



**Vestavia Hills
Planning and Zoning Commission Agenda
January 8, 2026
6:00 PM**

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

Final Plats

Consent Agenda

4. FP-25-22 Elmore Drive Enterprises Is Requesting **Final Plat Approval** For **Mills-Price Survey**. The Purpose For This Request Is To Define Lots From Acreage. The Property Is Owned By Helen Mills and Is Zoned Vestavia Hills O-1.
5. FP-25-23 West Alabama Bank Is Requesting **Final Plat Approval** For **Resurvey Of Lots 11, 12, 13 Glass's Second Addition To New Merkle**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By West Alabama Bank and Is Zoned Vestavia Hills B-1.2.
6. FP-25-24 MTTR Engineers, Inc. Is Requesting **Final Plat Approval** For **Shades Cahaba Estates Resurvey Of Lot 3A**. The Purpose For This Request Is To Subdivide One Lot Into Two. The Property Is Owned By MTTR Engineers, Inc. and Is Zoned Vestavia Hills R-4.

Rezoning

7. RZ-25-15 LPJV Is Requesting Rezoning For 4875 Sicard Hollow Rd. from Vestavia Hills Inst-1 to Vestavia Hills B-2 For The Purpose Of Commercial Development.

PUBLIC HEARING PROCEDURES

The following procedures shall be followed for every public hearing of the Commission:

- All comments shall be limited to **3 minutes**. A countdown clock will be provided on the video screens.
- Do not duplicate comments made by previous speakers. For example, if traffic is mentioned as an issue, do not readdress that issue.
- All comments shall be directed to the presiding officer. Do not address the audience or the applicant.
- Each speaker shall identify himself, including full name and address.

SPECIAL NOTICE CONCERNING P&Z COMMISSION MEETINGS

If you prefer not to attend a meeting or work session in person, you may participate remotely:

- **Videoconference:** To participate by videoconference, you may access the meeting via Zoom at <https://us02web.zoom.us/j/5539517181>. When the Zoom.us window opens in your browser, click "Allow" to be placed in a virtual "waiting room." The host will open the meeting and allow all participants to join the meeting 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 "video" 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. Some useful Zoom functions include: microphone Mute/Unmute; Start/Stop Video; and View Participants – opens a pop-out screen that includes the "Raise Hand" icon that you may use to raise a virtual hand.
- **Teleconference:** To participate by telephone, dial 312.626.6799 and enter the meeting ID: 5539517181. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, unmute yourself by pressing *6 on your keypad. 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 Commission.

Meetings may be recorded. By participating in the meeting, you are consenting to be recorded.

"Zoom-bombing." 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 terminated 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
DECEMBER 11, 2025
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, Chairman
Jonathan Romeo
Rick Honeycutt
Rusty Weaver
George Pierce
David Maluff
Hasting Sykes
Ryan Farrell
Ryan Blackenburg

MEMBERS ABSENT:

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Ethan Fisher, City Engineer

**Appeared via Zoom*

APPROVAL OF MINUTES

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

MOTION Motion to approve minutes was made by Mr. Weaver and second was by Mr. Pierce. Voice vote as follows:
Mr. Pierce – yes Mr. Weaver – yes
Mr. Honeycutt – yes Mr. Farrell– yes
Mr. Romeo – yes Mr. Maloof– yes
Mr. Sykes – yes Mr. Blackenburg – yes
Ms. Cochran– yes
Motion carried.

Consent Agenda

FP-25-21 Jeff Hardwick Is Requesting **Final Plat Approval For Resurvey Of Lots 41-A And 43 Topfield Subdivision.** The Purpose For This Request Is To Combine Lots. The Property Is Owned By Jeff Hardwick and Is Zoned Vestavia Hills B-3.

Mr. Garrison explained that the item was 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 Mr. Weaver made a motion to approve the consent agenda. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Pierce – yes Mr. Weaver – yes
Mr. Honeycutt – yes Mr. Farrell– yes
Mr. Romeo – yes Mr. Maloof– yes
Mr. Sykes – yes Mr. Blackenburg – yes
Ms. Cochran– yes
Motion carried.

Rezoning

2. RZ-25-13 Kurt Adams Is Requesting **Rezoning** For 4324 Dolly Ridge Rd. from **Vestavia Hills R-4 to Vestavia Hills O-1** For The Purpose Of Office Development.

Mr. Garrison explained that the request is to convert the existing home to an insurance office and that staff recommends landscaping conditions that were placed on the neighboring dentists office

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. Romeo made a motion to recommend Rezoning for 4324 Dolly Ridge Rd. from Vestavia Hills R-4 to Vestavia Hills O-1 with the following conditions:

1. 20' landscape buffer adjacent to residentially zoned properties.

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

Mr. Pierce – yes	Mr. Weaver – yes
Mr. Honeycutt – yes	Mr. Farrell– yes
Mr. Romeo – yes	Mr. Maloof– yes
Mr. Sykes – yes	Mr. Blackenburg – yes
Ms. Cochran– yes	
Motion carried.	

3. RZ-25-14 Kali Nelson Is Requesting **Rezoning** For 3101 Timberlake Rd. from **Vestavia Hills R-1 to Vestavia Hills B-2** For The Purpose Of A Restaraunt.

Mr. Garrison explained that the request is for a new Edgar’s Bakery and staff has no issues with the request.

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 3101 Timberlake Rd. from Vestavia Hills R-1 to Vestavia Hills B-2.

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

Mr. Pierce – yes	Mr. Weaver – yes
Mr. Honeycutt – yes	Mr. Farrell– yes
Mr. Romeo – yes	Mr. Maloof– yes
Mr. Sykes – yes	Mr. Blackenburg – yes
Ms. Cochran– yes	
Motion carried.	

Conrad Garrison, City Planner



VESTAVIA HILLS

**Planning and Zoning Commission
Planners Report**

MEETING DATE

January 8, 2026

AGENDA ITEM

FP-25-22 Elmore Drive Enterprises Is Requesting **Final Plat Approval For Mills-Price Survey**. The Purpose For This Request Is To Define Lots From Acreage. The Property Is Owned By Helen Mills and Is Zoned Vestavia Hills O-1.

BACKGROUND

Plat will resurvey metes and bounds parcels into Lots 1-3. All easements will remain.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner



Record No: FP-25-22

Final Plat Application

Status: Active

Submitted On: 12/1/2025

Primary Location

3649 ELMORE DR
VESTAVIA HILLS, AL 35243

Owner

Elmore Drive Enterprises
Elmore Dr 3649 Cahaba Heights, AL 35243

Project Information

Property Address*

3629, 3637 and 3649 Elmore Drive

Parcel ID Number

28-00-23-3-005-004.000

Legal Description* ?

metes and bounds

Current Zoning Classification*

O-1

Acreage*

4.29

Application Submission Date*

11/25/2025

Reason for Request* ?

subdivide 4.29 acres into 3 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.

Owner Name*

Helen Mills

Company Name

Elmore Drive Enterprises

Mailing Address*

3649 Elmore Dr

Phone Number*

205-254-3236

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.

Representative for Owner

Jeff Arrington

Company Name

Arrington Engineering

Mailing Address of Representative

2032 Valleydale Rd, Ste C. Birmingham, AL 35244

Phone No. of Representative

205-985-9315

Surveyor Information

Name*

Jeff Arrington

Company*

Arrington Engineering

Mailing Address*

2032 Valleydale Rd, Ste C. Birmingham AL

Phone Number*

205-985-9315

Registration Number

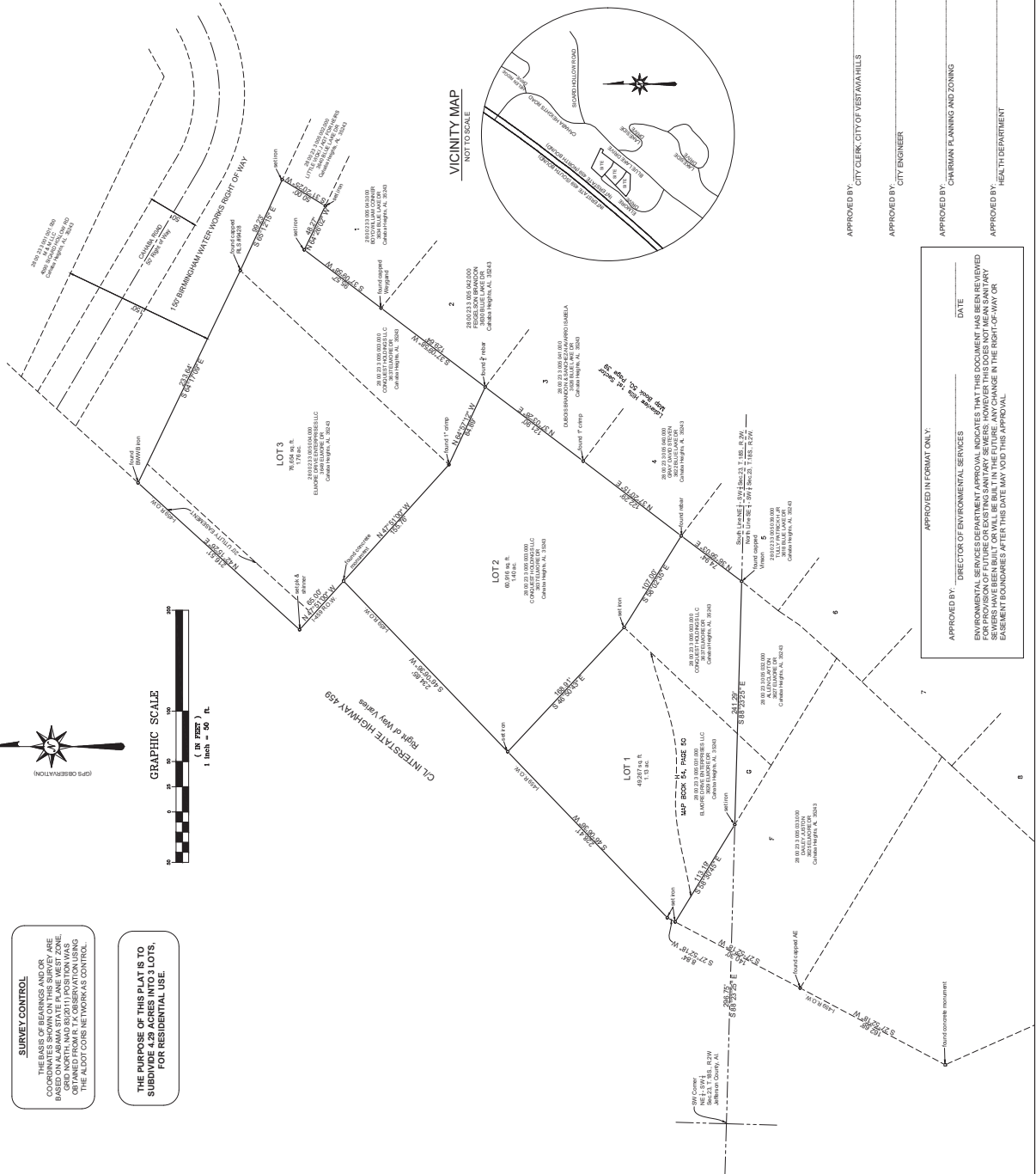
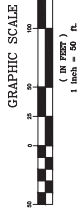
MILLS - PRICE SURVEY

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA.

SURVEY CONTROL

THE BASIS OF BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, OBTAINED FROM RTX OBSERVATION USING THE ALLOT CORN NETWORK AS CONTROL.

THE PURPOSE OF THIS PLAT IS TO SUBMIT THE SURVEY TO THE STATE FOR RESIDENTIAL USE.



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, JEFF D. ARRINGTON, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND EMORE DRIVER ENTERPRISES LLC, OWNER OF LOTS 1 AND 3 AND CONDUIT PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS SHOWING THE RELATION OF THE LANDS TO THE SURVEY OF LAKEVIEW BOOK 459, PAGE 39, AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL CORNERS AND SAID OWNERS ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SALES IS NOT SUBJECT TO MORTGAGE.

HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT AND THE PROVISIONS OF THE CONSTITUTION OF THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR: JEFF D. ARRINGTON DATE: _____ ITS: _____
ALABAMA LIC. NO. 18694

OWNER LOT 1 AND 3: _____ ITS: _____ DATE: _____
OWNER LOT 2: _____ ITS: _____ DATE: _____

NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JEFF D. ARRINGTON, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, IS THE OWNER OF SAID LANDS AND THAT SAID INSTRUMENT WAS EXECUTED AND SIGNED BY SAID PARTY, AND THAT SAID INSTRUMENT WAS EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION, GIVEN UNDER MY HAND AND SEAL, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT AS OWNER OF LOT 1 AND 3, AND WHO IS KNOWN TO ME, I HAVE ACKNOWLEDGED BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID INSTRUMENT, SAID PARTY HAS EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION, GIVEN UNDER MY HAND AND SEAL, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT AS OWNER OF LOT 2, AND WHO IS KNOWN TO ME, I HAVE ACKNOWLEDGED BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID INSTRUMENT, SAID PARTY HAS EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION, GIVEN UNDER MY HAND AND SEAL, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

Office: (669) 986-9595
2032 Valleydale Road
Birmingham, AL 35244

DRAWING TITLE
MILLS - PRICE SURVEY

CHECKED BY: JDA
DATE: 10-24-2023

SCALE: 1" = 100'

PARTY CHECK: JJI
PROJECT NO.: 86586

SHEET: 1 OF 1

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

DIRECTOR OF ENVIRONMENTAL SERVICES

ENVIRONMENTAL SERVICES DIVISION
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 EXISTENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.



VESTAVIA HILLS

**Planning and Zoning Commission
Planners Report**

MEETING DATE

January 8, 2026

AGENDA ITEM

FP-25-23 West Alabama Bank Is Requesting **Final Plat Approval For Resurvey Of Lots 11, 12, 13 Glass's Second Addition To New Merkle.** The Purpose For This Request Is To Combine Lots. The Property Is Owned By West Alabama Bank and Is Zoned Vestavia Hills B-1.2.

BACKGROUND

Plat will combine Lots 11-13 as part of the West Alabama Bank rezoning and development.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

**Record No: FP-25-23**

Final Plat Application

Status: Active

Submitted On: 12/9/2025

Primary Location3128 SUNVIEW DR
VESTAVIA HILLS, AL 35243**Owner**West Alabama Bank
Sunview Drive 3128 Vestavia Hills, AL 35243**Project Information****Property Address***Formally Known as 3122, 3128, 3134 &
3136 Sunview Drive**Parcel ID Number**

28-00-15-4-009-018.000

Legal Description* ?

See attached plan

Current Zoning Classification*

B1.2

Acreage*

1.1

Application Submission Date*

12.9.25

Reason for Request* ?

Resurvey to combine 4 lots into one.

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*

Drew Wade

Company Name

West Alabama bank

Mailing Address*

3128 Sunview Drive

Phone Number*

727-709-6199

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.

Representative for Owner

Todd Thompson

Company Name

MTTR Engineers, Inc.

Mailing Address of Representative

3 Riverchase Ridge, Hoover, Al 35244

Phone No. of Representative

205-936-7993

Surveyor Information

Name*

Jim Ray

Company*

Ray and Gilliland P.C.

Mailing Address*

122 north Calhoun Street, Sylacauga, Al
35150

Phone Number*

256-245-3243

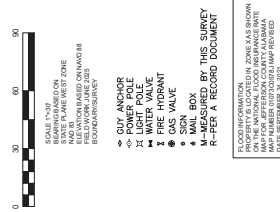
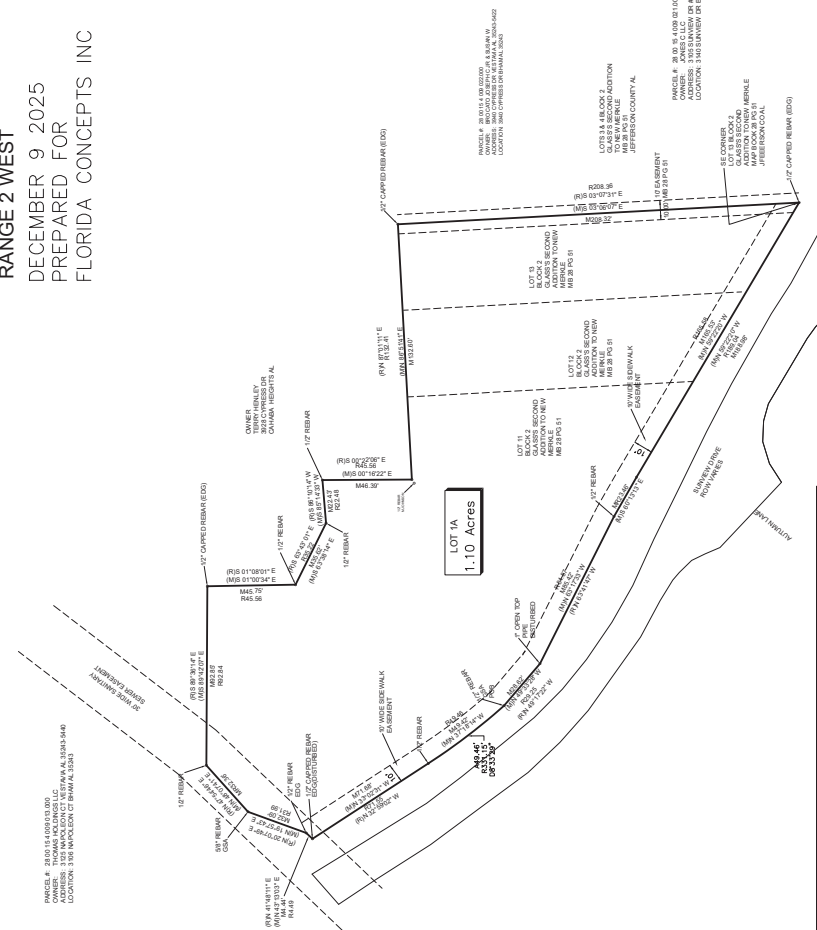
Registration Number

18383

RESURVEY OF LOTS 11,12,13 BLOCK 2 GLASS'S SECOND ADDITION TO NEW MERKLE RECORDED IN MAP BOOK MAP BOOK 28 PAGE 51 AND ADDITIONAL PROPERTY JEFFERSON COUNTY, ALABAMA.

LOCATED IN THE SW 1/4 SE 1/4 SECTION 15 TOWNSHIP 18 SOUTH RANGE 2 WEST DECEMBER 9 2025 PREPARED FOR FLORIDA CONCEPTS INC

OWNER: FLORIDA CONCEPTS INC
 ADDRESS: 1300 W. UNIVERSITY BLVD
 LOCATION: 1300 UNIVERSITY BLVD, SUITE 100, ALABAMA 36801



STATE OF ALABAMA
 JEFFERSON COUNTY

The undersigned, James M. Roy, Registered Land Surveyor, State of Alabama, and WEST ALABAMA BANK, DREW WADE AS PRESIDENT the Owner, of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as RESURVEY OF LOTS 11,12,13 BLOCK 2 GLASS'S SECOND ADDITION TO NEW MERKLE AS RECORDED IN MAP BOOK 28 PAGE 51 AND ADDITIONAL PROPERTY, showing the storage into which the proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the relation of the lands in the government survey of the SW 1/4, SE 1/4 of Section 15, Township 18 South, Range 2 West, and that the plat have been initiated at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, James M. Roy, a Notary Public in and for said County and State hereby certify that James M. Roy, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

In Witness Whereof, we have hereunto set our hands this the 9TH day of DECEMBER, 2025.

By:  James M. Roy
 Reg. L.S. #16383



By:  DREW WADE PRESIDENT - OWNER

STATE OF ALABAMA
 JEFFERSON COUNTY

I, _____ a Notary Public in and for said County and State hereby certify that James M. Roy, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this _____ day of _____, 2025.

By: _____ Notary Public - My commission expires: _____

STATE OF ALABAMA
 JEFFERSON COUNTY

I, _____ a Notary Public in and for said County and State hereby certify that DREW WADE, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this _____ day of _____, 2025.

By: _____ Notary Public - My commission expires: _____

APPROVED: _____ DATE: _____
 CITY ENGINEER

APPROVED: _____ DATE: _____
 VESTAVA HILLS PLANNING & ZONING COMMISSION

APPROVED: _____ DATE: _____
 MANAGER & CITY CLERK

NOTE: 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.

APPROVED: _____ DATE: _____
 Director of Environmental Services

NOTE: ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT OF THIS SUBDIVISION UNLESS OTHERWISE NOTED. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DESIGNATED EASEMENT.

RAY & GILLIAND, P.C.	
15 TOWNHALL CIRCLE, SUITE 100	MOBILE, ALABAMA 36684
PO BOX 188	PO BOX 252634-503
151 SOUTH ALABAMA ST	FILE #20250000000000000000
MOBILE, ALABAMA 36684	PROJECT # 25-0000000000
MOBILE, ALABAMA 36684	DATE: 12/09/2025



VESTAVIA HILLS

**Planning and Zoning Commission
Planners Report**

MEETING DATE

January 8, 2026

AGENDA ITEM

FP-25-24 MTTR Engineers, Inc. Is Requesting **Final Plat Approval** For **Shades Cahaba Estates Resurvey Of Lot 3A**. The Purpose For This Request Is To Subdivide One Lot Into Two. The Property Is Owned By MTTR Engineers, Inc. and Is Zoned Vestavia Hills R-4.

BACKGROUND

Plat will subdivide Lot 3A into Lots 3B and 3C. Both lots meet the minimum requirements for R-4 zoning and all easements will remain.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

**Record No: FP-25-24**

Final Plat Application

Status: Active

Submitted On: 12/12/2025

Primary Location3402 CAHABA HEIGHTS RD
VESTAVIA HILLS, AL 35243**Owner**

No owner information

Project Information**Property Address***

3328 Cahaba Heights Road

Parcel ID Number

28-00-23-2-011-010.000

Legal Description* ?Lot 3A McLaughlin and Weaver Add to
Cahaba Hts. MB 262 P 37**Current Zoning Classification***

R4

Acreage*

1.1

Application Submission Date*

12/12/25

Reason for Request* ?

Split 1 Lot back into 2 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.

Owner Name*

Christopher and Martha Gruber

Company Name

Mailing Address*

3328 Cahaba Hts. Rd 35242

Phone Number*

205-320-0114

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.

Representative for Owner

Joseph A. Miller, III

Company Name

MTTR Engineers, Inc.

Mailing Address of Representative

3 Riverchase Ridge Hoover 35244

Phone No. of Representative

205-283-5878

Surveyor Information

Name*

Joseph A. Miller, III

Company*

MTTR Engineers, Inc.

Mailing Address*

3 Riverchase Ridge Hoover 35244

Phone Number*

205-283-5878

Registration Number

17054



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

January 8, 2026

AGENDA ITEM

RZ-25-15 LPJV Is Requesting Rezoning For 4875 Sicard Hollow Rd. from Vestavia Hills Inst-1 to Vestavia Hills B-2 For The Purpose Of Commercial Development.

BACKGROUND

Request is to rezone the parcel north of SHAC from Institutional to B-2 for a car wash and retail. Retail could support up to three shops with a small drive-thru on the left end. The car was would be hidden behind the retail with self-service vacuums and an automatic washer. Setbacks and parking meet the requirements of B-2 zoning.

PLANNER'S REVIEW/RECOMMENDATION

Uses limited to no gas stations or auto repair.

ATTACHMENTS

1. Final

Conrad Garrison
City Planner



Record No: RZ-25-15

Rezoning Application

Status: Active

Submitted On: 12/2/2025

Primary Location

4875 SICARD HOLLOW RD
VESTAVIA HILLS, AL 35242

Owner

Liberty Park Joint Venture
Urban Center Drive 1000 Vestavia Hills, AL
35242

Property Information

Subject Property Address*

4875 Sicard Hollow Road

Tax Parcel ID Number

27-00-08-3-000-003.003

Legal Description ?

Commence at a 5/8" rebar in place being the Northeast corner of the Southeast one-fourth of the Southwest one-fourth of Section 8, Township 18 South, Range 1 West, Jefferson County, Alabama; thence proceed South 89° 02' 42" West along the North boundary of said quarter-quarter section for a distance of 752.13 feet to the point of beginning. From this beginning point proceed South 00° 19' 15" East for a distance of 54.90 feet; thence proceed South 58° 44' 43" West for a distance of 310.57 feet to the P. C. of a concave curve left having an arc distance of 233.29 feet and a radius of 222.0 feet; thence proceed Southeasterly along the curvature of said curve for a chord bearing and distance of South 20° 42' 52" West, 222.7 feet; ; thence proceed South 70° 06' 23" West for a distance of 65.37 feet; thence proceed South 25° 12' 49" East for a distance of 152.36 feet; thence proceed South 61° 51' 31" West for a distance of 208.31 feet to a point on the Easterly right-of-way of Sicard Hollow Road; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of a concave curve left having an arc distance of 168.84 feet and a radius of 517.47 feet for a chord bearing and distance of North 03° 08' 44" East, 168.09 feet to a 1/2" capped rebar in place; thence proceed North 06° 14' 05" West along the Easterly right-of-way of said road for a distance of 303.51 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of a concave curve right having an arc distance of 216.20 feet and a radius of 275.73 feet for a chord bearing and distance of North 13° 16' 47" East, 210.70 feet to a capped rebar in place (Weygand), said point being located on the North boundary of said quarter-quarter section; thence proceed North 89° 05' 42" East along the North boundary of said quarter-quarter section for a distance of 499.42 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southwest one-fourth of Section 8, Township 18 South, Range 1 West, Jefferson County, Alabama and contains 3.80 acres.

Existing Parking Spaces

0

Proposed Parking Spaces

69

Submission Date*

12/02/2025

Type of Project*

New Commercial Development

Action Requested:

From Existing Zoning Classification*

Institutional

To Requested Zoning Classification*

B-2

For the Intended Purpose of:* 

A new Commercial Development

Acreage of Subject Property*

3.85

Acreage of Property to be Disturbed*

1.60

Setbacks

Front

30

Back

30

Side

10

Open Space

107293

Lot Coverage Percentage

36

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). *



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*

James Parsons

Company Name

Liberty Park Joint Venture

Owner Address City State Zip*

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

Owner's Phone Number*

2059105144

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 

Chris Eckroate

Company Name

Caprine Engineering

Contact Email of Responsible Party

chris.eckroate@caprineeng.com

Mailing Address of Responsible Party

3 Office Park Circle, Suite 226, Birmingham, AL 35223

Phone No. of Responsible Party

205-907-3895

Project Engineer Information (if applicable)

Name

Chris Eckroate

Company

Caprine Engineering

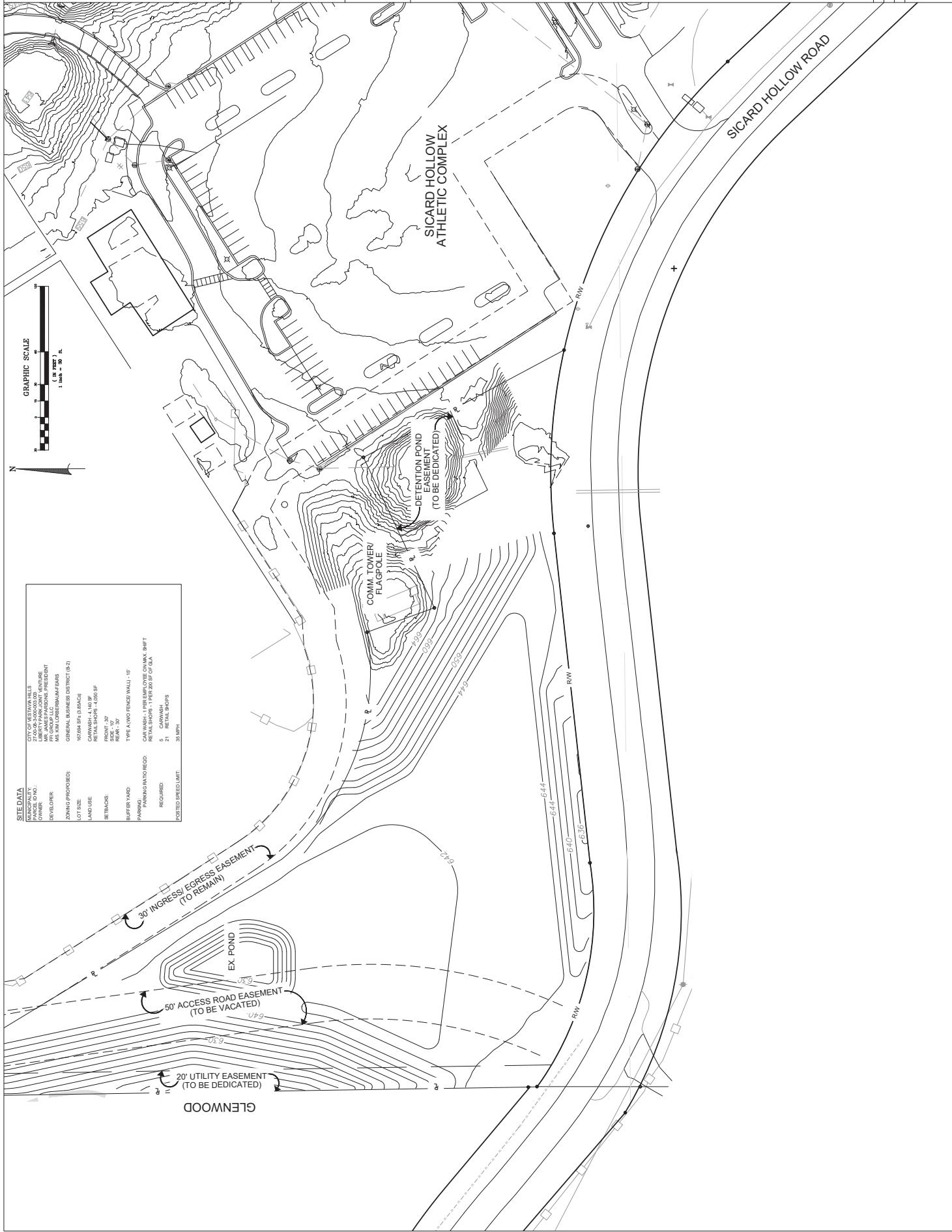
Mailing Address

3 Office Park Circle, Suite 226, Birmingham, AL 35223

Phone Number

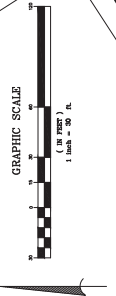
205-907-3895

DATE:	11.25.2025
EXHIBIT - CONCEPTUAL PLAN:	
PLAN NUMBER:	



SITE DATA

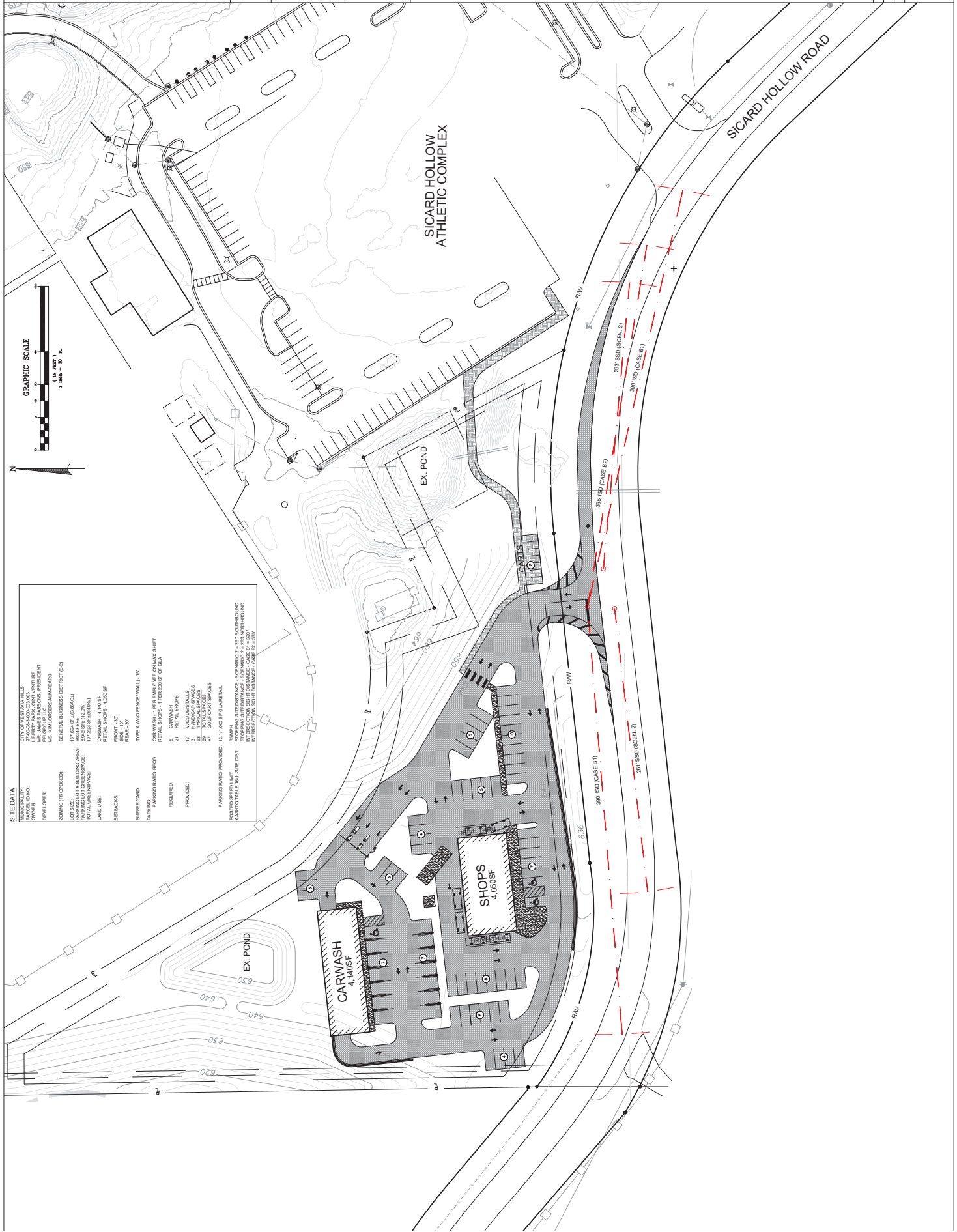
CITY OF VESTAVIA HILLS	7.00.05-20000.000
PARCEL ID NO.	2000000000
DEVELOPER:	MR. JAMES PARSONS, PRESIDENT MR. KYLE LOBBENBAUM, PARTNER MR. KYLE LOBBENBAUM, PARTNER
ZONING (PROPOSED):	GENERAL BUSINESS DISTRICT (B-2)
LOT SIZE:	107,694 SF (3.84 AC)
LAND USE:	CARWASH-4, 140,000 SF
RETAIL SHOPS:	4,000 SF
REAR:	30'
BUFFER YARD:	TYPE A/VNO FENCE/WALL - 10'
PARKING:	CARWASH - 1 PER EMPLOYEE ON MAX. SHIFT RETAIL SHOPS - 1 PER 80 SF OF G.A.
REQUIRED:	5 CARWASH 21 RETAIL SHOPS 35 MPH
POSTED SPEED LIMIT:	35 MPH



DATE	11.25.2025
EXHIBIT - CONCEPTUAL PLAN	
PLAN SCALE	30'

PROJECT NO.	25-024
SCALE	1" = 30'
DRAWN	
REVIEW	
SHEET	... OF ...

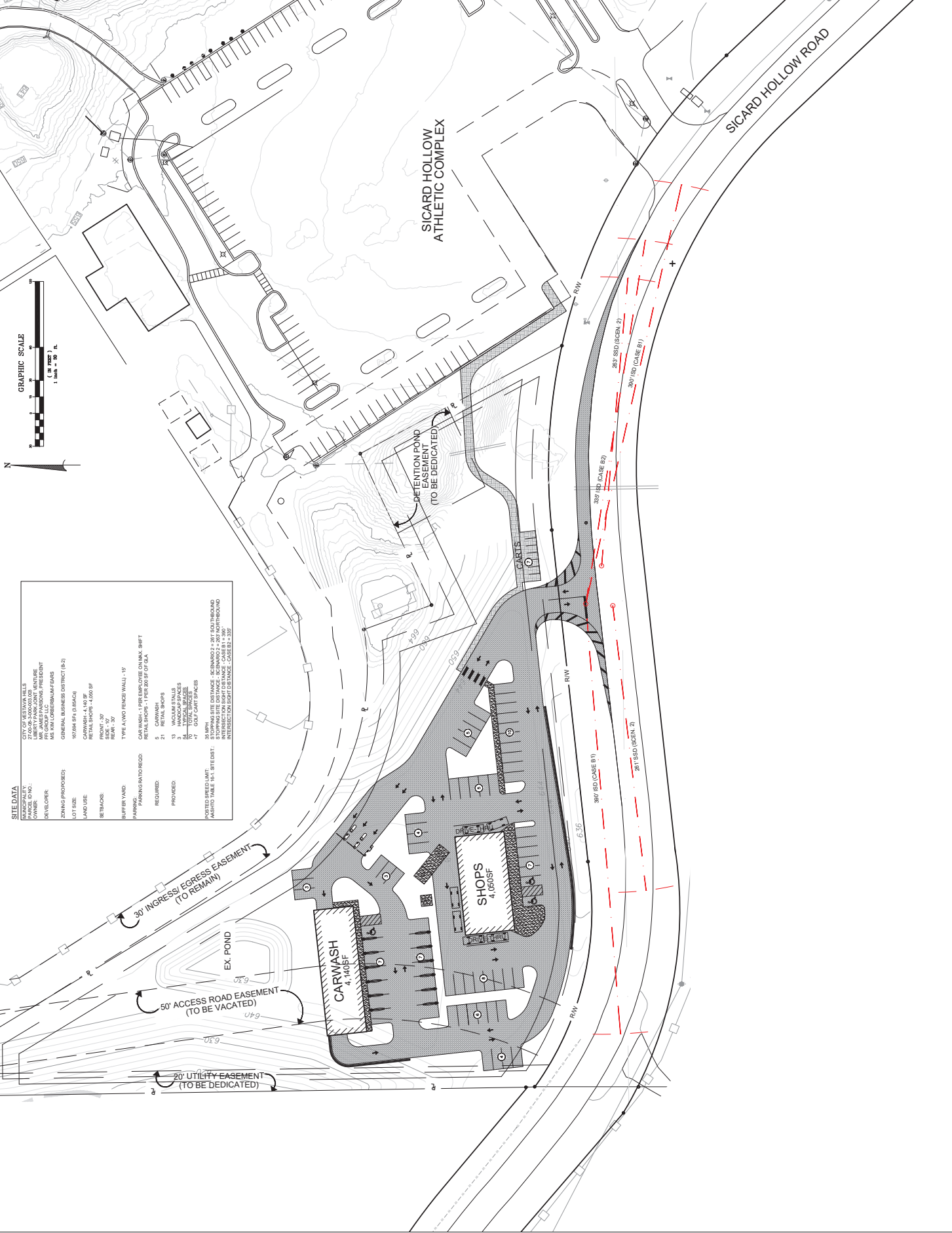
EXHIBIT - CONCEPTUAL PLAN



SITE DATA

OWNER	LIBERTY PARK JOINT VENTURE
DEVELOPER	3.8 AC COMMERCIAL PARCEL
GENERAL CONTRACTOR	GENERAL CONTRACTOR
ARCHITECT	ARCHITECT
ENGINEER	ENGINEER
PLANNING	PLANNING
LAND USE	LAND USE
SETBACKS	SETBACKS
BUFFER WID.	TYPE A W/OD FENCE/WALL - 15'
PARKING	CARWASH - 1 PER EMPLOYEE ON MAX. SHIFT
PARKING RATIO REQ'D	RETAIL SHOPS - 1 PER 200 SF OF GLA
REQUIRED	5 CARWASH
PROVIDED	11 CARWASH
	13 HANDICAP SPACES
	63 TOTAL SPACES
	77 SOLID CART SPACES
PARKING RATIO PROVIDED	12.11:100 SF GLA RETAIL
STOPPING SITE DISTANCE	SCENARIO 2 - 201' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 3 - 203' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 4 - 205' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 5 - 207' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 6 - 209' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 7 - 211' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 8 - 213' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 9 - 215' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 10 - 217' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 11 - 219' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 12 - 221' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 13 - 223' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 14 - 225' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 15 - 227' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 16 - 229' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 17 - 231' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 18 - 233' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 19 - 235' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 20 - 237' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 21 - 239' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 22 - 241' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 23 - 243' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 24 - 245' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 25 - 247' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 26 - 249' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 27 - 251' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 28 - 253' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 29 - 255' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 30 - 257' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 31 - 259' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 32 - 261' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 33 - 263' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 34 - 265' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 35 - 267' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 36 - 269' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 37 - 271' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 38 - 273' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 39 - 275' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 40 - 277' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 41 - 279' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 42 - 281' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 43 - 283' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 44 - 285' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 45 - 287' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 46 - 289' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 47 - 291' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 48 - 293' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 49 - 295' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 50 - 297' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 51 - 299' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 52 - 301' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 53 - 303' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 54 - 305' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 55 - 307' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 56 - 309' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 57 - 311' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 58 - 313' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 59 - 315' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 60 - 317' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 61 - 319' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 62 - 321' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 63 - 323' SOUTHWARD
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STOPPING SITE DISTANCE	SCENARIO 69 - 335' SOUTHWARD
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STOPPING SITE DISTANCE	SCENARIO 72 - 341' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 73 - 343' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 74 - 345' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 75 - 347' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 76 - 349' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 77 - 351' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 78 - 353' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 79 - 355' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 80 - 357' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 81 - 359' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 82 - 361' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 83 - 363' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 84 - 365' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 85 - 367' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 86 - 369' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 87 - 371' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 88 - 373' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 89 - 375' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 90 - 377' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 91 - 379' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 92 - 381' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 93 - 383' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 94 - 385' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 95 - 387' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 96 - 389' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 97 - 391' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 98 - 393' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 99 - 395' SOUTHWARD
STOPPING SITE DISTANCE	SCENARIO 100 - 397' SOUTHWARD

DATE	11.25.2025
EXHIBIT - CONCEPTUAL PLAN	
PLAN ISSUE	301



SITE DATA

CITY OF VESTAVIA HILLS
 PARCEL ID NO. 7140-05-20000000
 DEVELOPER MR. JAMES PARSONS, PRESIDENT
 MS. KYLE CORBERMAN, PEARS
 ZONING PROPOSED GENERAL BUSINESS DISTRICT (B-2)
 LOT SIZE 107,694 SF (3.8AC)
 LAND USE CARWASH-4, 140 SF
 RETAIL SHOPS - 4,060 SF
 RETAIL SHOPS - 4,060 SF
 REAR - 30'
 BUFFER YARD TYPE A/V/O FENCE WALL - 10'
 PARKING PARKING RATIO REQUIRED CARWASH - 1 PER EMPLOYEE ON MAX. SHIFT
 RETAIL SHOPS - 1 PER 200 SF OF G.L.A.
 REQUIRED 5 CARWASH
 21 RETAIL SHOPS
 PROVIDED 3 HANDICAP SPACES
 75 TOTAL SPACES
 47 SOFT CURB SPACES

STOPPING SITE DISTANCE - SCENARIO 2 - 201' SOUTHBOUND
 STOPPING SITE DISTANCE - SCENARIO 2 - 203' NORTHBOUND
 INTERSECTION STOP DISTANCE - CASE B1 + 350'





BARRETT | KENT STUDIO
ARCHITECTURE | INTERIOR DESIGN



 **BARRETT | KENT STUDIO**
ARCHITECTURE | INTERIOR DESIGN

