



**Vestavia Hills
Planning and Zoning Commission Agenda
February 12, 2026
6:00 PM**

1. Roll Call
2. Pledge Of Allegiance
3. Approval Of Minutes: January 14, 2026

Final Plats

Consent Agenda

4. FP-26-1 Townes Development Group Is Requesting **Final Plat Approval** For **Blue Ridge Townhomes-Phase 1 Resurvey No. 1**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Townes Development Group and Is Zoned Vestavia Hills R-9.

Rezoning

5. 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.
6. RZ-26-1 Sunview Development LLCIs Requesting **Rezoning** For **3130, 3136, & 3152 Belwood Dr. and 4050 Autumn Ln.** from **Vestavia Hills R-4 and R-8** to **Vestavia Hills R-9** For The Purpose Of Single Family 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
JANUARY 8, 2026
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 December meeting are presented for approval.

MOTION Motion to approve minutes was made by Mr. Weaver and second was by Mr. Romeo. 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-25-22 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.

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.

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.

Mr. Garrison explained that the items 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. Pierce. 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-25-15 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.

Chairman Cochran announced that the case has been postponed to February 12, 2026 at 6 PM at request of the applicant.

Conrad Garrison, City Planner



VESTAVIA HILLS

**Planning and Zoning Commission
Planners Report**

MEETING DATE

February 12, 2026

AGENDA ITEM

FP-26-1 Townes Development Group Is Requesting **Final Plat Approval** For **Blue Ridge Townhomes-Phase 1 Resurvey No. 1**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Townes Development Group and Is Zoned Vestavia Hills R-9.

BACKGROUND

Plat is combining Lots 5-7 into Lots 5A and 7A. All existing easements will remain.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner



Record No: FP-26-1

Final Plat Application

Status: Active

Submitted On: 1/27/2026

Primary Location

2271 BLUE RIDGE BLVD
VESTAVIA HILLS, AL 35226

Owner

No owner information

Project Information

Property Address*

2269, 2271 & 2273 BLUE RIDGE
BOULEVARD

Parcel ID Number

Legal Description*

Being a resurvey of lots 5,6 & 7 of Blue Ridge Townhomes Phase 1 as recorded in Map Book 265 Page 30 in the office of Judge of Probate, Jefferson County, situated in the SW 1/4 of the NE 1/4 of Section 35, Township 18 South, Range 3 West, In the City of Vestavia Hills, Jefferson County, Alabama

Current Zoning Classification*

R9

Acreage*

0.15

Application Submission Date*

1/26/2026

Reason for Request* 

THE PURPOSE OF THIS RESURVEY
IS TO COMBINE 3 LOTS INTO 2 LOTS

NO EASEMENTS ARE
ADDED OR MODIFIED
BY THIS PLAT

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*

Blake Pittman

Company Name

Townes Development Group

Mailing Address*

3239 Lorna Road

Phone Number*

205-822-7936

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

Company Name

Mailing Address of Representative

Phone No. of Representative

Surveyor Information

Name*

Bob Easley

Company*

Alabama Engineering Company, Inc.

Mailing Address*

1214 Alford Avenue, Hoover, AL 35226

Phone Number*

205-803-2161

Registration Number

BLUE RIDGE TOWNHOMES - PHASE 1 RESURVEY NO. 1

Being a resurvey of lots 5, 6 & 7 of Blue Ridge Townhomes Phase 1 as recorded in Map Book 265 Page 30 in the office of Judge of Probate, Jefferson County, situated in the SW 1/4 of the NE 1/4 of Section 35, Township 18 South, Range 3 West, in the City of Vestavia Hills, Jefferson County, Alabama

SCALE : 1" = 10' GRAPHIC SCALE JANUARY 26, 2026

DEVELOPER: TOWNES DEVELOPMENT GROUP, LLC
32381 ORNA ROAD #108
BRIMMINGHAM, ALABAMA 35226
(205) 822-7936

SURVEYOR: ALABAMA ENGINEERING COMPANY, INC.
1214 ALFORD AVENUE, SUITE 210
HOOVER, ALABAMA 35226
(205) 803-2161

APPROVED IN FORMAT ONLY:

_____ DIRECTOR OF ENVIRONMENTAL SERVICES	_____ DATE
<small>Examination of Station Data and other data indicates that this document has been prepared by the profession of a duly licensed and qualified professional surveyor; however, this does not mean and any warranty is hereby disclaimed by the profession of the surveyor in the future. Any change in the Right-of-Way or Easement boundaries after this date may VOID this approval.</small>	
_____ CITY ENGINEER, VESTAVIA HILLS	_____ DATE
_____ CHAIRMAN, VESTAVIA HILLS PLANNING AND ZONING COMMISSION	_____ DATE
_____ CITY CLERK, VESTAVIA HILLS	_____ DATE

NOTES:
THIS SUBDIVISION IS PRIVATE. THE PRIVATE DRIVE AND STORM DRAINAGE SYSTEM WITHIN THE BOUNDARY OF THIS SUBDIVISION WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
BLUE RIDGE BVD IS A JEFFERSON COUNTY PUBLIC ROADWAY IS NOT A PART OF THIS SUBDIVISION.

EACH LOT OWNER IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO ANY FURTHER CONSTRUCTION ON THEIR LOT. SOIL OUTSIDE OF THE FOOTPRINT OF THE ORIGINAL HOUSE OR GARAGE SHALL NOT BE DISTURBED. BEFORE ANY FUTURE CONSTRUCTION IS PERFORMED, THE LOT OWNER SHOULD CONSULT A QUALIFIED GEOTECHNICAL ENGINEER TO DETERMINE IF SOILS ARE SUITABLE FOR THE PROPOSED CONSTRUCTION. ANY FURTHER CONSTRUCTION ON THEIR LOT, SOIL OUTSIDE OF THE FOOTPRINT OF THE ORIGINAL HOUSE OR GARAGE SHALL NOT BE DISTURBED. BEFORE ANY FUTURE CONSTRUCTION IS PERFORMED, THE LOT OWNER SHOULD CONSULT A QUALIFIED GEOTECHNICAL ENGINEER TO DETERMINE IF SOILS ARE SUITABLE FOR THE PROPOSED CONSTRUCTION.

LEGEND
L - LENGTH
R - RADIUS
A - R.O.W. - RADIUS OF WAY
C - CENTRAL ANGLE
TAN - TANGENT
CL - CENTERLINE
P/S - PAVEMENT BOOK
P/G - PAGE
N.T.S. - NOT TO SCALE
± - MORE OR LESS
SF - SQUARE FEET

State of Alabama
Jefferson County

I, the undersigned, a Notary Public in and for said County do hereby certify that Robert W. Easley, IV, whose name as surveyor is signed to the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and seal this _____ day of _____, 2026.

Notary Public _____ My Commission Expires _____



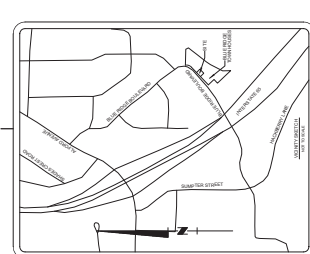
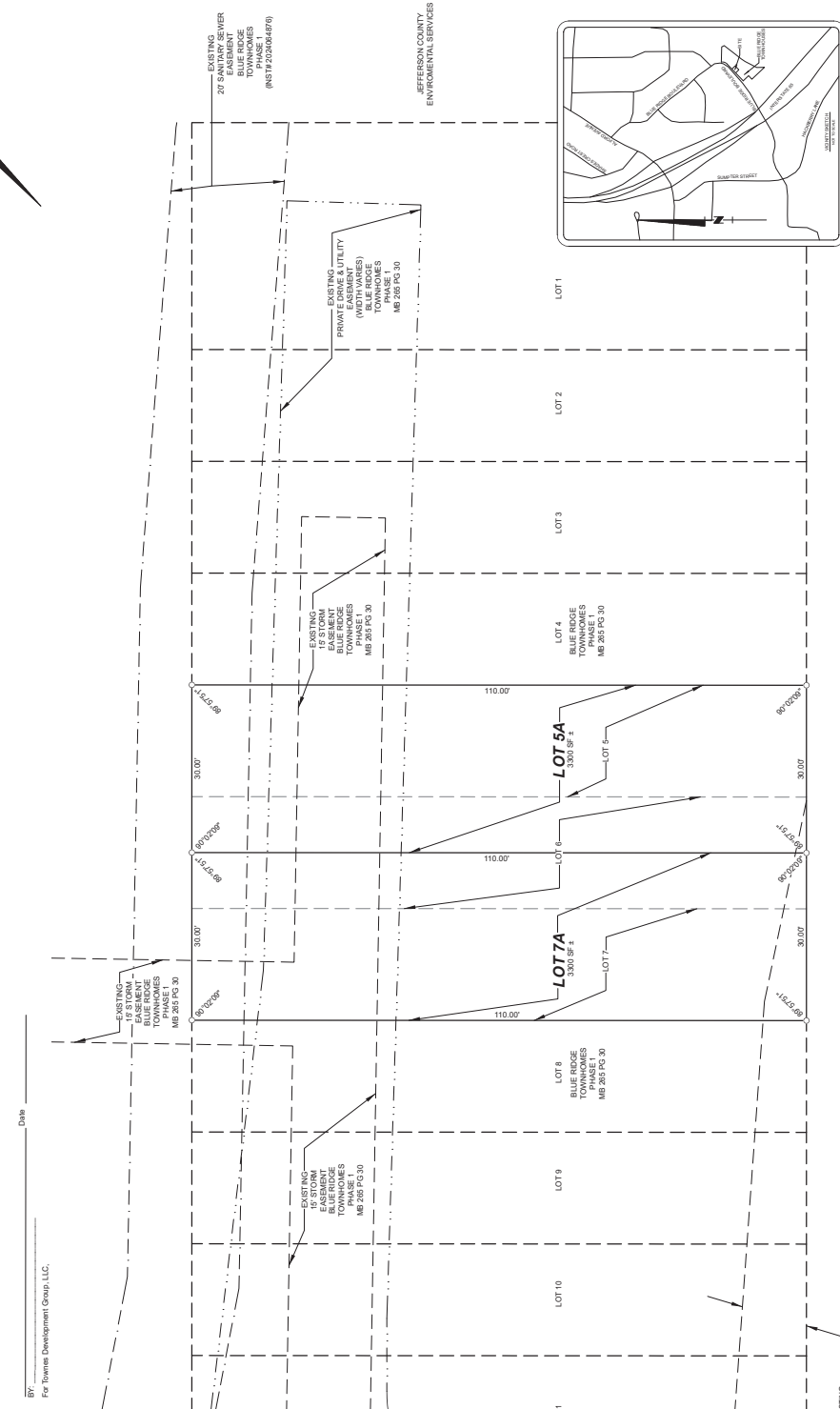
SITE INFORMATION
ADDRESS: 248 BLUE RIDGE BOULEVARD
VESTAVIA, AL 35226
P.D.: 2930.35 1.001.001.007
2930.35 1.001.001.019

THE PURPOSE OF THIS RESURVEY IS TO COMBINE 3 LOTS INTO 2 LOTS
NO EASEMENTS ARE AFFECTED BY THIS PLAT

I, the undersigned, a Notary Public in and for said County do hereby certify that _____, whose name as authorized representative of Townes Development Group, LLC, is signed to the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and seal this _____ day of _____, 2026.

Notary Public _____ My Commission Expires _____



BLUE RIDGE BOULEVARD
(R.O.W. VARIES)

EXISTING STORM & SIDEWALK (WIDTH VARIES)
BLUE RIDGE BOULEVARD (WIDTH VARIES)
PHASE 1
ME 206 PG 30



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

February 12, 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

The applicant is requesting to rezone the parcel north of SHAC from Institutional to B-2 for a car wash and retail space. The retail space is proposed to support up to three shops with a small drive-thru on the left end. The car wash would be hidden behind the retail building, with self-service vacuums and an automatic washer. The building setbacks and parking meet the requirements of a B-2 zoning.

PLANNER'S REVIEW/RECOMMENDATION

Requested Use Restrictions in Supplemental

ATTACHMENTS

1. Final
2. SHAC Rezoning - Requested Restricted Uses by Glenwood and Developer

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

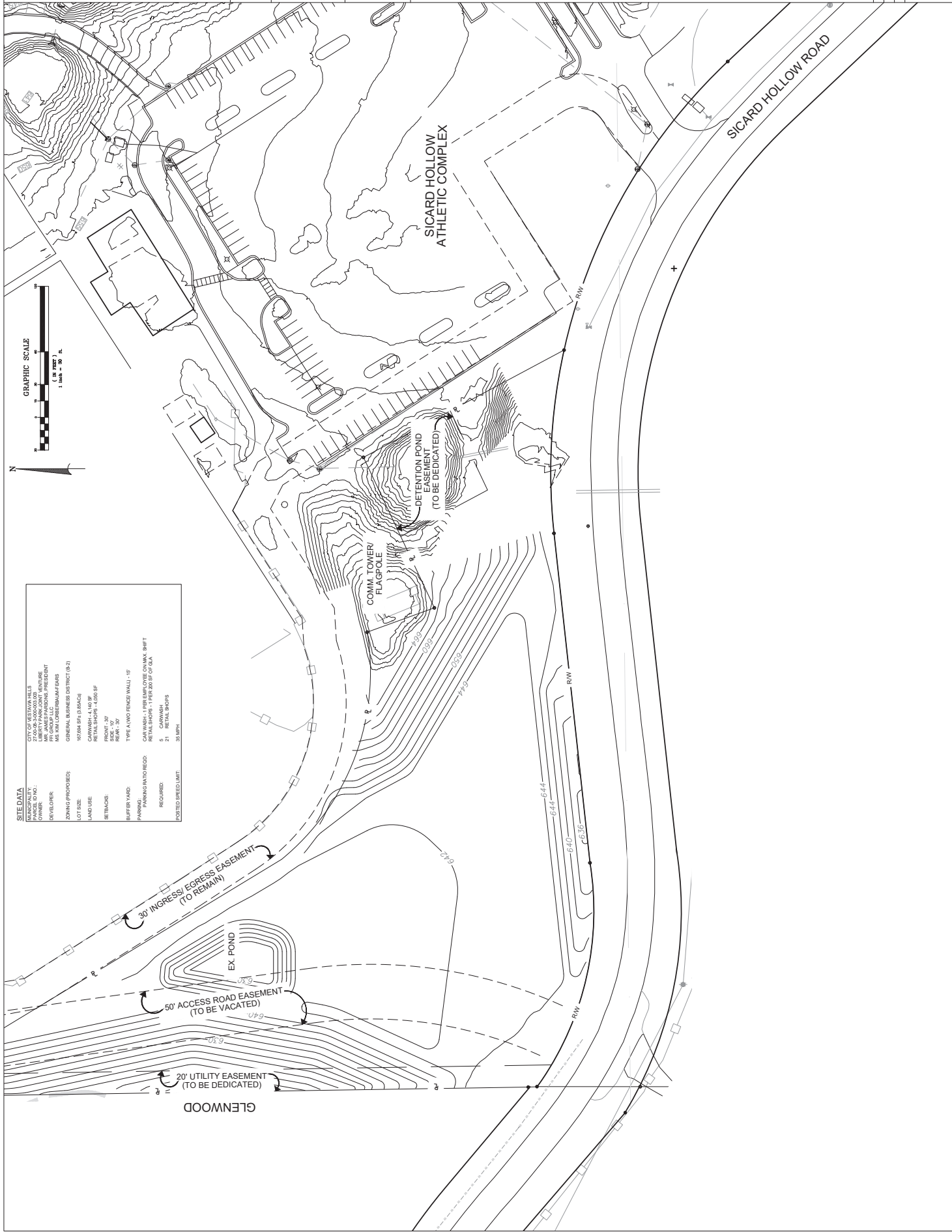
Mailing Address

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

Phone Number

205-907-3895

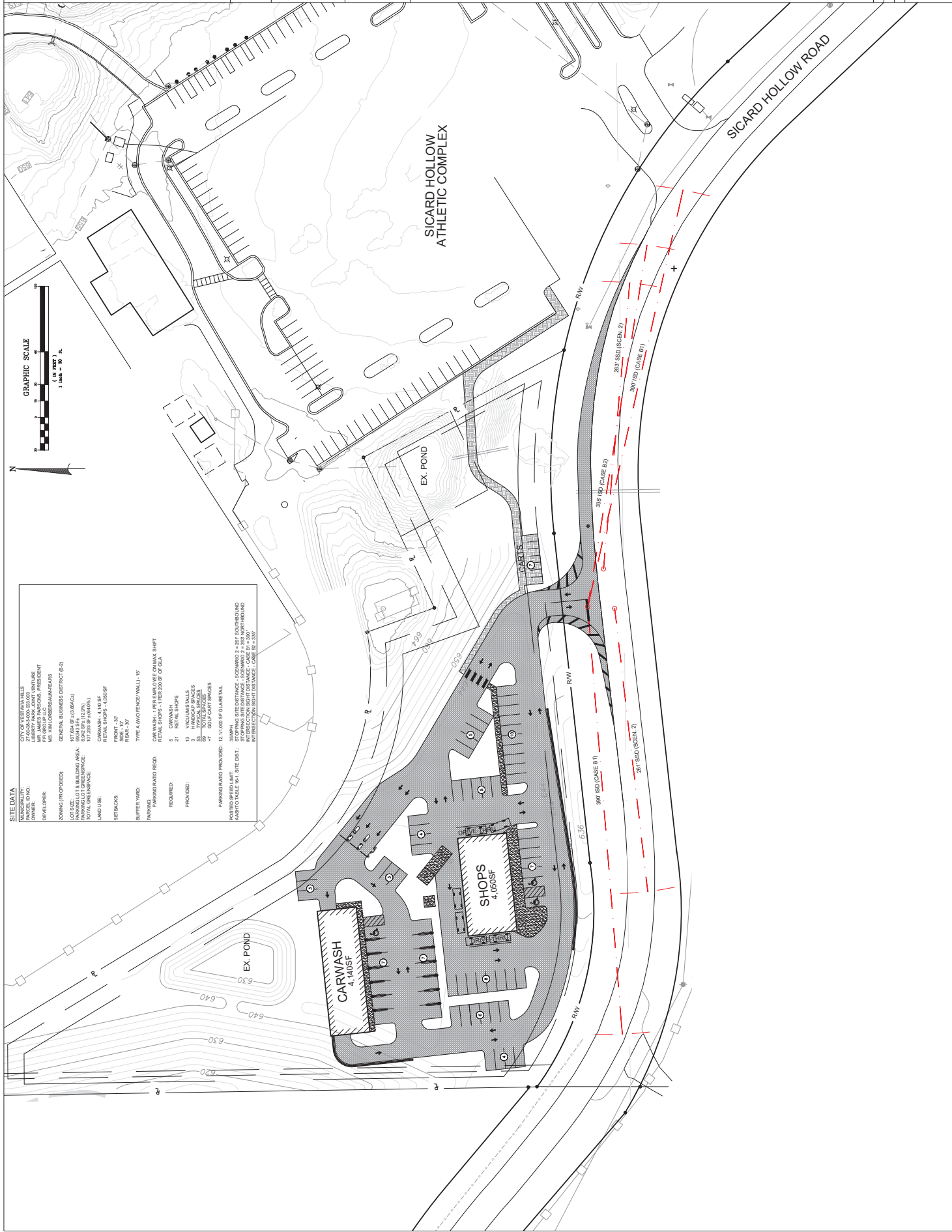
DATE	11.25.2025
EXHIBIT - CONCEPTUAL PLAN	
PLAN ISSUE	



SITE DATA

CITY OF VESTAVIA HILLS	7.00.05-20000.000
PARCEL ID NO.	20000.000
DEVELOPER	MR. JAMES PARSONS, PRESIDENT MR. XIAO LORENAI, VP MR. XIAO LORENAI, VP
ZONING (PROPOSED)	GENERAL BUSINESS DISTRICT (B-2)
LOT SIZE	107,694 SF (3.84 AC)
LAND USE	CARWASH-4, 10.9'
SETBACKS	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 S.A.
PARKING RATIO REQUIRED	5
REQUIRED	21 - RETAIL SHOPS
POSTED SPEED LIMIT	35 MPH

DATE	11.25.2025
EXHIBIT - CONCEPTUAL PLAN	
PLAN SCALE	3/8" = 1' - 0"

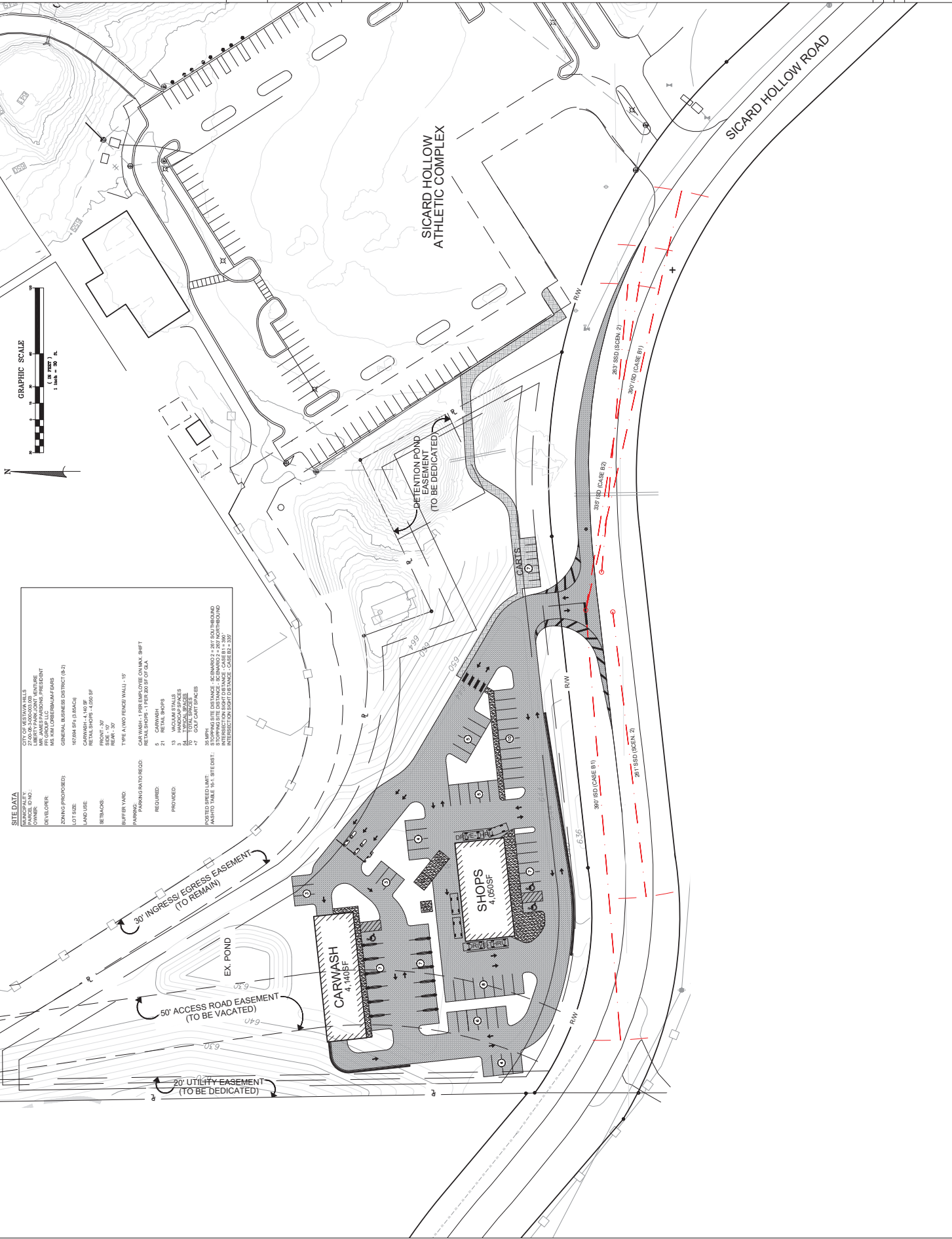


SITE DATA

<p> DEVELOPER: MARIAM WAKIDAN, PRESIDENT MARIAM WAKIDAN PARTNERS 4110 GULF SHORES DR SUITE 100 IRBURNHAM, AL 35229 </p> <p> OWNER: MARIAM WAKIDAN PARTNERS 4110 GULF SHORES DR SUITE 100 IRBURNHAM, AL 35229 </p> <p> ZONING (PROPOSED): GENERAL BUSINESS DISTRICT (B-2) </p> <p> LOT SIZE: 107,690 SF (1.5 ACRES) </p> <p> PARKING LOT & BUILDING AREA: 89,343 SF (1.2 ACRES) TOTAL GREENSPACE: 107,293 SF (1.4 ACRES) </p> <p> LAND USE: CARWASH - 4,140 SF RETAIL SHOPS - 4,060 SF </p> <p> SETBACKS: FRONT - 10' SIDE - 10' REAR - 30' </p> <p> BUFFER WARD: TYPE A WOOD FENCE/WALL - 10' CARWASH - 1 PER EMPLOYEE ON MAX. SHIFT </p> <p> PARKING: RETAIL SHOPS - 1 PER 200 SF OF GLA </p> <p> REQUIRED: 5 CARWASH SPACES 11 HANGAR SPACES 3 HANGAR SPACES 60 TOTAL SPACES 77 SOLID CART SPACES </p> <p> PROVIDED: 5 CARWASH SPACES 11 HANGAR SPACES 3 HANGAR SPACES 60 TOTAL SPACES 77 SOLID CART SPACES </p> <p> PARKING RATIO PROVIDED: 1:111.00 SF GARAGE/TALENT </p> <p> STOPS: STOPPING SITE DISTANCE - 20 FT SOUTHBOUND STOPPING SITE DISTANCE - 20 FT NORTHBOUND STOPPING SITE DISTANCE - 20 FT NORTHBOUND INTERSECTION SIGHT DISTANCE - CASE B1 = 330' </p>	<p> GRAPHIC SCALE 1" = 30' </p> <p> North Arrow </p>
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DATE	11.25.2025
EXHIBIT - CONCEPTUAL PLAN	
PLAN ISSUE	301

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



SITE DATA

CITY OF VESTAVIA HILLS
7100-05-00000000
MR. JAMES PARSONS, PRESIDENT
MR. JAMES PARSONS, PRESIDENT
MS. KYLE CORBERMAN, PEARS
GENERAL BUSINESS DISTRICT (B-2)
107,694 S.F. (3.84 AC)
CARWASH - 4,140 S.F.
RETAIL SHOPS - 4,060 S.F.
TOTAL SITES
REAR - 30'
TYPE A/V/O FENCE WALL - 10'

REQUIRED

CARWASH - 1 PER EMPLOYEE ON MAX. SHIFT
RETAIL SHOPS - 1 PER 800 SF OF G.L.A.

PROVIDED

5 CARWASH
21 RETAIL SHOPS
3 HANDBAY SPACES
75 TOTAL SPACES
47 GOLF CART SPACES

NOTED

STOPPING SITE DISTANCE - SCENARIO 2 - 201' SOUTHBOUND
STOPPING SITE DISTANCE - SCENARIO 2 - 203' NORTHBOUND
INTERSECTION STOP DISTANCE - CASE B1 - 300'





BARRETT | KENT STUDIO
ARCHITECTURE | INTERIOR DESIGN



Excluded Uses Requested by Glenwood

Request to Restrict the Following Uses:

Prohibited Uses

- Hotel
- Animal Shelter
- Automotive Repair Service, Major
- Automotive Repair Service, Minor
- Automotive Sales
- Broadcast Studio
- Entertainment, Outdoor
- Funeral Home
- Gas Station
- Laundromat
- Laundry, Industrial
- Restaurant, Fast Food
- Telecommunications Facilities

Conditional Uses

- Personal Service – Restriction of use to exclude the following:
 - Body Art & Adult-Oriented Personal Services
 - Massage establishments not licensed as medical or therapeutic massage
 - Fortune telling, psychic, palm reading, or similar services
 - Pay-day lending or check-cashing establishments
 - Title loan businesses
- Restaurant, Fast Food and Restaurant, Standard
 - Request that no hood vents or grease exhaust systems be allowed on any building on the premises
 - Lounges, smoking lounges, hookah lounges, or any similar use involving on-site smoking or vaping shall not be permitted
- Retail, General, Enclosed – Restriction of use to exclude the following:
 - Smoke/vape/tobacco/head shop specialty stores
 - Pawn shops
- Other Requests:
 - Hours of operation limited to 7:00am to 10:00pm
 - No live entertainment, and compliance with local noise ordinance
 - All parking and drive-thru traffic shall remain within the property limits
 - Lighting control include:
 - Full cutoff, downward-facing lighting
 - No flashing, LED, or digital signage

Excluded Uses Requested by Developer

Request to Restrict the Following Uses:

Prohibited Uses

- Gas Station
- Animal Shelter
- Automotive Repair, Major & Minor
- Funeral Home
- Laundry, Industrial (bulk)
- Tattoo Parlor, Permanent
- Adult (XXX) oriented retail store
- Massage establishment not licensed as medical or therapeutic
- Pay-day lending or check cashing establishments
- Title loan business
- Hookah lounges

Conditional Uses

- Liquor and cigar lounges
- Pawn Shops
- Palm Reading, Fortune Telling, Psychic consultation establishments
- Temporary (Henna) Tattoo uses

Regarding signage, landscaping, lighting, and sound, the Property owner will be subject to all applicable ordinances of the City of Vestavia Hills.



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

February 12, 2026

AGENDA ITEM

RZ-26-1 Sunview Development LLCIs Requesting **Rezoning** For **3130, 3136, & 3152 Belwood Dr. and 4050 Autumn Ln.** from **Vestavia Hills R-4 and R-8 to Vestavia Hills R-9** For The Purpose Of Single Family Development.

BACKGROUND

The applicant is requesting a rezoning for a 14-lot single family development. Access to the proposed single family subdivision would be off Autumn Ln. and the development would be served by a public street that includes sidewalks. The developers propose constructing sidewalks and improvements along Belwood Dr. and Autumn Ln. The Community Plan indicates that these lots are designated for "Limited Mixed Use" and "Medium Density Residential". Additionally, the lots fronting Autumn Ln. are currently zoned R-8 (Townhouse zoning). Site plan and renderings are attached.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner



Record No: RZ-26-1

Rezoning Application

Status: Active

Submitted On: 1/8/2026

Primary Location

3136 BELWOOD DR
VESTAVIA HILLS, AL 35243

Owner

Sunview Development LLC
Market Street 3545 Hoover, AL 35226

Property Information

Subject Property Address*

3130, 3136, 3152 Bellwood Drive and
4050 Autumn Lane

Tax Parcel ID Number

2800221005010.00, 2800221005011.000,
2800221005011.002, &
2800221005011.001

Legal Description

Part of the NW 1/4-NE 1/4, Sec 22, T 18S, R2W.
Commence at SW corner of said 1/4-1/4 section and run E along 1/4-1/4 section line for 132.00' to POB; thence continue E for 529.15' to W ROW of Autumn Ln.; thence N along ROW for 325.5'; thence run W along S line of Hodges Add to Cahaba Heights as recorded in MB 47, PG63 for 529.33'; thence S for 328.07' to POB.

Existing Parking Spaces

0

Proposed Parking Spaces

—

Submission Date*

01/08/2026

Type of Project*

New Residential Subdivision

Action Requested:

From Existing Zoning Classification*

R-4 & R-8

To Requested Zoning Classification*

R-9

For the Intended Purpose of:* 

Proposed 14 lot single family residential development.

Acreage of Subject Property*

4.0

Acreage of Property to be Disturbed*

4.0

Setbacks

Front

5

Back

20

Side

5

Open Space

0

Lot Coverage Percentage

67

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*

Sunview Development LLC

Company Name

Owner Address City State Zip*

3545 Market Street
Hoover, AL 35226

Owner's Phone Number*

205-989-5588

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 ?

Jonathan Belcher

Company Name

Sunview Development LLC

Contact Email of Responsible Party

jbelcher@e-signaturehomes.com

Mailing Address of Responsible Party

3545 Market Street
Hoover, AL 35226

Phone No. of Responsible Party

205-989-5588

Project Engineer Information (if applicable)

Name

Robert Easley

Company

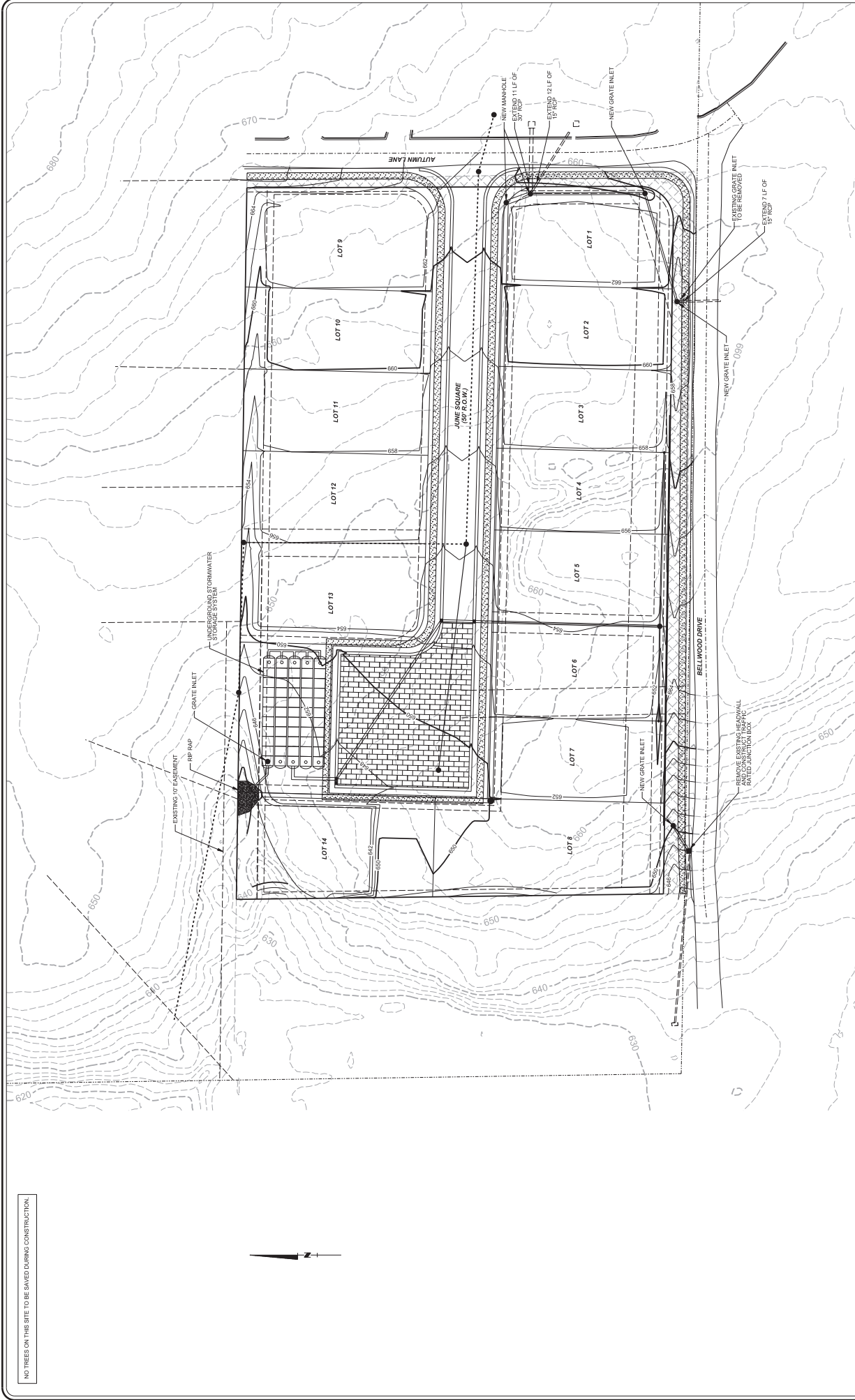
Alabama Engineering Co., Inc.

Mailing Address

1214 Alford Avenue
Hoover, AL 35226

Phone Number

205-803-2161



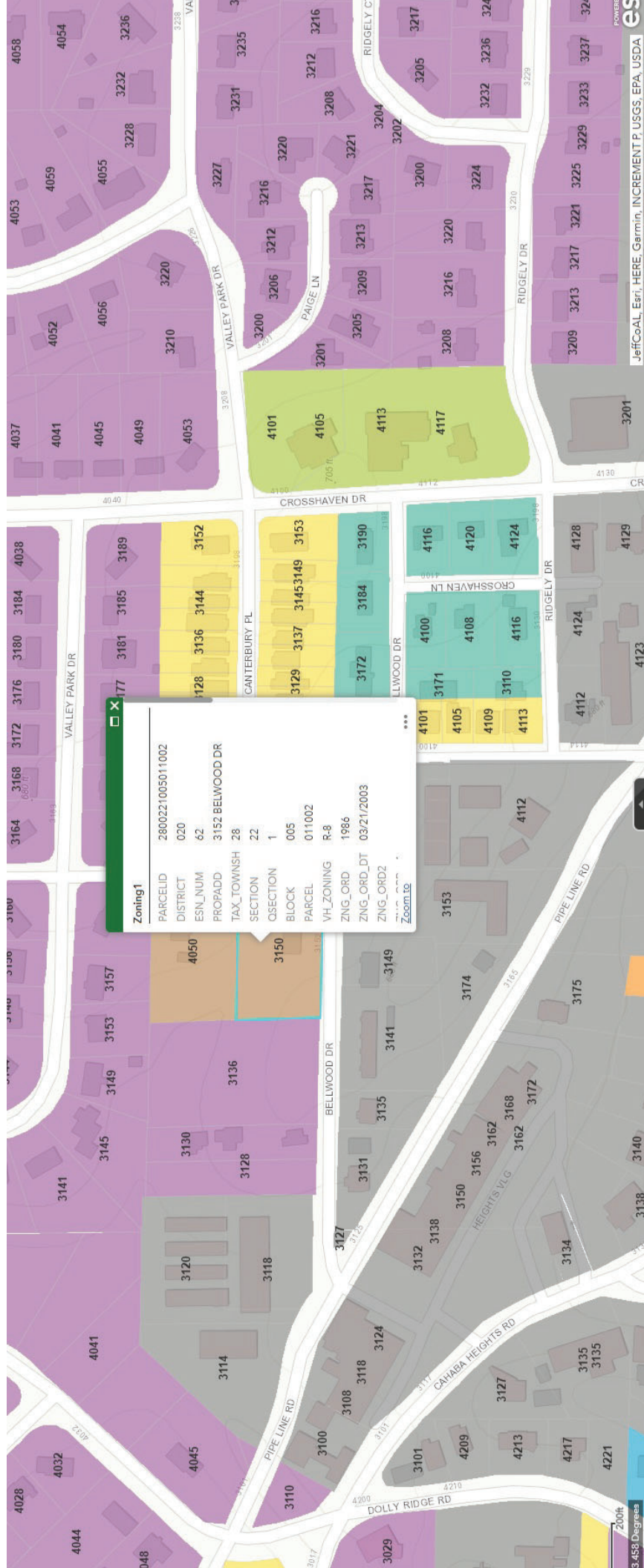
NO TREES ON THIS SITE TO BE SAVED DURING CONSTRUCTION.

No.	Date	By	Checked	Revision Description

<p>Alabama Engineering Company, Inc. 1214 Alford Avenue Hoover, Alabama 35226 Phone (205) 803-2161 Fax (205) 803-2162</p>		<p>Not valid for construction unless signed in the block Robert W. Embley, IV, PE Date</p>	
<p>Grading and Drainage Plan Bellwood 3152 Bellwood Drive Vestavia, Alabama</p>		<p>Scale: 1" = 30' Drawn by: JWE Checked: JWE The Name, Title, and Date of the Designer</p>	
		<p>Date: 11/20/05 Sheet No.: 2 Sequence No.: 2 of 2</p>	



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Future Land Use

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Retail/Mixed Use
- Limited Mixed Use
- Planned Mixed Use
- Institutional
- Parks and Open Space
- Birmingham
- Jefferson County
- Mountain Brook

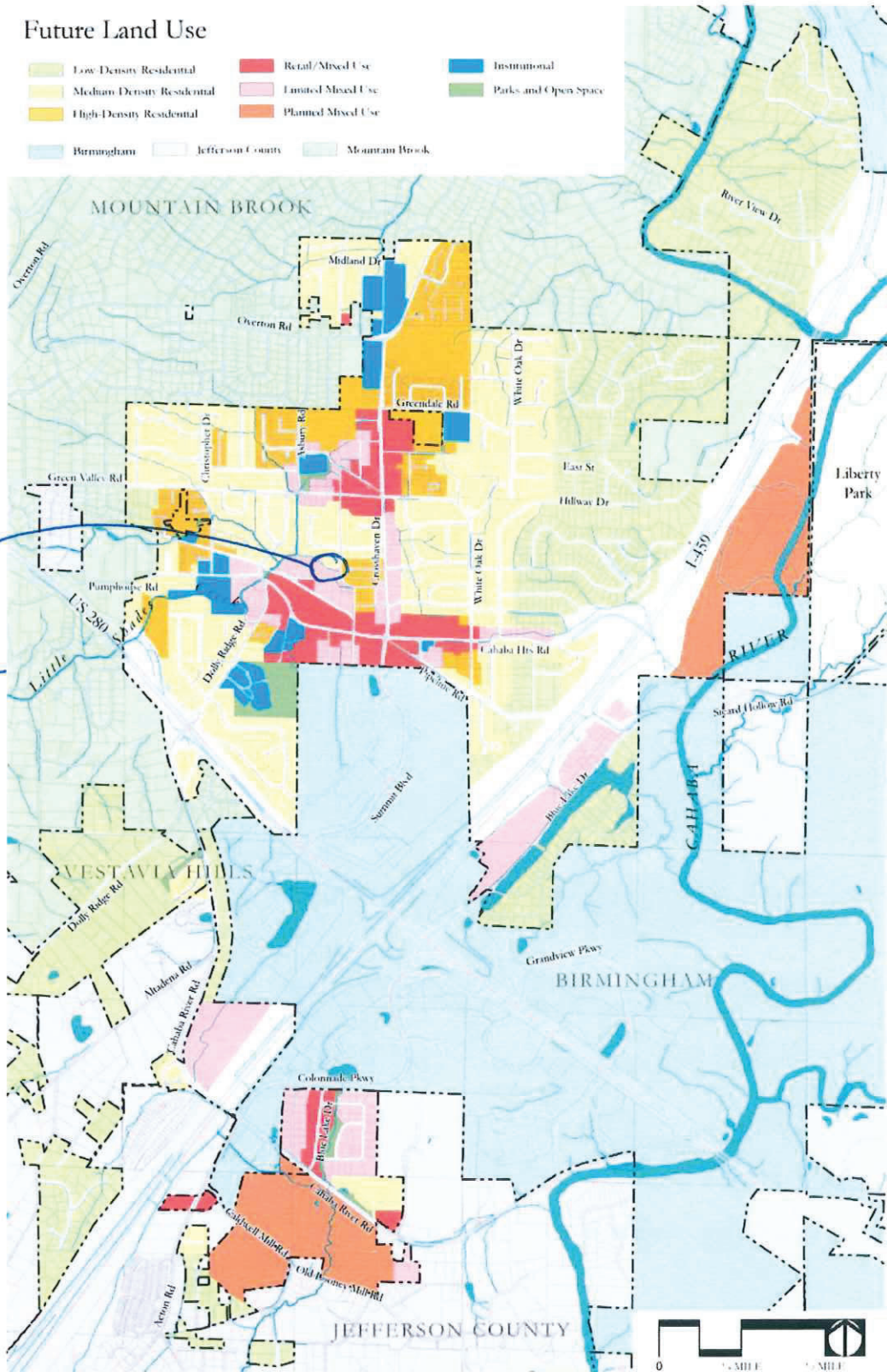


Figure 4: Future Land Use Map