



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

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

Zoning Ordinance Amendments

4. An ordinance amending ordinance number 3099, section 2.2.28(1) entitled *Low Intensity Institutional Use* and adding section 4.11. entitled *Sidewalks*.

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

NOVEMBER 14, 2024

6:00 P.M.

The Planning & Zoning Commission of Vestavia Hills met in regular session on this date at 6:00 PM, following publication and posting pursuant to Alabama law. Due to the COVID-19 pandemic, in coordination with a Proclamation from Governor Ivey and pursuant to orders from the Jefferson County Health Department Official requiring social distancing along with limits of attendees, this meeting was held with a portion of the Commission digitally attending the meeting via remote computer locations utilizing a Zoom.com application. Staff and general public/audience members also were invited to attend via Zoom.com following publication pursuant to Alabama law. Chairman Vercher called the meeting to order and the City Planner called the roll with the following:

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mike Vercher, Chairman

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer

**Appeared via Zoom*

APPROVAL OF MINUTES

Ms. Cochran stated that the minutes of the October meeting are presented for approval.

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

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

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.

Mr. Garrison explained the requests were ministerial.

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

MOTION Motion to approve items 4-6 was made by Mr. Weaver and second was by Mr. Romeo. Voice vote as follows:

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

MOTION Motion to approve item 7 was made by Mr. Weaver and second was by Mr. Sykes. Voice vote as follows:

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

Rezoning

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.

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.

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.

Mr. Garrison explained the request was ministerial due to annexation

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

MOTION Mr. Weaver made a motion to recommend Rezoning for 2686 Altadena Rd. from Jefferson County E-1 to Vestavia Hills E-2. Second was by Mr. Blackenburg. Motion was carried on a roll call; vote as follows:

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

MOTION Mr. Weaver made a motion to recommend Rezoning for 2701 Alta View Dr. from Jefferson County E-1 to Vestavia Hills E-2. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

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

MOTION Mr. Weaver made a motion to recommend Rezoning for 2612 Altadena Rd. from Jefferson County E-1 to Vestavia Hills E-2. Second was by Mr. Blackenburg.

Motion was carried on a roll call; vote as follows:

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

Conrad Garrison, City Planner



Planning and Zoning Commission Planners Report

MEETING DATE

December 12, 2024

AGENDA ITEM

An ordinance amending ordinance number 3099, section 2.2.28(1) entitled *Low Intensity Institutional Use* and adding section 4.11. entitled *Sidewalks*.

BACKGROUND

Amendment to Section 2.2.28 corrects an error by adding the word "no" when discussing six residents.

Section 4.11 is wholly new and codifies the Sidewalk Walk Master Plan and procedures adopted earlier this year.

PLANNER'S REVIEW/RECOMMENDATION

Amendment to Section 2.2.28 corrects an error by adding the word "no" when discussing six residents.

Section 4.11 is wholly new and codifies the Sidewalk Walk Master Plan and procedures adopted earlier this year.

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

ORDINANCE NUMBER 3099-A

AN ORDINANCE AMENDING ORDINANCE NUMBER 3099, SECTION 2.2.28(1) ENTITLED LOW INTENSITY INSTITUTIONAL USE AND ADDING SECTION 4.11. ENTITLED SIDEWALKS.

WHEREAS, on June, 27, 2024, the Mayor and City Council approved and adopted Ordinance number 3099 adopting an updated Zoning Code for the City of Vestavia Hills which has not yet been codified in the Vestavia Hills' Code of Ordinance; and

WHEREAS, the City's Engineering team has developed an updated Sidewalk Masterplan and policy which was reviewed and accepted by the City of Vestavia Hills Design Review Board and the City of Vestavia Hills Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission has recommended a revision to said code to establish a sidewalk policy for the new Sidewalk Masterplan; and

WHEREAS, the Mayor and City Council feel it is in the best public interest to adopt said revisions.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VESTAVIA HILLS, ALABAMA, that Section 2.2.28(1) entitled Low Intensity Institutional Use be revised and that Section 4.11 entitled Sidewalks be added in its entirety, as follows:

(1) "Section 2.2.28 (1) *Low Intensity Institutional Use*. Civic, service, and fraternal organizations and cultural facilities up to 10,000 sq. ft.; day care centers; pre-schools; elementary schools; group homes with no more than six (6) residents."

(2) "Section 4.11. The Vestavia Hills Planning and Zoning Commission in concurrence with the City Council has adopted an official Sidewalk Master Plan to facilitate the construction of those pedestrian connections by preparing a plan for future facilities in the form of the Sidewalk Master Plan ("the Plan"). The Plan, as currently adopted is hereby incorporated into this Code and located on the City's official website, and, as may be amended from time to time by the Planning and Zoning Commission following a public hearing, shall have the following rules and procedures in order to require the construction of sidewalks and/or collect funds in lieu of sidewalks, where applicable

4.11.1 All sidewalk outlined within the approved Vestavia Hills Subdivision Regulations and other design guidelines shall apply to all projects governed by those policies

4.11.2 If a property is subdivided along an existing public street or if a property is developed or redeveloped within a commercial, institutional, office or multifamily area shown on the City's sidewalk masterplan, the developer shall be required to construct a City standard sidewalk along the frontage of the property or development.

1. In the event that the developer or his engineer determines that it is infeasible or inadvisable to construct a sidewalk, they must submit, in writing, an appeal to the City Engineer outlining why it is infeasible or inadvisable.
2. The City Engineer or his designee, will evaluate the appeal using engineering judgement to approve or deny the appeal.
3. If the appeal is approved, the developer shall contribute to the City's sidewalk fund in lieu of constructing the sidewalk. The linear foot cost of sidewalk will be calculated by the City Engineer or his designee based on the average unit cost for a concrete sidewalk from the three most recent publicly bid sidewalk projects constructed by the City. The City Engineer will use the frontage length multiplied by the concrete sidewalk cost to determine the contribution amount, where frontage is defined by this Ordinance.
4. The funds shall be contributed prior to project closeout.
5. The contributed funds will be held within the City designated fund and used solely for the purpose of constructing pedestrian facilities shown on the sidewalk masterplan.
6. If the appeal is denied the developer will be required to install the City's standard sidewalk as prescribed in Section 4.11."

(3) Severability: If any section, clause, provision, or portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance, which is not in and of itself invalid or unconstitutional.

(4) Effective date: This Ordinance Number 3099-A shall become effective immediately upon adoption and approval following posting/publishing as required by Alabama law.

DONE, ORDERED, ADOPTED and APPROVED this the 27th day of January, 2025.

Ashley C. Curry
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca H. Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance Number 3099-A is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 27th day of January, 2025, as same appears in the official records of said City.

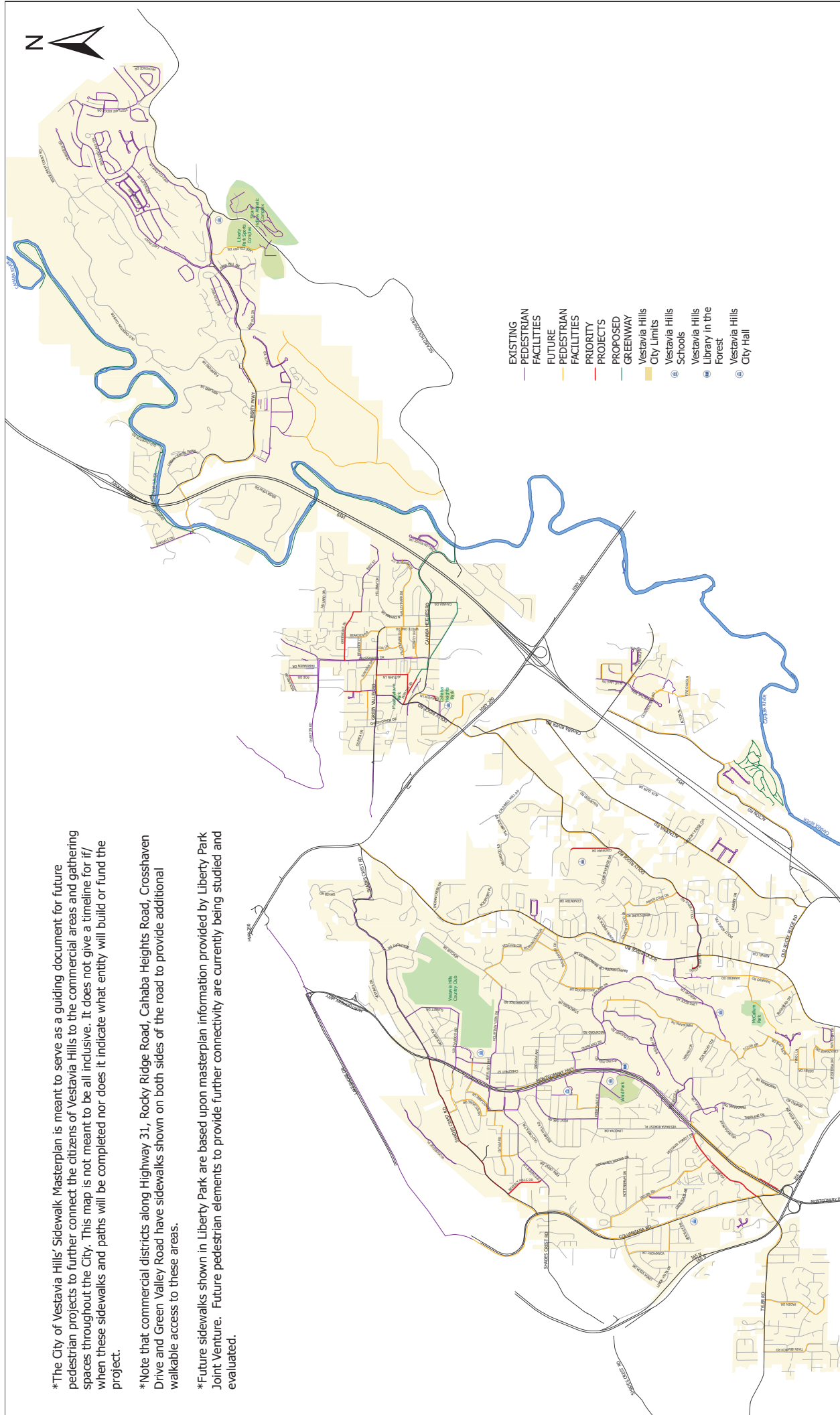
Posted at Vestavia Hills City Hall, Vestavia Hills New Merkel House, and Vestavia Hills Civics Center
this the _____ day of _____, 2025

Rebecca Leavings
City Clerk

*The City of Vestavia Hills' Sidewalk Masterplan is meant to serve as a guiding document for future pedestrian projects to further connect the citizens of Vestavia Hills to the commercial areas and gathering spaces throughout the City. This map is not meant to be all inclusive. It does not give a timeline for if/when these sidewalks and paths will be completed nor does it indicate what entity will build or fund the project.

*Note that commercial districts along Highway 31, Rocky Ridge Road, Cahaba Heights Road, Crosshaven Drive and Green Valley Road have sidewalks shown on both sides of the road to provide additional walkable access to these areas.

*Future sidewalks shown in Liberty Park are based upon masterplan information provided by Liberty Park Joint Venture. Future pedestrian elements to provide further connectivity are currently being studied and evaluated.



VESTAVIA HILLS SIDEWALK MASTER PLAN 2024



City of Vestavia Hills
Public Services Department
Created by Jack Wakefield
October 7, 2024

