Phone No. of Responsible Party

(205) 945-6529

Email Address of Responsible Party

rwilliams@drummondco.com

Project Engineer Information (if applicable)**Name**

--

Company

--

Mailing Address

--

Phone Number

--

Email

--

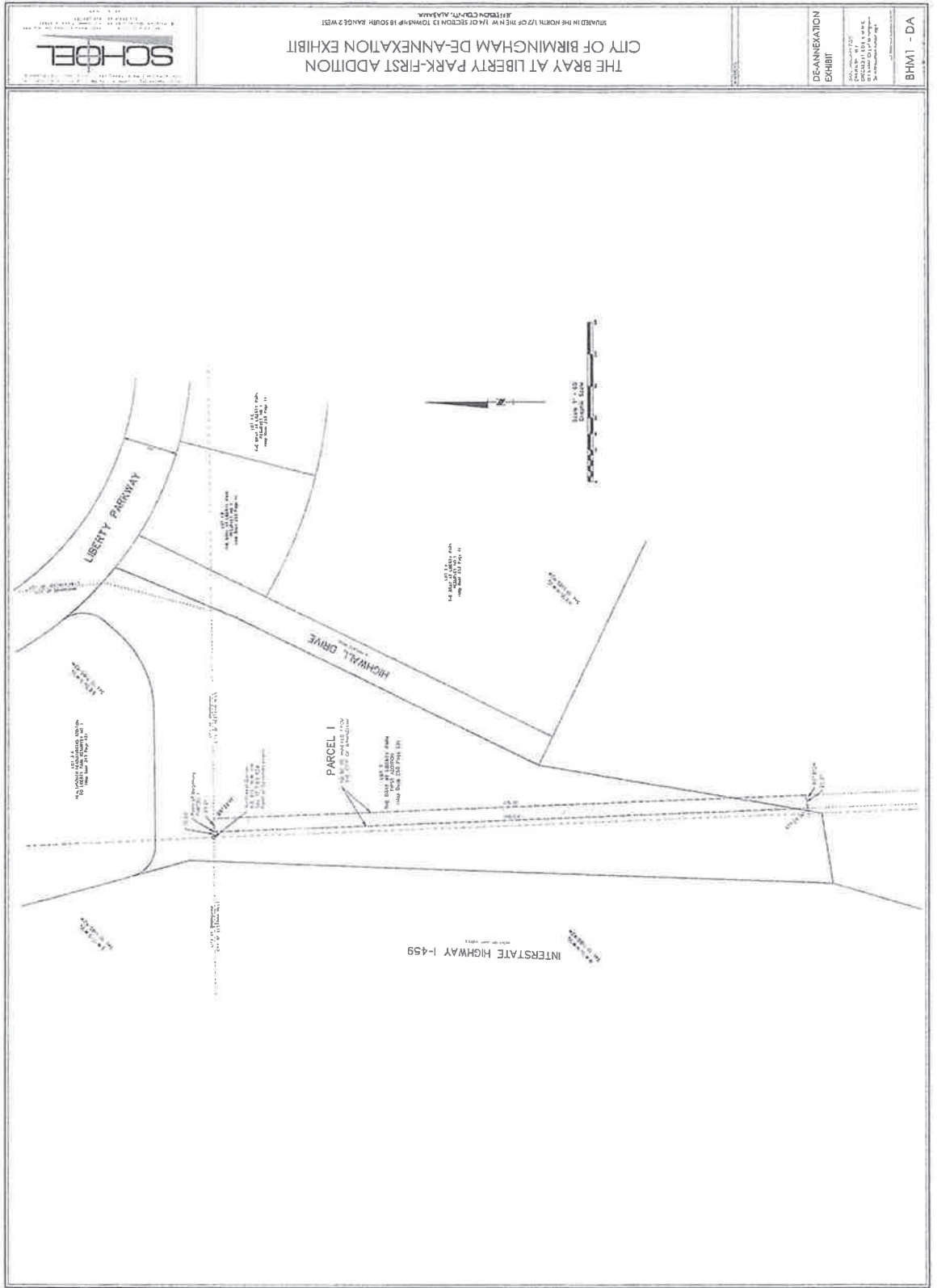
LEGAL DESCRIPTION
THE BRAY AT LIBERTY PARK FIRST ADDITION
BIRMINGHAM DE-ANNEXATION PARCEL I

A part of Lot 1, The Bray at Liberty Park First Addition as recorded in Map Book 260, Page 22 in the Probate Office of Jefferson County, Alabama, and acreage situated in the N.E. 1/4 of the N.W. 1/4 of Section 13, Township 18 South, Range 2 West, Jefferson County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the N.E. 1/4 of the N.W. 1/4 of Section 13, Township 18 South, Range 2 West, Jefferson County, Alabama and run in an Easterly direction along the North line of said 1/4-1/4 section a distance of 10.00 feet to the Point of Beginning of the property herein described; thence continue along the last described course in a, Easterly direction a distance of 25.01 feet to a point; thence 88°22'17" to the right in a Southerly direction a distance of 1115.10 feet to a point; thence 82°31'24" to the right in a Southwesterly direction a distance of 25.21 feet to a point; thence 97°28'36" to the right in a Northerly direction a distance of 1119.09 feet to the Point of Beginning.

Containing 27,927 square feet or 0.641 acre.

BHM1 - DA





VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

October 10, 2024

AGENDA ITEM

RZ-24-11 Connor Stewart Is Requesting **Rezoning** For **3128 Blue Lake Dr.** from **Vestavia Hills R-1 to Vestavia Hills B-2** For The Purpose Of Commercial Development.

BACKGROUND

Request is to rezone a lot at the corner of Blue Lake Dr. and Colonnade Pkwy. for a retail plant nursery. Request meets all requirements of B-2 zoning, Cahaba Heights Community Plan, and Blue Lake Area Study.

PLANNER'S REVIEW/RECOMMENDATION

Recommend approval with the conditions listed by the applicant.

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Rezoning Application

RZ-24-11

Submitted On: Sep 3, 2024

Applicant

 Conner Stewart
 205-403-9158
 conner@edgalabama.com

Primary Location

3128 BLUE LAKE DR
VESTAVIA HILLS, AL 35243

Property Information

Subject Property Address

3128 Blue Lake Drive, Vestavia Hills, AL 35243

Tax Parcel ID Number

28-00-27-4-001-016.000

Legal Description

Lot 9-A, according to Acton's Resurvey of Lots 8-9 and 10 of Topfield Subdivision, as recorded in Map Book 56, page 40, in the Probate Office of Jefferson County, Alabama.

Existing Parking Spaces

0

Proposed Parking Spaces

9

Submission Date

09/03/2024

Type of Project

New Non-Residential Development/use

Action Requested:

From Existing Zoning Classification

R-1

To Requested Zoning Classification

B-2

For the Intended Purpose of:

A new plant nursery and retail store

Acreage of Subject Property

0.54

Acreage of Property to be Disturbed

.5

Setbacks

Front

30

Back

30

Side

10

Open Space

0.3

Lot Coverage Percentage

44

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

Robert Fuqua

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

Company Name

Epilogue I, LLC

Owner Address City State Zip

2712 Ossa Wintha Dr, Vestavia Hills, AL 35243

Owner's Phone Number

(205) 266-5368

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

Email Address of Owner

Robert.Fuqua@ArenaAdvising.com

Owner Representative/Responsible Party

Wade Lowery

Company Name

Engineering Design Group, LLC

Contact Email of Responsible Party

wade@edgalabama.com

Mailing Address of Responsible Party

120 Bishop Circle, Suite 300, Pelham, AL 35124

Phone No. of Responsible Party

(205) 403-9158

Email Address of Responsible Party

wade@edgalabama.com

Project Engineer Information (if applicable)

Name

Conner Stewart

Company

Engineering Design Group, LLC

Mailing Address

120 Bishop Circle, Suite 300, Pelham, AL 35124

Phone Number

(205) 403-9158

Email

conner@edgalabama.com



Engineering Design Group
Trellis - Blue Lake Drive

3128 Blue Lake Drive, Vestavia Hills, Alabama 35243

REVISIONS

DATE:	August 29, 2024
SCALE:	As Indicated
DRAWN:	DKE
REVIEWED:	HWM
PROJECT NO:	DKE
	Project ID

Tree Removal/
Preliminary
Landscape Plan

SHEET NUMBER
L-1.0

IV. LANDSCAPE BUFFER REQUIREMENTS:

[illegible]

III. BUILDING PERIMETER LANDSCAPING REQUIREMENTS:

MINIMUM PLANTING STRIDE DEPTH: 6" 0" - 11" 0" (VARIES BY LOCATION)
PROPOSED PLANTING STRIDE DEPTH: 6" 0" - 11" 0" (VARIES BY LOCATION)
MINIMUM SURVIVABILITY: 10 HOGE PLANTS OR SHRUBS PER 50 L.F. BUILDING ELEVATION
MINIMUM SURVIVABILITY: 10 HOGE PLANTS OR SHRUBS PER 50 L.F. BUILDING ELEVATION
PROPOSED SURVIVABILITY: 10 HOGE PLANTS OR SHRUBS PER 50 L.F. BUILDING ELEVATION
PROPOSED SURVIVABILITY: 10 HOGE PLANTS OR SHRUBS PER 50 L.F. BUILDING ELEVATION
MINIMUM TREE DENSITY: 1 CANOPY TREE PER 50 L.F. / UNDERSTORY TREE PER 35 L.F.
MINIMUM TREE DENSITY: 1 CANOPY TREE PER 50 L.F. / UNDERSTORY TREE PER 35 L.F.
PROPOSED TREE DENSITY: 1 CANOPY TREE PER 50 L.F. / UNDERSTORY TREE PER 35 L.F.
PROPOSED TREE DENSITY: 1 CANOPY TREE PER 50 L.F. / UNDERSTORY TREE PER 35 L.F.
PROPOSED TREE QUANTITY: 2 TREES (1 CANOPY, 1 UNDERSTORY)
PROPOSED TREE QUANTITY: 2 TREES (1 CANOPY, 1 UNDERSTORY)

II. PARKING PERIMETER LANDSCAPING REQUIREMENTS:

MINIMUM PLANTING STRIP DEPTH: 5'-0"

PROPOSED PLANTING STRIP DEPTH: 5'-0"

MINIMUM SHRUB DENSITY: 1/3 GAL. SHRUB PER 3 L.F. OR 1/15 GAL. SHRUB PER 5 L.F. PER METER

MINIMUM TREE DENSITY: 1/3 GAL. TREE PER 50 L.F. OR 1/15 GAL. TREE PER 100 L.F. PER METER

REQUIRED SHRUB QUANTITY RANGE 98-47 SHRUBS

PROPOSED SHRUB QUANTITY 28 (5 GAL. SHRUBS @ 9 C.O.)

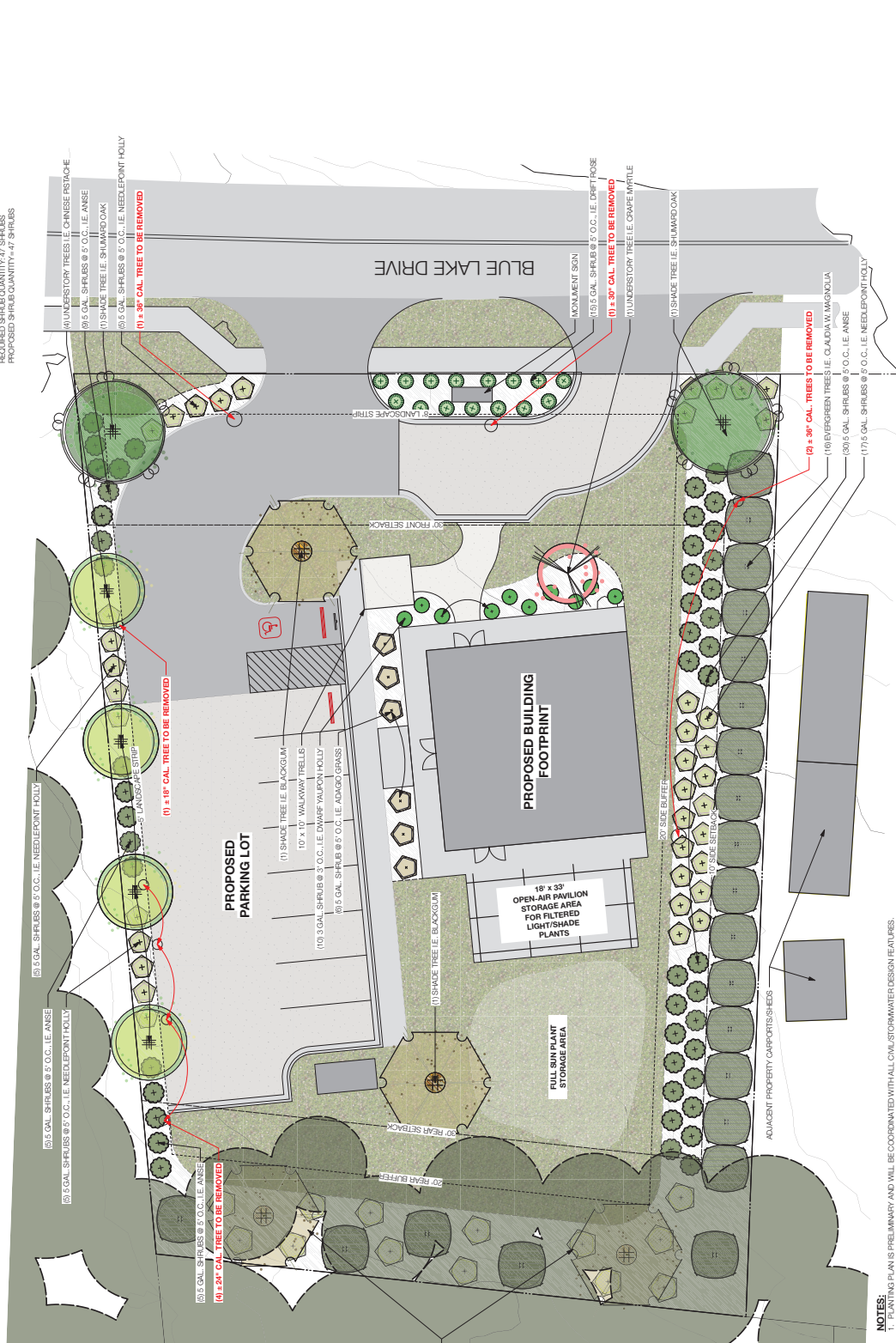
MINIMUM TREE DENSITY: 1 CANOPY TREE PER 50 L.F. / UNDERSTORY TREE PER 40 L.F.

MINIMUM TREE QUANTITY: 3 CANOPY OR 4 UNDERSTORY TREES

PROPOSED TREE QUANTITY: 3 CANOPY OR 4 UNDERSTORY TREES

I. FRONTAGE LANDSCAPING REQUIREMENTS:

MINIMUM PLANTING STRIP DEPTH: 8'-0"
PROPOSED PLANTING STRIP DEPTH: 8'-0"
MINIMUM SHRUB DENSITY: 15 GAL. SHRUB PER 3 LF. OR 115 GAL. SHRUB PER 5 LF. FRONTAGE
REQUIRED SHRUB QUANTITY RANGE: 20-35 PER 60 LF. (MINIMUM POINTS) = 98 LF.
PROPOSED SHRUB QUANTITY: 27 SHRUBS
MINIMUM TREE DENSITY: 1 CANOPY TREE PER 60 LF. / UNDERSTORY TREE PER 40 LF.
REQUIRED TREE QUANTITY RANGE: 10-15 PER 60 LF. (MINIMUM POINTS) = 98 LF.
PROPOSED TREE QUANTITY: 2 CANOPY TREES



NOTES:
1. PLANTING PLAN IS PRELIMINARY AND WILL BE COORDINATED WITH ALL CIVIL/STORMWATER DESIGN FEATURES.

1 TREE REMOVAL / ORDINANCE PLANTING PLAN
Scale: 1" = 10'-0"

Scale: 1" = 10'.0"

0	☐	10	☐	20	☐	30	☐
1	☐	11	☐	21	☐	31	☐
2	☐	12	☐	22	☐	32	☐
3	☐	13	☐	23	☐	33	☐
4	☐	14	☐	24	☐	34	☐
5	☐	15	☐	25	☐	35	☐
6	☐	16	☐	26	☐	36	☐
7	☐	17	☐	27	☐	37	☐
8	☐	18	☐	28	☐	38	☐
9	☐	19	☐	29	☐	39	☐

ASI - NO. 1

ASI No. 1 attached to the contract documents and city portal message for zoning approval:

Trellis Nursery

24042.00

Date: 09.03.24

To: City of Vestavia Hills

From: Hendon + Huckestein Architects, PC

Marci Hollingsworth, Owner of the property in question: 3128 Blue Lake Drive, Vestavia Hills, Alabama Agrees to limit the use of the property to prohibit the following: Gas Station; Automotive repair; Automotive Sales; Car Wash; Convenience Store; Laundromat or dry cleaning; Restaurant.

Ms. Hollingsworth has agreed to allow our firm to write this letter on her behalf.

Thank you,



Scott Boomhover, AIA, NCIDQ, NCARB



Future Land Use

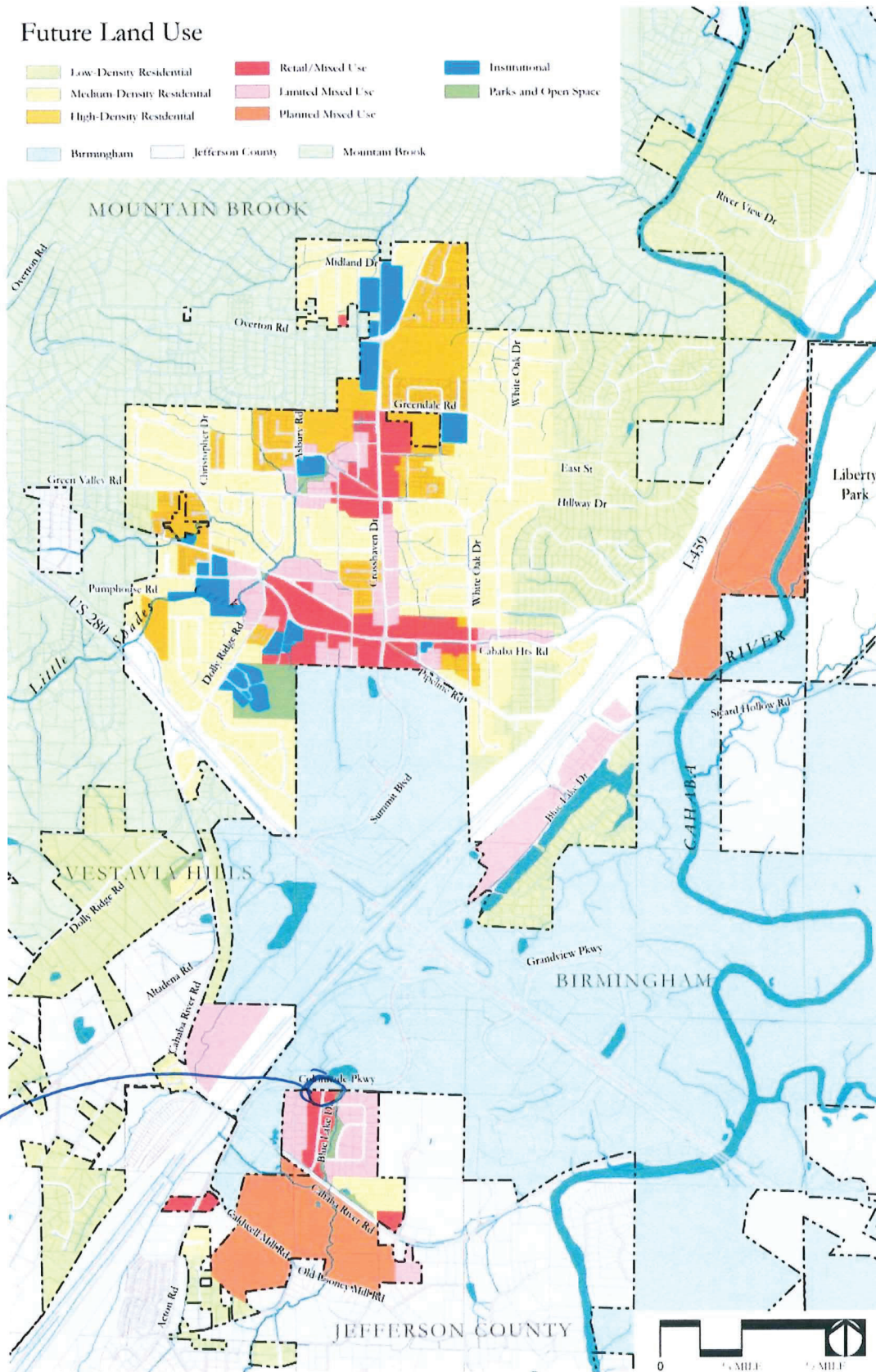


Figure 4: Future Land Use Map