



**Vestavia Hills  
Planning and Zoning Commission Agenda  
November 14, 2024  
6:00 PM**

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

**Final Plats**

4. FP-24-21 John Henry Hedrick Is Requesting **Final Plat Approval** For **Hendrick's Resurvey**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By John Henry Hedrick and Is Zoned Vestavia Hills R-3.
5. FP-24-22 Jeffery & Margret Rickard Is Requesting **Final Plat Approval** For **Rickards's Resurvey**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Jeffery & Margret Rickard and Is Zoned Vestavia Hills R-2.
6. FP-24-23 Tammy Johnson Is Requesting **Final Plat Approval** For **Resurvey Of Lot 5 & 6, Block 1 Of TH Payne**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Tammy Johnson and Is Zoned Vestavia Hills R-9.
7. FP-24-24 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Resurvey Of Lot 3 Of The Bray Town Center Phase II**. The Purpose For This Request Is To Subdivide One Lot. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PB.

**Rezoning**

8. RZ-24-12 Marley R. McWilliams Is Requesting **Rezoning** For 2686 Altadena Rd. from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.
9. RZ-24-13 Joanne Williamson Is Requesting **Rezoning** For **2701 Alta View Dr.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.

10. RZ-24-14 Beth Montgomery Is Requesting **Rezoning** For **2612 Altadena Rd.** from **Jefferson County E-1 to Vestavia Hills E-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**

**OCTOBER 10, 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  
Jonathan Romeo  
Ryan Blackenburg  
Hasting Sykes  
David Maluff  
Rick Honeycutt

**MEMBERS ABSENT:**

Ryan Farrell  
Rusty Weaver

**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 August meeting are presented for approval.

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

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

**Rezoning**

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.

Mr. Garrison explained the request was ministerial due to annexation

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:** Mr. Honeycutt made a motion to recommend Rezoning for 10001 Liberty Pkwy. from Birmingham Holding to Vestavia Hills PUD-PB. Second was by Mr. Blakenburg. Motion was carried on a roll call; vote as follows:

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

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.

Mr. Garrison explained the request was for a residential plant nursery in the Blue Lake district.

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** Mr. Blakenburg made a motion to recommend Rezoning for 3128 Blue Lake Dr. from Vestavia Hills R-1 to Vestavia Hills B-2 with the following conditions:

1. Gas stations, automotive repair, automotive sales, car wash, convenience stores, laundromat/dry cleaning, and fast food restaurants are prohibited.

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

|                   |                      |
|-------------------|----------------------|
| Mr. Sykes – 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**

November 14, 2024

### **AGENDA ITEM**

FP-24-21 John Henry Hedrick Is Requesting **Final Plat Approval** For **Hendrick's Resurvey**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By John Henry Hedrick and Is Zoned Vestavia Hills R-3.

### **BACKGROUND**

Plat combines 2 lots into 1 to clean up property lines and meet the current code.

### **PLANNER'S REVIEW/RECOMMENDATION**

### **ATTACHMENTS**

1. Final

Conrad Garrison  
City Planner

Final Plat Application

Applicant

Primary Location

FP-24-21

 Thomas Dreher  
 205-942-0086  
 Info@weygand.com

419 GLENWOOD RD  
VESTAVIA HILLS, AL 35216

Submitted On: Oct 1, 2024

Project Information

Property Address

419 Glenwood Road

Legal Description

LOTS 29 & 30 BLK 16 MAP OF BILTMORE ESTS

Acreage

0.59

Reason for Request

Clean up resurvey to combine 2 lots into 1

Parcel ID Number

28 00 19 4 012 005.000

Current Zoning Classification

r-3

Application Submission Date

10-1-2024

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.

false

Owner Name

HEDRICK IV JOHN HENRY & PAIGE

Company Name

--

Mailing Address

419 Glenwood Road

Owner Email

--

Phone Number

205-942-0086

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

Thomas Dreher

Company Name

Weygand

Email

info@weygand.com

Mailing Address of Representative

--

Phone No. of Representative

205-942-0086

Surveyor Information

**Name**

Thomas Dreher

**Company**

Weygand

**Mailing Address**

173 Oxmoor Road

**Phone Number**

205-942-0086

**Registration Number**

--

**Email**

info@weygand.com





VESTAVIA HILLS

## **Planning and Zoning Commission Planners Report**

### **MEETING DATE**

November 14, 2024

### **AGENDA ITEM**

FP-24-22 Jeffery & Margret Rickard Is Requesting **Final Plat Approval** For **Rickards's Resurvey**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Jeffery & Margret Rickard and Is Zoned Vestavia Hills R-2.

### **BACKGROUND**

Plat combines 2 lots into 1 to clean up property lines and meet the current code.

### **PLANNER'S REVIEW/RECOMMENDATION**

### **ATTACHMENTS**

1. Final

Conrad Garrison  
City Planner

Final Plat Application

Applicant

Primary Location

FP-24-22

 Thomas Dreher  
 205-942-0086  
 Info@weygand.com

429 VES TRCE  
VESTAVIA HILLS, AL 35216

Submitted On: Oct 28, 2024

Project Information

Property Address

429 Ves Trace

Legal Description

Lot 1 Block 4 Owens addition to Vestavia Club Estates 118/21 &  
Lot 11 Ves Tace Manor 221/37

Parcel ID Number

2800203000047.000

Current Zoning Classification

R-2

Acreage

0.86

Application Submission Date

10-28-2024

Reason for Request

Combining 2 lots into 1

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.

--

Owner Name

Jeffrey & Margaret Rickard

Company Name

--

Mailing Address

429 Ves Trace

Owner Email

--

Phone Number

2052236367

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

Thomas Dreher

Company Name

Weygand

Email

info@weygand.com

Mailing Address of Representative

173 Oxmoor Road

Phone No. of Representative

205-942-0086

## Surveyor Information

**Name**

Thomas Dreher

**Company**

Weygand

**Mailing Address**

173 Oxmoor Road

**Phone Number**

12059420086

**Registration Number**

50407

**Email**

info@weygand.com





VESTAVIA HILLS

## **Planning and Zoning Commission Planners Report**

### **MEETING DATE**

November 14, 2024

### **AGENDA ITEM**

FP-24-23 Tammy Johnson Is Requesting **Final Plat Approval** For **Resurvey Of Lot 5 & 6, Block 1 Of TH Payne**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Tammy Johnson and Is Zoned Vestavia Hills R-9.

### **BACKGROUND**

Plat combines 2 lots into 1 to clean up property lines and meet the current code.

### **PLANNER'S REVIEW/RECOMMENDATION**

### **ATTACHMENTS**

1. Final

Conrad Garrison  
City Planner

Final Plat Application

Applicant

Primary Location

FP-24-23

 Tammy Johnson  
 205-542-7400  
@ tammygjohnson@gmail.com

1927 MISSION RD  
VESTAVIA HILLS, AL 35216

Submitted On: Oct 30, 2024

Project Information

Property Address

1927 Mission Road

Legal Description

Lots 5 & 6 Blk 1 TH Payne Subdiv 18/56

Acreage

0

Reason for Request

I have two lots and making them into one lot

Parcel ID Number

2800303007002000

Current Zoning Classification

residential

Application Submission Date

10/29/2024

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

Tammy Johnson

Company Name

--

Mailing Address

1927 Mission Road

Owner Email

tammygjohnson@gmail.com

Phone Number

2055427400

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

tammygjohnson@gmail.com

Mailing Address of Representative

--

Phone No. of Representative

--

Surveyor Information

**Name**

Amos Reese

**Company**

Amos Reese

**Mailing Address**

3556 Great Oak lane

**Phone Number**

2052765596

**Registration Number**

31576

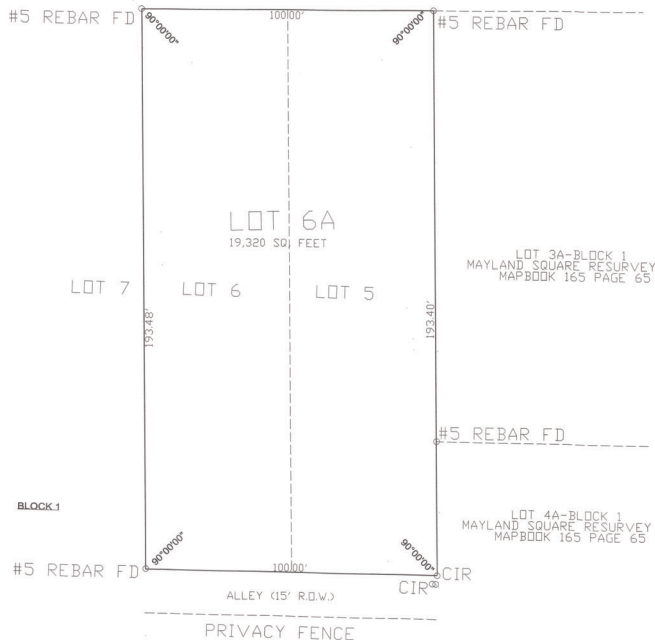
**Email**

amosreese@gmail.com

ASSUMED  
SCALE: 1"=20'

RESURVEY OF LOT 5 & 6, BLOCK 1 OF  
T H PAYNE  
AS RECORDED IN MAP BOOK 18, PAGE 66  
IN THE OFFICE OF JUDGE OF PROBATE  
JEFFERSON COUNTY, ALABAMA  
SITUATED IN THE NW 1/4 OF SW 1/4 SECTION 30,  
TOWNSHIP 18 SOUTH, RANGE 2 WEST,  
VESTAVIA HILLS, JEFFERSON COUNTY,  
ALABAMA

Mission Road (50' R.O.W.)



STATE OF ALABAMA  
COUNTY OF JEFFERSON

WE, THE UNDERSIGNED, AMOS F. REESE, SR., A PROFESSIONAL LAND SURVEYOR, AND TAMMY JOHNSON, AS OWNER, DO 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 PLAT OR MAP OF LANDS SHOWN THEREIN AND KNOWN AS SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING LENGTHS AND BEARINGS OF THE BOUNDARIES AT 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, AND SHOWING THE RELATION OF THE LANDS SO PLATTED TO LOT 1 OF T H PAYNE SUBDIVISION IN MAPBOOK 18 COUNTY, ALABAMA; AND THAT IRON PINS HAVE BEEN INSTALLED 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, EXCEPT A MORTGAGE WITH

BANK.  
I, AMOS F. REESE, SR., HEREBY STATE THAT THE 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; SAID OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS, AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE, SAID OWNER AGREES THAT THE CITY OF BIRMINGHAM MAY AT ANY TIME CHANGE THE NATURAL OR EXISTING GRADE OF ANY STREET, EXISTING GRADE TO THE PERMANENT GRADE WITHOUT THE PAYMENT OF COMPENSATION OR DAMAGES TO THE ABUTTING OWNER, AND THE AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LANDS. THE UNDERSIGNED APPOINTS THE CITY OF BIRMINGHAM AS AGENT FOR THIS PURPOSE OF FILING SAID PLAT OR MAP TOGETHER WITH THIS INSTRUMENT FOR RECORD, AND CERTIFY THAT WE HAVE AUTHORITY TO EXECUTE THIS INSTRUMENT AND MAP.

IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS THE

14 DAY OF October, 2024.

Amos F. Reese, Sr.  
AMOS F. REESE, SR.  
REGISTERED PLS #31576

OWNER, TAMMY JOHNSON

AUTHORIZED REPRESENTATIVE  
BANK

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_, BANK, MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, AFTER BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF, GIVEN MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

NOTES:

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS AND MAY BE USED FOR SUCH PURPOSE TO SERVE BOTH WITHIN AND WITHOUT THIS SUBDIVISION, NO PERMANENT STRUCTURE OR OTHER CONSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT (EXCEPT AS NOTED)

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING AND FOR SOIL CONDITIONS. THIS ENGINEER/LAND SURVEYOR IS RESPONSIBLE FOR EITHER:

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINES OR SEPTIC TANK ELEVATION PRIOR TO CONSTRUCTION OF BUILDING FOOTINGS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO(2) FEET ABOVE ANY OF THE ADJACENT STORM SEWER WITHOUT USER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

AMOS REESE IS NOT RESPONSIBLE FOR SOIL COMPACTION AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED APPROXIMATE.

NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 910730059A, DATED SEPTEMBER 24, 2021.

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT AMOS F. REESE, SR., 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, HE EXECUTED THE SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF, GIVEN MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF SHELBY

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT AMOS F. REESE, SR., 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, HE EXECUTED THE SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF, GIVEN MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-3-2025

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
VESTAVIA HILLS PLANNING & ZONING COMMISSION

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
VESTAVIA HILLS CITY ENGINEER

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
VESTAVIA HILLS MANAGER CITY CLERK

DIRECTOR OF ENVIRONMENTAL SERVICES DATE: \_\_\_\_\_

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.

SOURCE OF TITLE: BOOK 200805 PAGE 19039

DATE: 12 OCTOBER 2024

"I hereby (or state) 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." Complies with Ala. Code Sec. 35-8a-209

Surveyor's Signature: Amos F. Reese

Alabama License No.: 31576 Date: October 14, 2024

TYPE: BOUNDARY

1927 Mission Road  
Vestavia, AL 35216

AMOS F. REESE  
3556 GREAT OAK LANE  
BIRMINGHAM, AL 35223  
PHONE: 205.276.5596

CIR - CAPPED IRON ROD  
IPS - 1/2" REBAR W/ CAP  
IPF - IRON PIN FOUND  
CALC - CALCULATED  
(D) - DEED DIMENSION  
(M) - MEASURED DIMENSION  
POW - RIGHT OF WAY  
MH - MANHOLE  
PP - POWER POLE  
FC - FENCE CORNER  
VG - VALLEY GUTTER  
BM - BENCH MARK FOUND  
WM - WATER METER  
MB - MAILBOX  
N - NORTH  
S - SOUTH  
W - WEST  
E - EAST  
POC - POINT OF COMMENCEMENT  
POB - POINT OF BEGINNING  
P - POINT SET  
O - POINT FOUND  
Z - POINT CALC.  
L - POINT NOT SET  
- - - - - FENCE LINE  
- - - - - EASEMENT LINE  
- - - - - OVERHEAD POWER/TEL  
MH - Manhole

VICINITY MAP  
N.T.S.

MISSION RD

MAYLAND LANE



VESTAVIA HILLS

## **Planning and Zoning Commission Planners Report**

### **MEETING DATE**

November 14, 2024

### **AGENDA ITEM**

FP-24-24 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Resurvey Of Lot 3 Of The Bray Town Center Phase II**. The Purpose For This Request Is To Subdivide One Lot. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PB.

### **BACKGROUND**

Plat creates Lot 3B from Lot 3A. All existing easements will remain.

### **PLANNER'S REVIEW/RECOMMENDATION**

### **ATTACHMENTS**

1. Final

Conrad Garrison  
City Planner

Final Plat Application

FP-24-24

Submitted On: Oct 30, 2024

Applicant

 Shelia Stephenson  
 205-313-1152  
 @ sstephenson@schoel.com

Primary Location

1030 SOUTH LIBERTY RD  
VESTAVIA HILLS, AL 35242

Project Information

Property Address

1000 Lantern Way

Legal Description

Lot 3, Bray Town Center Phase II MB 261 Pg 60

Acreage

7.07

Reason for Request

Request to resurvey one existing lot into two new lots

Parcel ID Number

2800131000051.000

Current Zoning Classification

X

Application Submission Date

10/30/24

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.

By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.

--

Owner Name

Liberty Park Joint Venture

Company Name

--

Mailing Address

1000 Urban Center Drive, STE 235 Vestavia, AL 35242

Owner Email

--

Phone Number

205-945-6401

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

--

Company Name

Schoel Engineering Company

Email

sstephenson@schoel.com

Mailing Address of Representative

1001 22nd St S Birmingham, AL 35205

Phone No. of Representative

205-313-1152

Surveyor Information

**Name**

Mark Clark

**Company**

Schoel Engineering Company

**Mailing Address**

1001 22nd St S Birmingham, AL 35205

**Phone Number**

205-313-1140

**Registration Number**

19251

**Email**

mclark@schoel.com





VESTAVIA HILLS

## **Planning and Zoning Commission Planners Report**

### **MEETING DATE**

November 14, 2024

### **AGENDA ITEM**

RZ-24-12 Marley R. McWilliams Is Requesting **Rezoning** For 2686 Altadena Rd. from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.

### **BACKGROUND**

Property was annexed by City Council on September 23, 2024 with Ord. 3244. This is a compatible rezoning.

### **PLANNER'S REVIEW/RECOMMENDATION**

### **ATTACHMENTS**

1. Final

Conrad Garrison  
City Planner

Rezoning Application

Applicant

Primary Location

RZ-24-12

 Marley R. McWilliams  
 205-540-0589  
 marley@jhwcpas.com

2686 ALTADENA RD  
VESTAVIA HILLS, AL 35243

Submitted On: Oct 1, 2024

Property Information

Subject Property Address

2686 Altadena Road

Tax Parcel ID Number

28 00 28 4 001 035.000

Legal Description

Map Number:28 00 28 4 001 Code1:0 Code2:0 Sub Division1: Section1:28 Township1:18S Range1:02W Lot DIM1:0 Lot DIM2:0  
Acres: 0.000 Metes and Bounds: Lot 4 Altadena Park

Existing Parking Spaces

--

Proposed Parking Spaces

--

Submission Date

10/01/2024

Type of Project

Annexation of a Single-Family Home

Action Requested:

From Existing Zoning Classification

Jefferson County E-1

To Requested Zoning Classification

Vestavia Hills E-2

For the Intended Purpose of:

compatible rezoning for the purpose of annexation

Acreage of Subject Property

Approximately 2 acres

Acreage of Property to be Disturbed

Approximately 2 acres

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

Estate of Mary N. Russell

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

**Company Name**

--

**Owner Address City State Zip**

2686 Altadena Road Vestavia Hills 35243

**Owner's Phone Number**

205-540-0589

**Email Address of Owner**

marley@jhwcpas.com

**Owner Representative/Responsible Party**

Marley R. McWilliams

**Company Name**

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**Contact Email of Responsible Party**

marley@jhwcpas.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

**Mailing Address of Responsible Party**

210 Calmont Woods Drive Montevallo, AL 35115

**Phone No. of Responsible Party**

205-540-0589

**Email Address of Responsible Party**

marley@jhwcpas.com

**Project Engineer Information (if applicable)**

**Name**

**Company**

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**Mailing Address**

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**Phone Number**

**Email**

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# 2686 Altadena Road





VESTAVIA HILLS

## **Planning and Zoning Commission Planners Report**

### **MEETING DATE**

November 14, 2024

### **AGENDA ITEM**

RZ-24-13 Joanne Williamson Is Requesting **Rezoning** For **2701 Alta View Dr.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.

### **BACKGROUND**

Property was annexed into City on 9/23/24 with Ord. 3245. This is a compatible rezoning.

### **PLANNER'S REVIEW/RECOMMENDATION**

### **ATTACHMENTS**

1. Final

Conrad Garrison  
City Planner

11/6/24, 9:38 AM

about:blank

Rezoning Application

RZ-24-13

Submitted On: Oct 4, 2024

Applicant

Joanne Williamson

205-999-0981

@ williamsonjoanne54@gmail.com

Primary Location

2701 ALTA VIEW DR  
VESTAVIA HILLS, AL 35243

Property Information

Subject Property Address

2701 Alta View Drive

Tax Parcel ID Number

--

Legal Description

Personal Home

Existing Parking Spaces

0

Proposed Parking Spaces

0

Submission Date

10/04/2024

Type of Project

Annexation of a Single-Family Home

Action Requested:

From Existing Zoning Classification

Jefferson County E-1

To Requested Zoning Classification

Vestavia Hills E-2

For the Intended Purpose of:

Annexation

Acreage of Subject Property

Lot 5 Altadena Estates - approximately 1.5 acres

Acreage of Property to be Disturbed

None

Setbacks

Front

75

Back

10

Side

30

Open Space

200

Lot Coverage Percentage

100

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

HS Williamson & Joanne L Williamson

about:blank

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**Company Name**

NA

**Owner Address City State Zip**

2701 Alta View Drive, Vestavia Hills, AL 35243

**Owner's Phone Number**

205-999-0981

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**

williamsonjoanne54@gmail.com

**Owner Representative/Responsible Party**

HS (Steve) or Joanne Williamson

**Company Name**

NA

**Contact Email of Responsible Party**

williamsonjoanne54@gmail.com

**Mailing Address of Responsible Party**

2701 Alta View Drive, Vestavia Hills, AL 35243

**Phone No. of Responsible Party**

205-999-0981

**Email Address of Responsible Party**

williamsonjoanne54@gmail.com

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

NA

**Company**

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**Mailing Address**

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**Phone Number**

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**Email**

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# 2701 Alta View Drive





VESTAVIA HILLS

## **Planning and Zoning Commission Planners Report**

### **MEETING DATE**

November 14, 2024

### **AGENDA ITEM**

RZ-24-14 Beth Montgomery Is Requesting **Rezoning** For **2612 Altadena Rd.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.

### **BACKGROUND**

Property was annexed into City on 9/23/24 with Ord. 3247. This is a compatible rezoning.

### **PLANNER'S REVIEW/RECOMMENDATION**

### **ATTACHMENTS**

1. Final

Conrad Garrison  
City Planner

Rezoning Application

RZ-24-14

Submitted On: Oct 4, 2024

Applicant

 Beth Montgomery  
 205-454-7511 ext. 00000  
 @ montgomerybeth3@gmail.com

Primary Location

2612 ALTADENA RD  
Vestavia Hills, AL 35243

Property Information

Subject Property Address

2612 Altadena Road, Vestavia Hills, AL 35243

Tax Parcel ID Number

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Legal Description

estate

Existing Parking Spaces

2

Proposed Parking Spaces

2

Submission Date

10/04/2024

Type of Project

Annexation of a Single-Family Home

Action Requested:

From Existing Zoning Classification

Jefferson County E-1

To Requested Zoning Classification

Vestavia Hills E-2

For the Intended Purpose of:

compatible rezoning for the purpose of annexation

Acreage of Subject Property

2.5

Acreage of Property to be Disturbed

0

Setbacks

Front

240

Back

200

Side

5

Open Space

500

Lot Coverage Percentage

20

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

Kreg Montgomery

**Company Name**

n/a

**Owner Address City State Zip**

2612 Altadena Road, Vestavia Hills, AL 35243

**Owner's Phone Number**

2054547511

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**

montgomerybeth3@gmail.com

**Owner Representative/Responsible Party**

self

**Company Name**

n./a

**Contact Email of Responsible Party**

montgomerybeth3@gmail.com

**Mailing Address of Responsible Party**

3433 Hurricane Road, Hoover, AL 35226

**Phone No. of Responsible Party**

2054547511

**Email Address of Responsible Party**

montgomerybeth3@gmail.com

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**Project Engineer Information (if applicable)**

**Name**

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**Company**

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**Mailing Address**

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**Phone Number**

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**Email**

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# 2612 Altadena Road

