



**Vestavia Hills
Planning and Zoning Commission Agenda
May 11, 2023
6:00 PM**

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

Final Plats

Consent Agenda

4. FP-22-6 Christopher, LLC Is Requesting **Final Plat Approval** For **Christopher Resurvey Of Lots 5A, 5B, & 5C**. The Purpose For This Request Is To Add Easements. The Property Is Owned By Christopher, LLC and Is Zoned Vestavia Hills PB.
5. FP-23-2 Gladys Bailey Is Requesting Final Plat Approval For Bailey's Resurvey Of Lot 23 & 24. The Purpose for This Request Is To Resurvey Property Lines. The Property Is Owned By Michael Andrew Nichols & Zachary Brown and Is Zoned Vestavia Hills R-2.

Rezoning

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

APRIL 13, 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
Hasting Sykes
Ryan Farrell
Rusty Weaver
Rick Honeycutt
Jonathan Romeo

MEMBERS ABSENT:

Erica Barnes
David Maluff
Lyle Larson

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner

**Appeared via Zoom*

APPROVAL OF MINUTES

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

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

Mr. Farrell – yes	Mr. Sykes – yes
Mr. Romeo – yes	Mr. Weaver– yes
Mr. Honeycutt – yes	Mr. Vercher– yes
Motion carried.	

Final Plats

Consent Agenda

(1) **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.

(2) **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.

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. Weaver made a motion to approve items 1-2. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes	Mr. Sykes – yes
Mr. Romeo – yes	Mr. Weaver– yes
Mr. Honeycutt – yes	Mr. Vercher– yes
Motion carried.	

Rezoning

(3) **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.**

Mr. Garrison explained the request would drop the requirement, of the previously approved rezoning, to combine the lots since they are under different lenders.

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. Weaver made a motion to recommend removing Condition 1 from Ordinance 3098. Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes
Mr. Romeo – yes
Mr. Honeycutt – yes
Motion carried.

Mr. Sykes – yes
Mr. Weaver – yes
Mr. Vercher – yes

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

May 11, 2023

AGENDA ITEM

FP-22-6 Christopher, LLC Is Requesting **Final Plat Approval** For **Christopher Resurvey Of Lots 5A, 5B, & 5C**. The Purpose For This Request Is To Add Easements. The Property Is Owned By Christopher, LLC and Is Zoned Vestavia Hills PB.

BACKGROUND

Plat will create ingress/egress easements to allow for the construction of hotel/condos at Patchwork Farms. The plat is also the final step in Patchwork Farms PUD amendment process.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. app
2. HEALTHY WAY-PLAT Layout1

Conrad Garrison
City Planner

5/4/23, 10:12 AM

about:blank

Final Plat Application

FP-22-6

Applicant

Wesley Bertoldi

2055226805

wes@soposurv.com

Primary Location

3071 HEALTHY WAY
VESTAVIA HILLS, AL 35243

Project Information

Property Address

3071 HEALTHY WAY

Parcel ID Number

28 00 34 2 000 001.008

Legal Description

LOT 5C PATCHWORK FARMS LOT 5 RESURVEY FINAL PLAT
PB 241 PG 37

Current Zoning Classification

PB-CU

Acreage

3.81

Application Submission Date

9-28-22

Reason for Request

REMOVE 5' EASEMENT FROM WESTERLY SIDE OF BOTH LOTS

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

CHRISTOPHER LLC

Company Name

--

Mailing Address

P.O. BOX 43767 BIRMINGHAM AL 35243

Owner Email

--

Phone Number

(205) 413-8531

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

WESLEY BERTOLDI

Company Name

SOUTHERN POINT SURVEYING

Email

wes@soposurv.com

Mailing Address of Representative

330 gregory road jasper al 35503

Phone No. of Representative

205-522-6805

about:blank

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Surveyor Information

Name

wesley bertoldi

Mailing Address

330 gregory road jasper al 35503

Registration Number

27167

Company

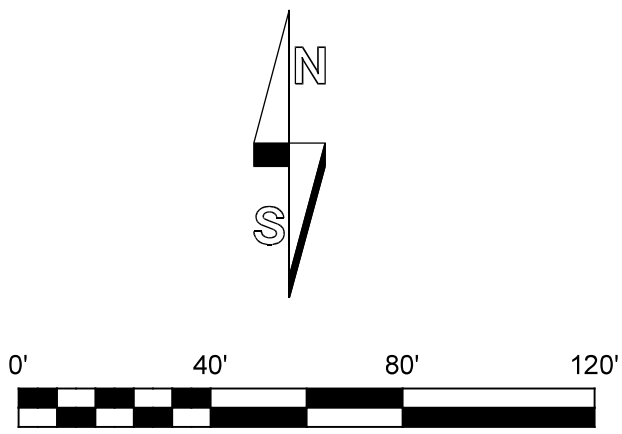
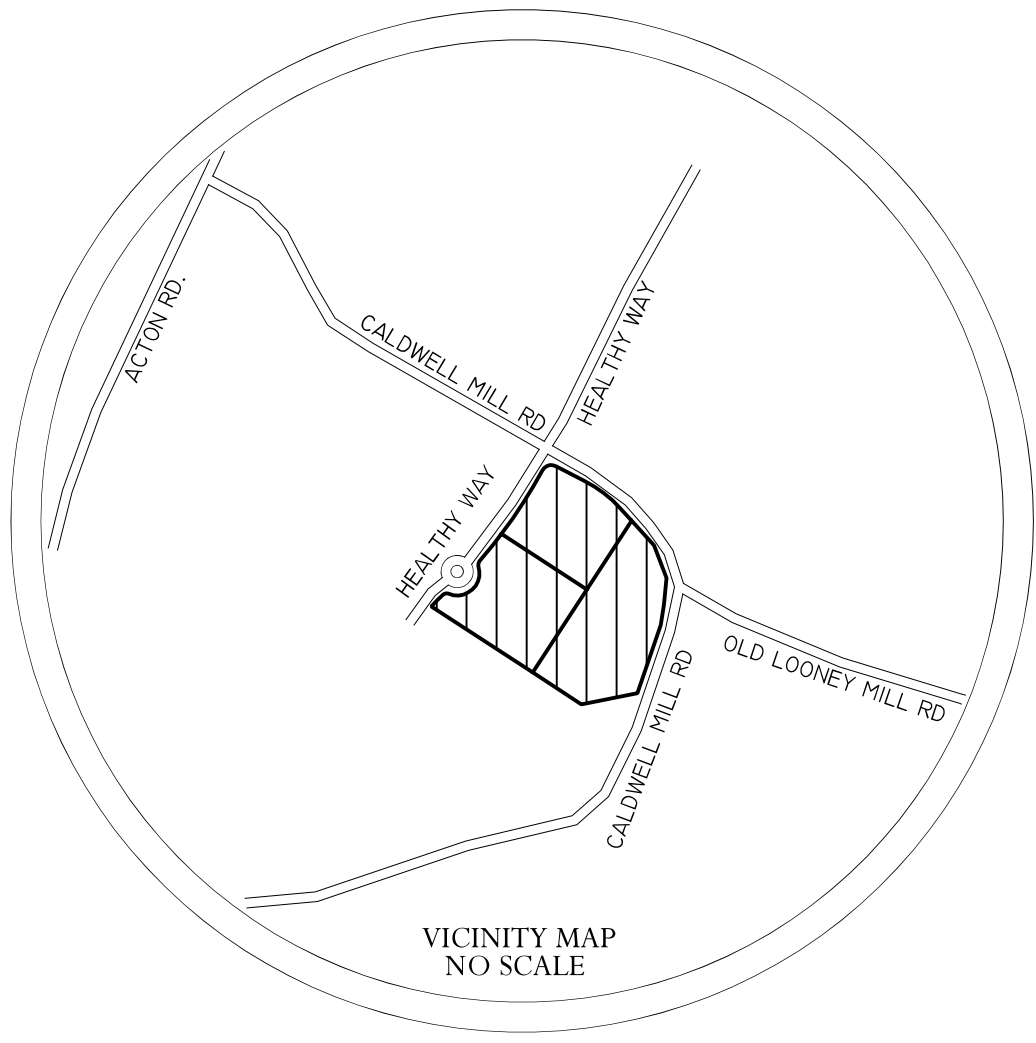
southern point surveying

Phone Number

205-522-6805

Email

wes@soposurv.com



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	475.00'	48.92'	48.89'	N 44°24'18" E	5°54'01"
C2	15.00'	16.91'	16.03'	N 79°39'20" E	64°36'12"
C3	66.00'	149.72'	119.62'	N 46°58'19" E	129°58'13"
C4	15.00'	15.06'	14.43'	S 10°44'45" W	57°31'04"
C5	1528.50'	74.26'	74.23'	S 38°06'46" W	7°47'01"
C6	1528.50'	222.38'	222.18'	S 32°33'11" W	8°20'09"
C7	30.00'	46.38'	41.89'	S 72°40'10" W	88°34'12"
C8	379.44'	135.01'	134.30'	S 52°51'11" E	20°23'12"
C9	188.59'	187.77'	180.11'	S 14°08'23" E	57°02'48"
C10	1884.86'	212.13'	212.02'	S 17°36'58" W	6°26'54"

- SET 1/2" CAPPED REBAR (SPS CA-1158LS)
● FOUND MONUMENTATION
⊗ FOUND 1/2" CAPPED REBAR (SPS CA-1158LS)



PLAT NOTES

- ALL EASEMENTS AND RIGHTS OF WAY KNOWN TO THE SURVEYOR ARE SHOWN HEREON.
- BEARINGS SHOWN ARE BASED ON NAD83, ALABAMA STATE PLANE WEST, DERIVED FROM GPS.
- PROPOSED USE: COMMERCIAL
- TOTAL ACREAGE OF SUBDIVISION 6.63 AC±.
- TOTAL NUMBER OF LOTS: 3
- SMALLEST LOT SIZE: 1.76 AC±
- PURPOSE OF SURVEY: REMOVE 5 FOOT EASEMENT FROM THE WESTERLY SIDE OF LOTS 5A-1 AND 5C-1, ADD AN EASEMENT TO THE COMMON PROPERTY LINE OF LOTS 5A-1 AND 5B-1, ADD AN EASEMENT TO THE COMMON PROPERTY LINE OF LOTS 5B-1 AND 5C-1 AND ON THE COMMON PROPERTY LINE OF LOTS 5A-1 AND 5C-1.
- PROPERTY IS LOCATED IN "ZONE X" PER FLOOD INSURANCE RATE MAP 01073C0586G EFFECTIVE 09/29/2006.
- CURRENT ZONING: PUD-PB-CU.

THE STATE OF ALABAMA
JEFFERSON COUNTY

THE UNDERSIGNED WESLEY GARY BERTOLDI, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF ALABAMA, AND CHRISTOPHER, LLC, AS OWNER OF LOTS 5A-1 AND 5C-1 AND RIME HOLDINGS LLC, AS OWNER OF LOT 5B-1, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY AND THIS PLAT OR MAP IS A TRUE AND CORRECT MAPS OF LANDS SHOWN THEREIN AND KNOWN AS **CHRISTOPHER RESURVEY OF LOTS 5A, 5B & 5C** SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE BEARINGS, LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATION OF THE LANDS TO THE SURVEY OF PATCHWORK FARMS LOT 6 RESURVEY FINAL PLAT AS RECORDED IN THE OFFICE OF JEFFERSON COUNTY PROBATE JUDGE IN MAP BOOK 241, PAGE 37 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 OWNERS ALSO CERTIFY THAT SHE/HE IS THE OWNER OF SAID LANDS AND THAT ONLY LOTS 5A-1 AND 5C-1 ARE SUBJECT TO A MORTGAGE BY SERVISFIRST BANK.

WESLEY GARY BERTOLDI, PLS
ALABAMA LICENSE #27167

CHRISTOPHER, LLC
OWNER-LOTS 5A-1 AND 5C-1

RIME HOLDINGS LLC
OWNER-LOTS 5B-1

SERVISFIRST BANK
MORTGAGEE-LOTS 5A-1 AND 5C-1

STATE OF _____
COUNTY

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT WESLEY GARY BERTOLDI, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS A SURVEYOR, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, THE EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUALS WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF _____
COUNTY

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT CHRISTOPHER B. REEBALS, AS MEMBER OF CHRISTOPHER, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, THE EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUALS WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF _____
COUNTY

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS MORTGAGEE, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, THE EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUALS WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF _____
COUNTY

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, THE EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUALS WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVED: _____
PLANNING AND ZONING COMMISSION

DATE

APPROVED: _____
CITY ENGINEER

DATE

APPROVED: _____
CITY PLANNER

DATE

APPROVED IN FORMAT ONLY:

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 THAT SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGES TO THE RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.



330 GREGORY ROAD
JASPER, AL 35503
(205) 522-6805
WWW.SPOSURV.COM

CHRISTOPHER RESURVEY OF LOTS 5A, 5B & 5C
BEING A RESURVEY OF LOTS 5A & 5C
OF PATCHWORK FARMS LOT 6 RESURVEY FINAL PLAT
AS RECORDED IN MAP BOOK 241 PAGE 37
VESTAVIA HILLS, JEFFERSON COUNTY, ALABAMA

SHEET TITLE

FINAL

PROJECT NUMBER

22-309

DRAWN BY

WGB

DATE

4.01.2023

DRAWING NUMBER

SHT 1

SHEET NUMBER

1 OF 1

SCALE

1" = 40'



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

May 11, 2023

AGENDA ITEM

FP-23-2 Gladys Bailey Is Requesting Final Plat Approval For Bailey's Resurvey Of Lot 23 & 24. The Purpose for This Request Is To Resurvey Property Lines. The Property Is Owned By Michael Andrew Nichols & Zachary Brown and Is Zoned Vestavia Hills R-2.

BACKGROUND

Plat will divide lot and split between lots 23 & 24. Plat will also finalize rezoning Ordinance 3137 for the vacant parcel. All lots meet the minimum requirements for R-2.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. app
2. BAILEY 459-michaelP Layout1

Conrad Garrison
City Planner

Final Plat Application	Applicant	Primary Location
FP-23-2	 Wesley Bertoldi	3419 RONLEA CIR
Submitted On: Mar 15, 2023	 2055226805	VESTAVIA HILLS, AL 35243
	@ wes@soposurv.com	

Project Information	
Property Address	Parcel ID Number
3419 Ronlea Circle	28 00 23 3 002 008.000
Legal Description	Current Zoning Classification
metes and bounds	R-1
Acreage	Application Submission Date
1.68	3-15-23
Reason for Request	
add parcel 28 00 23 3 002 008.000 to lots 23 and 24 of mb 65, pg 22	

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
Gladys Bailey	--
Mailing Address	Owner Email
3443 Cedarbrook Circle, Trussville, AL, 35173	rbailey982@charter.net
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.
205-960-5910	true
Representative for Owner	Company Name
Wesley Bertoldi	Southern Point Surveying
Email	Mailing Address of Representative
wes@soposurv.com	399 Gregory Road, Jasper, AL 35503
Phone No. of Representative	
205-522-6805	

Name

Wes Bertoldi

Company

Southern Point Surveying

Mailing Address

399 Gregory Road, Jasper, AL 35503

Phone Number

205-522-6805

Registration Number

27167

Email

wes@soposurv.com

