



**Vestavia Hills
Planning and Zoning Commission Agenda
April 13, 2023
6:00 PM**

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

Final Plats

Consent Agenda

4. FP/RZ-23-328 FP-23-3 Liberty Park Joint Venture Is Requesting Final Plat Approval For Bray Town Center Phase II. The Purpose for This Request Is To Subdivide Acreage Into Four New Lots And Plat Roads. The Property Is Owned By Liberty Park Joint Venture and Is Zoned Vestavia Hills PB.
5. FP/RZ-23-329 FP-23-4 Liberty Park Joint Venture Is Requesting Final Plat Approval For Brayfield Residential Phase I Resurvey No. 1. The Purpose for This Request Is To Resurvey A Lot And Create A Common Area. The Property Is Owned By Liberty Park Joint Venture and Is Zoned Vestavia Hills PR-1.

Rezoning

6. FP/RZ-23-365 RZ-23-6 Jeff Hardwick Is Requesting A Rezoning Amendment for 4538 Pine Tree Cir. from Vestavia Hills R-1 To Vestavia Hills B-3 With A Conditional Use For Dog Boarding, Dog Grooming, And Veterinary Clinic.

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

MARCH 9, 2023

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
Lyle Larson
Hasting Sykes
Ryan Farrell
Rusty Weaver
Rick Honeycutt
Jonathan Romeo
Erica Barnes
David Maluff

MEMBERS ABSENT:

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Mayor Ashley Curry

**Appeared via Zoom*

APPROVAL OF MINUTES

Mr. Vercher stated that the minutes of the meeting February 9, 2023 are presented for approval.

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

Mr. Farrell – yes	Mr. Sykes – yes
Mr. Romeo – abstained	Mrs. Barnes – abstained
Mr. Maluff – yes	Mr. Larson – yes
Mr. Weaver– yes	Mr. Honeycutt – yes
Mr. Vercher– yes	
Motion carried.	

Final Plats

Consent Agenda

(1) **FP-23-1** Liberty Park Joint Venture Is Requesting **Final Plat Approval** For **Brayfield Residential Phase 1-B**. The Purpose for This Request Is To Subdivide Acreage Into 21 New Lots And Extend Road. The Property Is Owned By Liberty Park Joint Venture and Is Zoned Vestavia Hills PR-1.

Mr. Garrison explained the request was 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 motions.

MOTION Mr. Larson made a motion to approve item 1. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes	Mr. Sykes – yes
Mr. Romeo – yes	Mrs. Barnes – yes
Mr. Maluff – yes	Mr. Larson – yes
Mr. Weaver– yes	Mr. Honeycutt – yes
Mr. Vercher– yes	
Motion carried.	

Mayor Curry spoke to the Commission and thanked them for their continued service to the City.

Mr. Garrison spoke to the Commission about the lower Hwy. 31 planning charrette and invited them to the meetings held next week.

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

April 13, 2023

AGENDA ITEM

FP/RZ-23-328 FP-23-3 Liberty Park Joint Venture Is Requesting Final Plat Approval For Bray Town Center Phase II. The Purpose for This Request Is To Subdivide Acreage Into Four New Lots And Plat Roads. The Property Is Owned By Liberty Park Joint Venture and Is Zoned Vestavia Hills PB.

BACKGROUND

Plat will create four new lots and plat roads. All lots/streets meet the minimum requirements for the Liberty Park PUD.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. app
2. Bray_Town_Center_Phase_II_Mon_Mar_20_2023_13-17-42
3. Bray_Town_Center_Phase_II_Area_Map_Mon_Mar_20_2023_13-18-39

Conrad Garrison
City Planner

Final Plat Application	Applicant	Primary Location
FP-23-3	 Shelia Stephenson  205-313-1152  sstephenson@schoel.com	1030 SOUTH LIBERTY RD VESTAVIA HILLS, AL 35242

Project Information

Property Address	Parcel ID Number
1030 South Liberty Rd	2800131000001.002
Legal Description	Current Zoning Classification
Metes and bounds	PB
Acreage	Application Submission Date
29.187	3/17/23
Reason for Request	
Request to subdivide acreage into four lots, one common lot and dedicate public roads	

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	Company Name	
Liberty Park Joint Venture LLP	--	
Mailing Address	Owner Email	
1000 Urban Center Drive, STE 235	--	
Phone Number	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.	
205-945-6401	--	
Representative for Owner	Company Name	
--	Schoel Engineering Compnay, Inc.	
Email	Mailing Address of Representative	
sstephenson@schoel.com	1001 22nd St S Birmingham, AL 35205	
Phone No. of Representative		
205-313-1152		

Surveyor Information

Name

Mark W. Clark

Company

Schoel Engineering Co. Inc.

Mailing Address

1001 22nd St S Birmingham, AL 35205

Phone Number

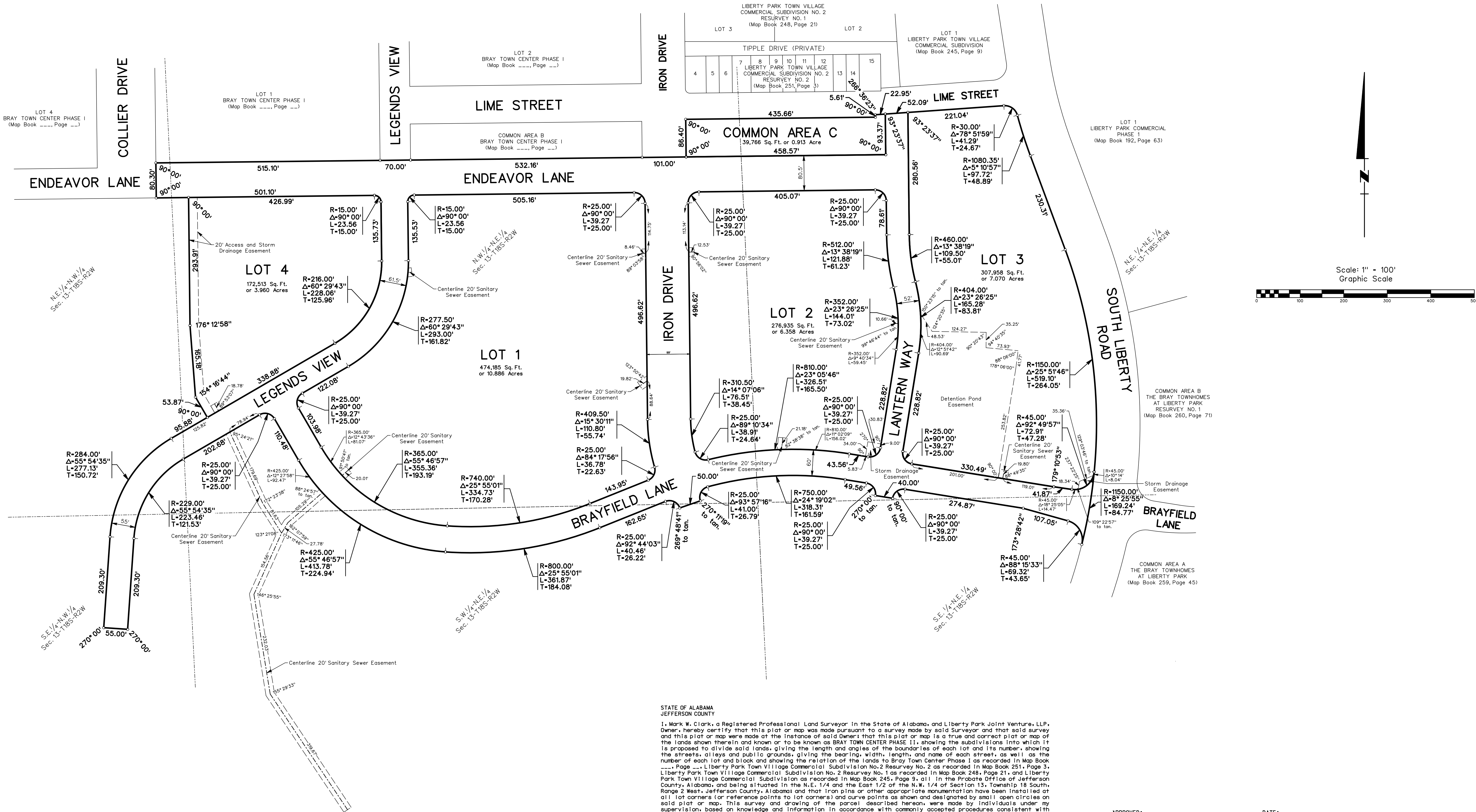
205-313-1140

Registration Number

19251

Email

mclark@schoel.com



- UTILITY SERVICE PROVIDERS:
1. Water - Public Mains System provided by Birmingham Water Works.
 2. Sanitary - Provided by Enviro Services, LLC, a private utility.
 3. Gas - Spire Energy.
 4. Power - Alabama Power Company.
 5. Telephone - AT&T.

- NOTES:
1. Access to utilities for installation, maintenance and repair shall be governed by private agreement between the owner and the utility company.
 2. This property is not located within the 100-year flood area and is in Unshaded Zone "X" (areas determined to be out of 0.2% annual chance floodplain) as shown on the National Flood Insurance Program's "FIRM" Flood Insurance Rate Map of Jefferson County, Alabama, according to Panel 577 of 755, Map Number 01073C0577H, dated September 24, 2021, as published by the Federal Emergency Management Agency.
 3. The purpose of this plat is to subdivide acreage into four lots, one common area lot and to plat public roadways.

STATE OF ALABAMA
JEFFERSON COUNTY

I, Mark W. Clark, a Registered Professional Land Surveyor in the State of Alabama, and Liberty Park Joint Venture, LLP, 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 plat or map of the lands shown therein and known or to be known as BRAY TOWN CENTER PHASE II, 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 bearing, width, length, and name of each street, as well as the number of each lot and block and showing the relation of the lands to Bray Town Center Phase I as recorded in Map Book _____, Page ____; Liberty Park Town Village Commercial Subdivision No. 2 Resurvey No. 2 as recorded in Map Book 251, Page 3; Liberty Park Town Village Commercial Subdivision No. 2 Resurvey No. 1 as recorded in Map Book 248, Page 21; and Liberty Park Town Village Commercial Subdivision as recorded in Map Book 245, Page 9, all in the Probate Office of Jefferson County, Alabama, and being situated in the N.E. 1/4 and the East 1/2 of Section 13, Township 18 South, Range 2 West, Jefferson County, Alabama; and that Iron pins or other appropriate monumentation have been installed at all lot corners (or reference points to lot corners) and curve points as shown and designated by small, open circles on said plat or map. This survey and drawing of the parcel described herein were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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 they are the Owner of said lands and that the same are not subject to any mortgage.

SCHOEL ENGINEERING COMPANY, INC.

Mark W. Clark, Alabama License No. 19251

LIBERTY PARK JOINT VENTURE, LLP
A Limited Liability Partnership, Owner

Jeff Kendrick
Vice President

STATE OF ALABAMA
JEFFERSON COUNTY

I, Nathaniel Ryan Forester, as Notary Public in and for said County and State, do hereby certify that Mark W. Clark, whose name is signed to the foregoing certificate as Surveyor, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2023.

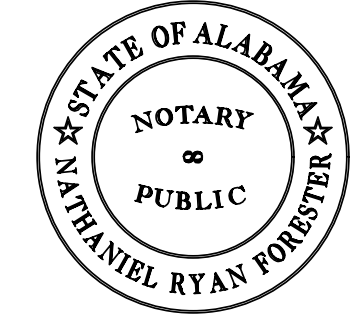
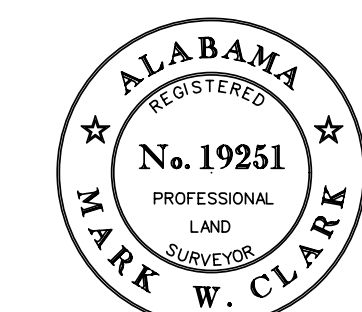
Notary Public
My Commission Expires: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that Jeff Kendrick, whose name as Vice President of Liberty Park Joint Venture, LLP, is signed to the foregoing certificate as Owner, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2023.

Notary Public
My Commission Expires: _____



APPROVED: _____ DATE: _____
Vestavia Hills Planning & Zoning Commission

APPROVED: _____ DATE: _____
Vestavia Hills City Engineer

APPROVED: _____ DATE: _____
Vestavia Hills City Clerk

APPROVED IN FORMAT ONLY: _____ DATE: _____
Jefferson County Department of Health

APPROVED IN FORMAT ONLY: _____ DATE: _____
Director of Environmental Services

Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County 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. Environmental Services acknowledges that the mains serving this property are owned by others.

OWNER:
LIBERTY PARK JOINT VENTURE, LLP
1000 URBAN CENTER DRIVE, SUITE 235
VESTAVIA, ALABAMA 35242
(205) 945-6401

SCHOEL

HUNTSVILLE
BIRMINGHAM

TUSCALOOSA

BRAY TOWN CENTER PHASE II

BEING A SUBDIVISION OF ACREAGE
SITUATED IN THE N.E. 1/4 AND THE EAST 1/2 OF
SECTION 13, TOWNSHIP 18 SOUTH, RANGE 2 WEST
JEFFERSON COUNTY, ALABAMA

DATE: MARCH 2023
DRAWN BY: J.W.H.
CHECKED BY: S.D.S. & M.W.C.
FILE NAME:
Bray Town Center Phase II.dgn

1 OF 1

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VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

April 13, 2023

AGENDA ITEM

FP/RZ-23-329 FP-23-4 Liberty Park Joint Venture Is Requesting Final Plat Approval For Brayfield Residential Phase I Resurvey No. 1. The Purpose for This Request Is To Resurvey A Lot And Create A Common Area. The Property Is Owned By Liberty Park Joint Venture and Is Zoned Vestavia Hills PR-1.

BACKGROUND

Plat will resurvey Lot 22 and create a common area behind the lot. Plat meets the minimum requirements of the Liberty Park PUD.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. app
2. Brayfields_Phase_I_Resurvey_No._1_(002)_Wed_Mar_29_2023_08-47-54
3. Resurvey_Area_Wed_Mar_29_2023_08-48-08

Conrad Garrison
City Planner

Final Plat Application	Applicant	Primary Location
FP-23-4	 Shelia Stephenson	1134 TALUS RD
Submitted On: Mar 29, 2023	 205-313-1152	VESTAVIA HILLS, AL 35242
	 sstephenson@schoel.com	

Project Information	
Property Address	Parcel ID Number
1134 Talus Rd	27-00-18-2-000-037.000
Legal Description	Current Zoning Classification
Lot 22, Brayfield Residential Phase I (MB 259 Pg 46)	PR-1
Acreage	Application Submission Date
0.666	3/29/23
Reason for Request	
Resurvey one existing lot into one new lot and one common area	

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	Company Name
Clayton Properties Group, Inc.	--
Mailing Address	Owner Email
3110 Timberlake Rd	--
Phone Number	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.
205-307-5366	--
Representative for Owner	Company Name
Schoel Engineering Company	--
Email	Mailing Address of Representative
sstephenson@schoel.com	1001 22nd St S Birmingham, AL 35205
Phone No. of Representative	
205-313-1152	

Name

Mark W. Clark

Company

Schoel Engineering Company, Inc.

Mailing Address

1001 22nd Street S Birmingham, AL 35205

Phone Number

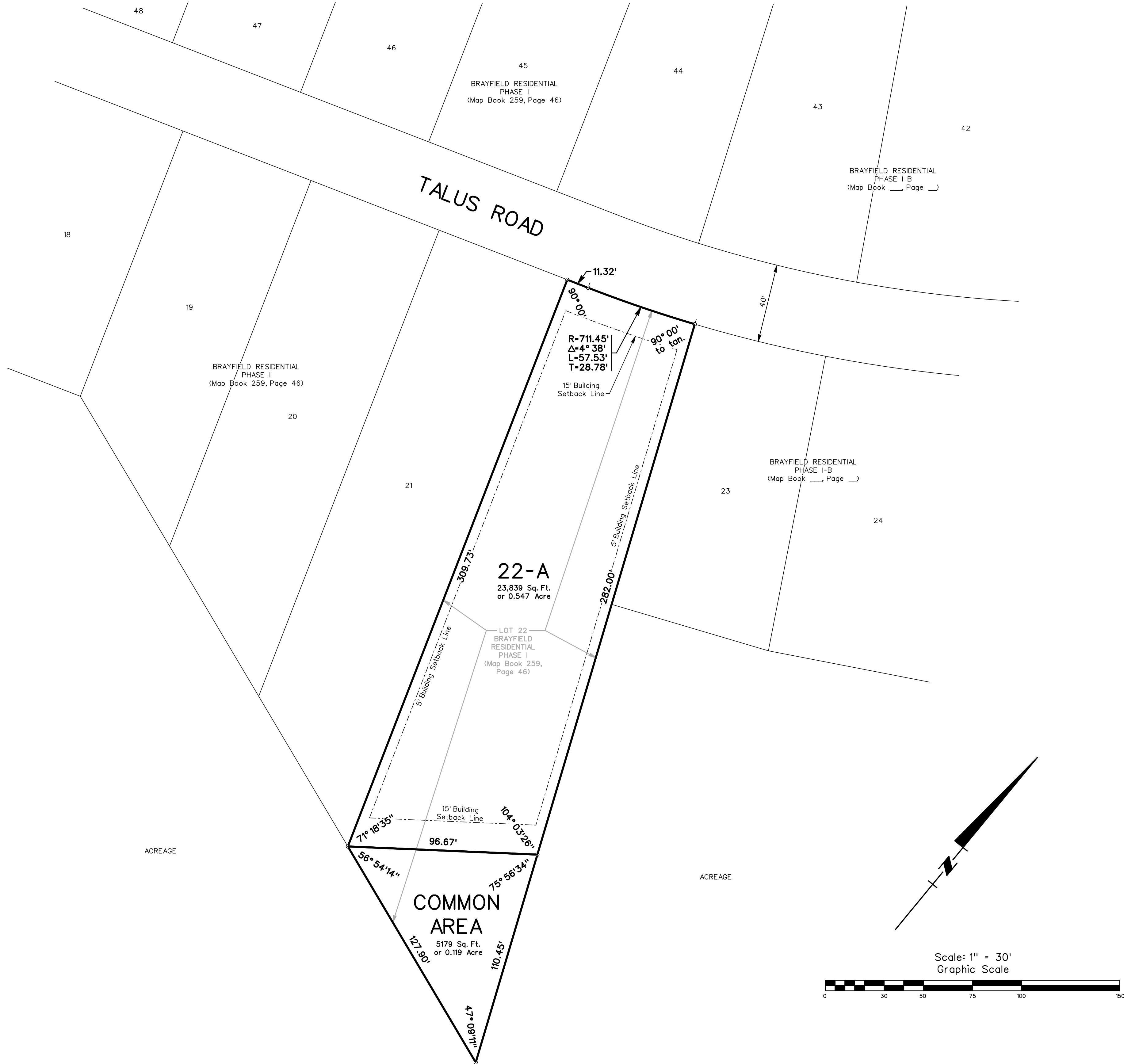
205-313-1140

Registration Number

19251

Email

mclark@schoel.com



OWNER:
CLAYTON PROPERTIES GROUP, INC.
3111 TIMBERLAKE DRIVE
BIRMINGHAM, ALABAMA 35243
(205) 307-5366

NOTES:

- Access to utilities for installation, maintenance and repair shall be governed by private agreement between the owner and the utility company.
- The area within all setbacks is subject to easements for storm drainage, sanitary sewer and utilities.
- This property is not located within the 100 year flood area and is in Unshaded Zone "X" (areas determined to be out of 0.2% annual chance floodplain) as shown on the National Flood Insurance Program "FIRM" Flood Insurance Rate Map of Jefferson County, Alabama, according to Panel 577 of 755, Map Number 01073C0577H, and Panel 581 of 755, Map Number 01073C0581H, both dated September 24, 2021, as published by the Federal Emergency Management Agency.
- The purpose of this plat is to resurvey one existing lot (Lot 22) into one new lot (Lot 22-A) and common area.

UTILITY SERVICE PROVIDERS:

- Water - Public Mains System provided by Birmingham Water Works.
- Sanitary - Provided by Enviro Services, LLC, a private utility.
- Gas - Spire Energy.
- Power - Alabama Power Company.
- Telephone - AT&T Telecommunications.

STATE OF ALABAMA
JEFFERSON COUNTY

I, Mark W. Clark, a Registered Professional Land Surveyor in the State of Alabama, and Clayton Properties Group, Inc., 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 plat or map of the lands shown therein and known or to be known as BRAYFIELD RESIDENTIAL PHASE I RESURVEY NO. 1, 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 bearing, width, length, and name of each street, as well as the number of each lot and block and showing the relation of the lands to Brayfield Residential Phase I as recorded in Map Book 259, Page 46 and Brayfield Residential Phase I-B as recorded in Map Book _____, Page _____, all in the Probate Office of Jefferson County, Alabama, and being situated in the N.W. of the N.W. 1/4 of Section 18, in Township 18 South, Range 1 West, Jefferson County, Alabama; and that iron pins or other appropriate monumentation have been installed at all lot corners (or reference points to lot corners) and curve points as shown and designated by small open circles on said plat or map. This survey and drawing of the parcel described hereon, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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 they are the Owner of said lands and that the same are not subject to any mortgage.

SCHOEL ENGINEERING COMPANY, INC.

Mark W. Clark, Alabama License No. 19251

CLAYTON PROPERTIES GROUP, INC., Owner

By: _____
Its: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, Nathaniel Ryan Forester, as Notary Public in and for said County and State, do hereby certify that Mark W. Clark, whose name is signed to the foregoing certificate as Surveyor, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2023.

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 _____, whose name as _____ of Clayton Properties Group, Inc., is signed to the foregoing certificate as Owner, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2023.

Notary Public
My Commission Expires: _____

APPROVED: _____ DATE: _____
Vestavia Hills Planning & Zoning Commission

APPROVED: _____ DATE: _____
Vestavia Hills City Engineer

APPROVED: _____ DATE: _____
Vestavia Hills City Clerk

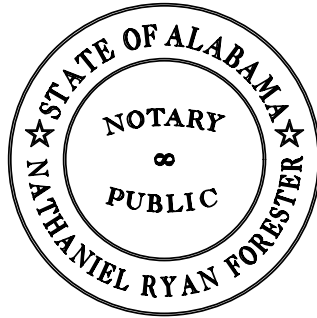
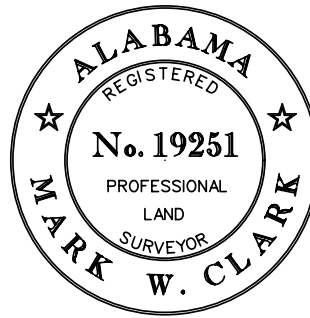
APPROVED IN FORMAT ONLY:

Jefferson County Department of Health Date

APPROVED IN FORMAT ONLY:

Director of Environmental Services Date

Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County 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. Environmental Services acknowledges that the mains serving this property are owned by others.



BRAYFIELD RESIDENTIAL PHASE I
RESURVEY NO. 1

BEING A RESURVEY OF LOT 22, BRAYFIELD RESIDENTIAL PHASE I
(RECORDED IN MAP BOOK 259, PAGE 46)

SITUATED IN THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 1 WEST
JEFFERSON COUNTY, ALABAMA

REVISIONS:

NO.	DATE	DESCRIPTION

FINAL
PLAT

DATE: MARCH 2023
DRAWN BY: J.W.H.
CHECKED BY: S.D.S. & M.W.C.
FILE NAME: Brayfields Residential
Phase I Resurvey No. 1

g:\JUB\20\216\Survey\Final Plat\

1 OF 1



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

April 13, 2023

AGENDA ITEM

FP/RZ-23- RZ-23-6 Jeff Hardwick Is Requesting A Rezoning Amendment for 4538
365 Pine Tree Cir. from Vestavia Hills R-1 To Vestavia Hills B-3 With A
Conditional Use For Dog Boarding, Dog Grooming, And Veterinary Clinic.

BACKGROUND

Applicant is seeking an amendment to Ordinance 3098, which previously granted the rezoning and conditional use approval. Applicant is seeking to remove the condition that the lots be resurveyed into 1 lot due to the lots having different lenders. Small tweaks have been made to the site plan but otherwise the application remains the same. Relief from the resurvey is the only item under consideration.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. app
2. C2.0_Site_Plan_2-27-2023_Tue_Feb_28_2023_16-50-16
3. 2022_0523CC_agenda-packet

Conrad Garrison
City Planner

Rezoning Application	Applicant	Primary Location
RZ-23-6	 Wade Lowery	4538 PINE TREE CIR
Submitted On: Feb 28, 2023	 2054039158	VESTAVIA HILLS, AL 35243
	 wade@edgalabama.com	

Property Information	
Subject Property Address	Tax Parcel ID Number
4538 Pine Tree Circle	2800274003005.000
Legal Description	
Lot 43 Topfield Subdivision	
Existing Parking Spaces	Proposed Parking Spaces
0	13
Submission Date	Type of Project
02/28/2023	New Non-Residential Development/use

Action Requested:	
From Existing Zoning Classification	To Requested Zoning Classification
B-3	B-3
For the Intended Purpose of:	
Amendment to previous zoning approval-Not combining lots as previously approved	
Acreage of Subject Property	Acreage of Property to be Disturbed
1.8	0.5

Setbacks	
Front	Back
30	30
Side	Open Space
15	53
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).
47	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
	Jeff Hardwick

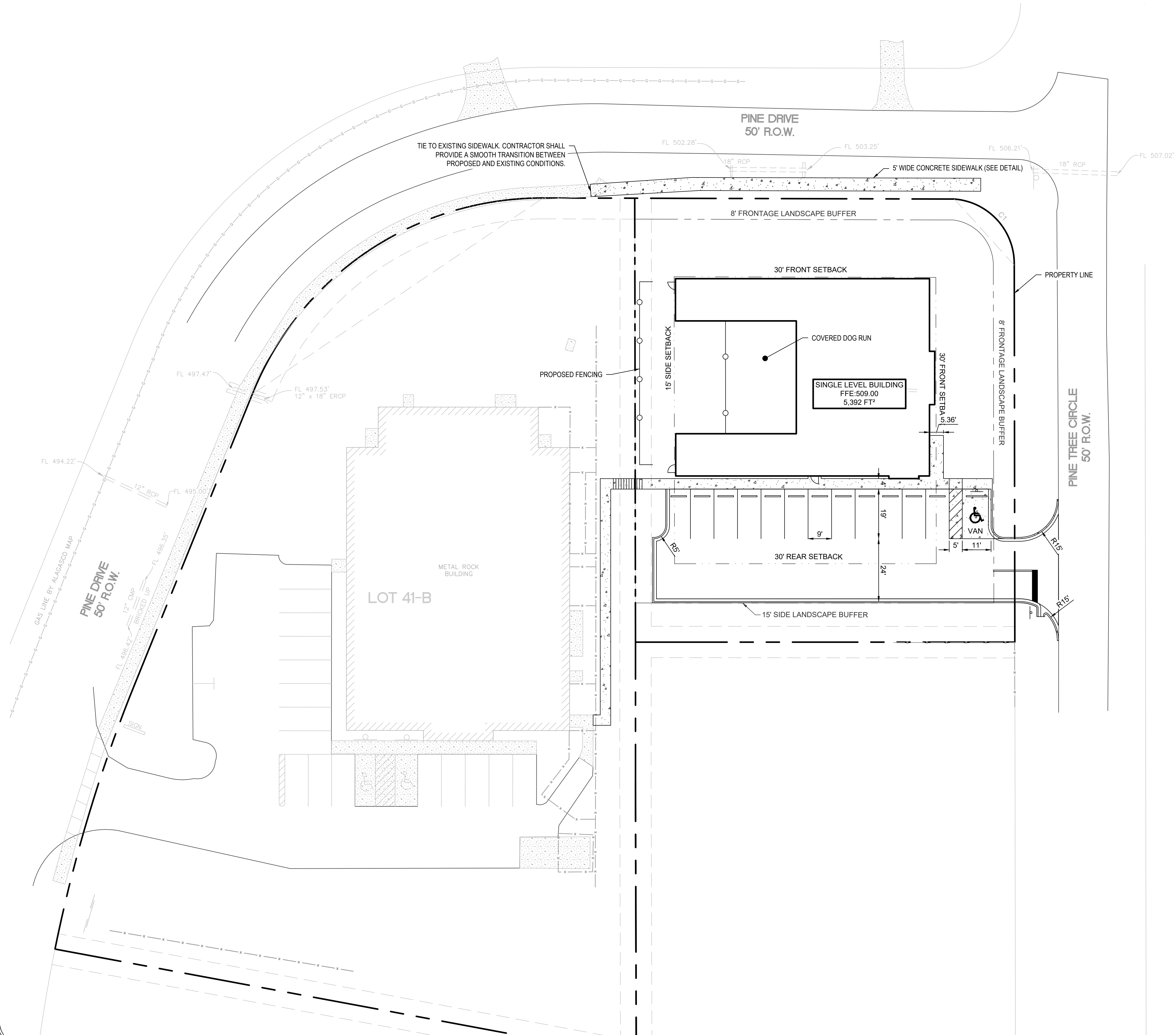
4/5/23, 3:15 PM

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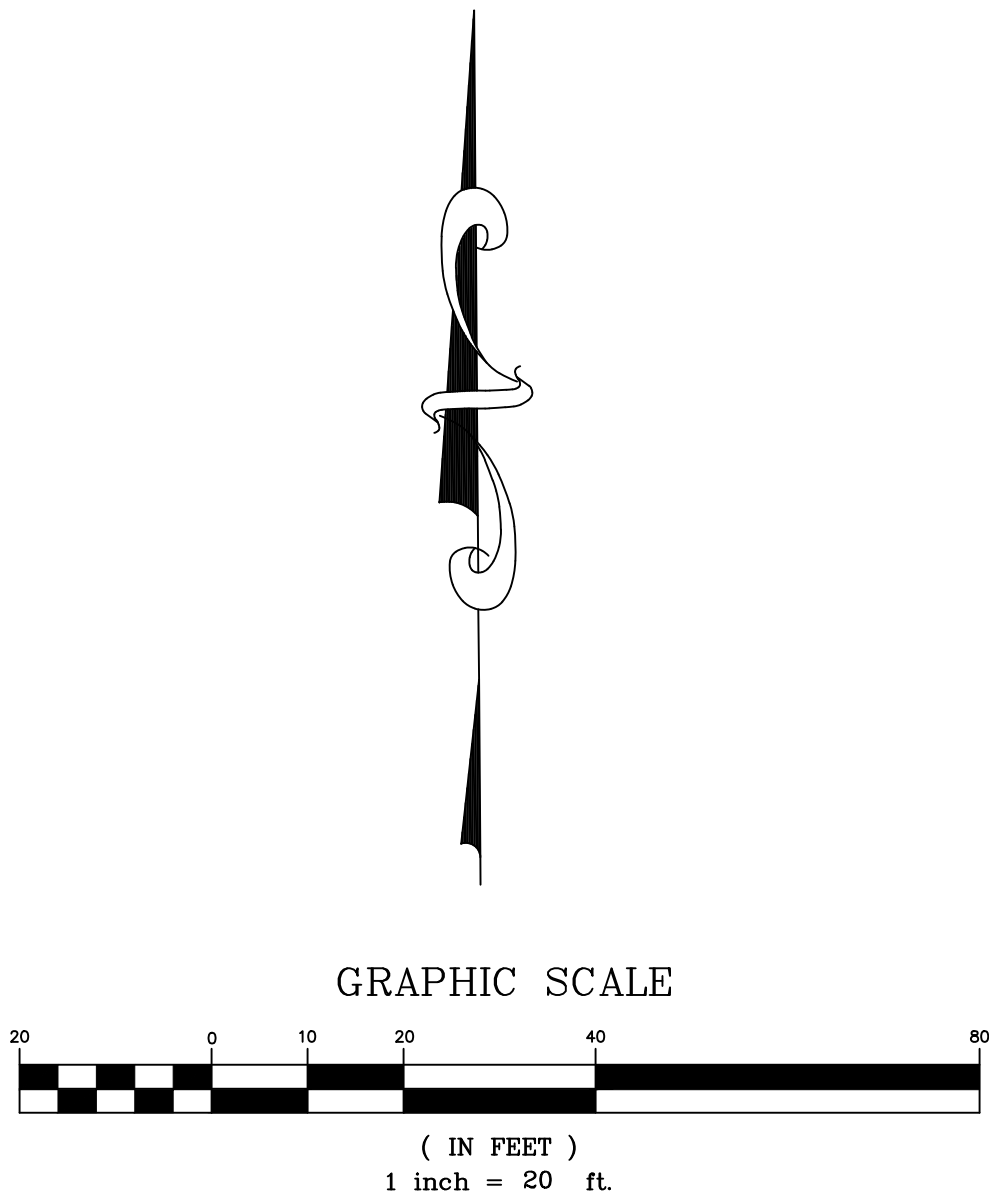
Company Name	
Culbreth Holding, LLC	
Owner Address City State Zip	
3118 Pine Tree Drive, Birmingham, AL 35243	
Owner's Phone Number	Email Address of Owner
2055858548	jeffhardwick@pawms.com
By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this 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
true	Wade Lowery
	Company Name
	Engineering Design Group
	Contact Email of Responsible Party
	wade@edgalabama.com
Mailing Address of Responsible Party	
120 Bishop Circle, Pelham, AL 35124	
Phone No. of Responsible Party	Email Address of Responsible Party
2056411131	wade@edgalabama.com

Project Engineer Information (if applicable)

Name	Company
Wade Lowery	Engineering Design Group
Mailing Address	
120 Bishop Circle, Pelham, AL 35124	
Phone Number	Email
205-403-9158	wade@edgalabama.com



SITE DATA TABLE	
TOTAL SITE AREA:	
GROSS SITE AREA	77,683 FT² (1.8 AC)
NET SITE AREA (DISTURBED AREA)	23,570 FT² (0.5 AC)
IMPERVIOUS SURFACE COVERAGE:	
TOTAL GROSS IMPERVIOUS SURFACE	36,470 FT² (0.8 AC)
BUILDING COVERAGE	16,246 FT² (0.4 AC)
PAVED VEHICULAR USE AREA	16,630 FT² (0.4 AC)
IMPERVIOUS SURFACE RATIO (TOTAL IMPERVIOUS/GROSS SITE AREA)	47%
PROPOSED GROSS FLOOR AREA AND BUILDING HEIGHT:	
BUILDING AREA	5,945 FT² (0.1 AC)
FLOOR/AREA RATIO (BUILDING COVERAGE/GROSS SITE AREA)	21%
PARKING REQUIRED:	
REQUIRED: TBD	
ADA PARKING	1
TOTAL PARKING SPACES PROVIDED	13
ADDITIONAL SITE DATA:	
SUBJECT PROPERTY PARCEL ID NUMBER	28 00 27 4 003 001.000
SUBJECT PROPERTY ZONING	B-3
NUMBER OF EXISTING BUILDINGS	2
NUMBER OF PROPOSED BUILDINGS	2
NUMBER OF PHASES	1



NOT FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION

EDG
ENGINEERING DESIGN GROUP

PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
(205) 403 - 9158

FOLEY, AL
21106 STATE HIGHWAY 98
FOLEY, AL 36535
(251) 963 - 8960

ISSUED FOR PERMIT - XIX/XXXX

REVISIONS

PROJECT ADDRESS:
3118 PINE TREE DRIVE
VESTAVIA HILLS, ALABAMA

SHEET TITLE:
SITE PLAN

PROJECT NAME:
PAWMS PET RESORT
VESTAVIA ADDITION

DRAWN BY:
CLG

CHECKED BY:
TGB

PROJECT No.:
JHAR0008

CAD FILE:
JHAR0008-DWG

DATE:
FEBRUARY 27, 2023

SHEET NO:
C2.0

ORDINANCE NUMBER 3098

AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM VESTAVIA HILLS R-1 TO VESTAVIA HILLS B-3 WITH A CONDITIONAL USE FOR VETERINARY SERVICES, GROOMING AND BOARDING OF DOGS

BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Vestavia Hills R-1 (low density residential) to Vestavia Hills B-3 (conditional business district):

4538 Pine Tree Circle
Lot 43, Topfield Subdivision
Adam J. and Katherine A. McLaurin

BE IT FURTHER ORDAINED, that a conditional use for veterinary care, grooming and/or boarding of dogs is approved for 4538 Pine Tree Circle, Lot 43, Topfield Subdivision under the following conditions:

1. Zoning is conditioned upon the lot being surveyed to include the existing Pawms property to create a single lot. Said plat shall be recorded in the Jefferson County Probate Office and a copy returned to the City Clerk prior to zoning becoming effective; and
2. Building to be construed with STC sound rating for exterior walls; and
3. If the property use as a veterinary clinic, grooming and/or boarding of dogs ceases or is vacated at any time for a period of more than 12 months, said conditional use is hereby voided.

APPROVED and ADOPTED this the 23rd day of May, 2022.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 3098 is a true and correct copy of such 23rd day of May, 2022, as same appears in the official records of said City.

Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest, New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2022.

Rebecca Leavings
City Clerk