



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

1. Roll Call
2. Pledge Of Allegiance
3. Approval Of Minutes: February 12, 2026

Final Plats

Consent Agenda

Rezoning

4. CU-26-1 **Patrick Crabtree** Is Requesting **Conditional Use Approval** for **Pet Grooming** Located At **1401 Montgomery Hwy.** The Property Is Owned By Patrick Crabtree/Savfalk Realty and Is Zoned Vestavia Hills B-3.

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

February 12, 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 Cochran 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
Ryan Farrell
Ryan Blackenburg

MEMBERS ABSENT:

Hastings Sykes
David Maluff

OTHER OFFICIALS PRESENT:

Jack Wakefield, City Planner
Ethan Fisher, City Engineer

**Appeared via Zoom*

APPROVAL OF MINUTES

Ms. Cochran stated that the minutes of the January 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. Romeo – yes Mr. Weaver – yes
Mr. Pierce – yes Mr. Farrell – yes
Mr. Honeycutt – yes Mr. Blackenburg – yes
Ms. Cochran – yes
Motion Carried.

Consent Agenda

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.

Mr. Wakefield explained that the item was ministerial, and met minimums of the Zoning Code.

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. Romeo – yes Mr. Weaver – yes
Mr. Pierce – yes Mr. Farrell – yes
Mr. Honeycutt – yes Mr. Blackenburg – yes
Ms. Cochran – yes
Motion Carried.

Rezoning

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.

Mr. Wakefield explained this is a rezoning from INST-1 to B-2 for a car wash/retail shop development.

Mr. Pierce asked if there was any agreement between Glenwood and the developers.

Mr. Wakefield stated that he wasn't aware of any formal agreement regarding restricted uses.

Ms. Cochran opened the floor for a public hearing.

Chris Retan, 5191 Sicard Hollow Road, spoke related to sight distance and speed on the roadway. He was concerned that sight distance will be a large issue, as motorists routinely speed on Sicard Hollow Road.

Christy Castleberry, 130 Glenwood Ln, spoke on behalf of Glenwood. She stated she would like the Commission to consider restricting the use of fast food on this site. That this use would have an adverse impact on her property and the occupants of her property.

Chris Eckroate was present to represent the developers. He spoke on the sight distance issue, stating that the sight distance is related to the current speed limit of 35 mph. He viewed the issue of speeding can be best deterred by the Police Department. Speaking on the fast-food use, he stated that this development is set up to be family friendly. Counter service restaurants are integral to the vision of the retail aspect of this site. They cannot agree to this restriction, even as a Conditional Use. That would just serve as a required rezoning, if a counter service restaurant wants to have a business on this site. He spoke to the list of uses that the developers did agree restricting based on conversations with Glenwood.

Councilor Weaver asked if they the restricted uses being proposed by the developers reflected the conversations with Glenwood, minus the fast-food restaurant use?

Mr. Eckroate stated that it was.

Councilor Weaver stated that we already have hooded vent concession stands at SHAC, and that has never been a problem in the past. He didn't feel comfortable putting this sort of restriction on the property, at the request of a property that isn't in our municipality. This doesn't cause harm to the safety and welfare of the community, and is already an existing use on an adjacent property.

Mr. Pierce asked about lighting and hours of operation.

Mr. Eckroate stated they will follow the local ordinances of Vestavia Hills.

Councilor Weaver asked if this property is a part of the Liberty Park PUD?

Mr. Eckroate stated that is owned by Liberty Park, but not a part of the PUD.

There being no one else 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 4875 Sicard Hollow Road from Vestavia Hills INST-1 to Vestavia Hills B-2 allowing a car wash use and conditioned on restricted uses attached in the exhibit). Second was by Mr. Pierce. Motion was carried on a roll call; vote as follows:

Mr. Romeo – yes	Mr. Weaver – yes
Mr. Pierce – yes	Mr. Farrell – yes
Mr. Honeycutt – yes	Mr. Blackenburg – yes
Ms. Cochran – yes	
Motion Carried.	

RZ-26-1 Sunview Development LLCs 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.

Mr. Wakefield explained this is a rezoning for a new single-family residential development in Cahaba Heights.

Bob Easley, spoke on the project. He stated he didn't have building elevation plans to show just yet.

Ch. Cochran asked what the size of the homes would be?

Mr. Easley said at least 2200 sqft, but mostly around 3000sqft.

Mr. Pierce asked how wide will the lots be?

Mr. Easley stated that they will be 60' wide.

Mr. Romeo asked about storm water detention.

Mr. Easley said they are proposing subsurface stormwater detention on this site.

Mr. Pierce asked if this will be on sewer?

Mr. Easley stated that it would be.

City Engineer Ethan Fisher spoke that this development checks on the boxes and the developer will follow all recommendations from engineering.

Councilor Weaver stated that this proposal meets the requirements of what the residents

wanted. He also told the applicant to have conceptual building elevation renderings before coming to City Council.

Ms. Cochran opened the floor for a public hearing.

Jim Diggle spoke to his support of this project. That this seems a lot better in terms of water run off and better for the community.

There being no one else 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 3130, 3136, & 3152 Belwood Dr. and 4050 Autumn Ln from Vestavia Hills R-4 and R-8 to Vestavia Hills R-9. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Romeo – yes	Mr. Weaver – yes
Mr. Pierce – yes	Mr. Farrell – yes
Mr. Honeycutt – yes	Mr. Blackenburg – yes
Ms. Cochran – yes	
Motion Carried.	

Jack Wakefield, City Planner

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

March 12, 2026

AGENDA ITEM

CU-26-1 **Patrick Crabtree** Is Requesting **Conditional Use Approval** for **Pet Grooming** Located At **1401 Montgomery Hwy.** The Property Is Owned By Patrick Crabtree/Savfalk Realty and Is Zoned Vestavia Hills B-3.

BACKGROUND

Conditional Use Approval for Pet Grooming

PLANNER'S REVIEW/RECOMMENDATION

The applicant is requesting a Conditional Use Approval for the property located at 1401 Montgomery Hwy. This is a multi-tenant commercial building. The proposed business will be for dog grooming. At the moment, there will only be one groomer operating at this location. However, the business owner has expressed she could hire another groomer over the next year or two. This business will be by appointment only.

ATTACHMENTS

1. Application
2. Description of Business
3. Site Survey
4. Photos of Building
5. Owner Affidavit

Conrad Garrison
City Planner



Record No: CU-26-1

Conditional Use Application

Status: Active

Submitted On: 1/13/2026

Primary Location

1401 MONTGOMERY HWY
VESTAVIA HILLS, AL 35216

Owner

Patrick Crabtree Savfalk Realty
Montgomery Hwy 1401 Montgomery Highway
Birmingham, AL 35216

Agenda Information

Agenda Scheduling:

March 2026

Comment/Delay/Reasons:

Owner Information

A notarized Owner's Affidavit must be submitted with this Conditional Use Application before it can be processed. Please prepare this affidavit prior to submission or it will not be properly filed. All documents must be filed prior to the application date to be considered on the next meeting date. If any required information is received after the application date, the application will be held until the next month.

Property Owner:*

Patrick Crabtree/SavFalk Realty

Mailing Address of Property Owner Including City,
State, Zip Code:*

1401 Montgomery Highway, Suite 111,
Vestavia Hills, 35216

Property Owner Email: 

Property Owner Telephone Number:

2059603991

Check Below if Property Owner is Responsible for Postage Costs

Representing/Responsible Party

Representing Agent:

Patrick Crabtree Savfalk Realty

Mailing Address of Representing Agent Including City, State, Zip:

1401 Montgomery Highway, Suite 111
Vestavia Hills AL 35216

Representing Agent Email: 

Representing Agent Telephone No.:

2059603991

Check Below if Representing Agent is Responsible for Postage Charges

Property Information

Property Address:*

1401 Montgomery Highway, Vestavia Hills
AL 35216

County Parcel ID Number:

29 00 36 4 007 001.000

Legal Description of Subject Property:*

MAP# 29 00 36 4 007; CODE1: 0; CODE2: 0; Section1: 36; Township1: 18S;
RANGE1: O3W; LOT DIM1: 0; LOT DIM2: 0; Acres: 0.000

Current Zoning Classification of Subject Property:*

B-3

Requested Conditional Use Including Intended Use, Citing Appropriate Section of the Zoning Code, etc.:* ?

I have a lady who is a professional dog groomer who is leaving her Hoover dog grooming business and wanting to open up her own dog grooming business here at my building in Vestavia Hills. She is willing to sign a 3 year commercial lease. She does dog grooming by appointment only and is by herself for now, but could have another groomer with her over the next year or two

Explanation of Reasons for Conditional Use

Upon acceptance of an application, the Commission shall consider the application during a public hearing. The Commission shall, after the public hearing, make a recommendation to the Council. Following the recommendation by the Commission, the Council shall hold a public hearing regarding the application and upon completion of said hearing, shall approve with conditions or deny the request within the time limit required by law. The recommendation by the Commission may be to approve or deny the application, which said recommendation shall be advisory only. Zoning is a legislative matter decided by the Council. The Council shall not be bound by the recommendation of the Commission. A Conditional Use approval shall lapse and be of no effect if, after the expiration of one (1) year from the date of Council approval, no construction or change in use pursuant to such Conditional Use has taken place, provided that the Council may, for good cause shown, specify a longer period of time in conjunction with its action to approve a Conditional Use.

Determination. Conditional Uses shall only be approved upon a finding by the Governing Body that all of the following criteria are satisfied. Please FULLY explain each of these conditions relative to this Conditional Use Request.

1. The use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the surrounding area:*

No. There will be no detrimental use to health or safety or general welfare of the surrounding area. Tenant will be responsible for" A) All dogs must be leashed at all times B) All dog poop must be picked up daily C) Tenant suite space must be cleaned daily from dog hair, etc., as well as entrance hallway and any areas dogs will be: parking lot, driveway, outside metal stairs, inside hallways, etc.

2. The use is necessary or desirable and provides a service or facility that contributes to the general well-being of the surrounding area:*

Yes. Dog Grooming is desirable for this area and many Vestavia Hills homeowners will benefit from a good quality dog grooming business. Dogs make people smile :)

3. The request is consistent with all applicable provisions of the Comprehensive Plan:*

Yes. This request is consistent with all applicable provisions of the Comprehensive Plan:

4. The request shall not adversely affect adjacent properties:*

No. a Dog Groomer will not adversely affect any adjacent properties as we are enclosed by a creek on one side and fence on the other and have a gravel lot in the flood plain in our back gravel lot

5. The request is compatible with the existing or allowable uses of adjacent properties:*

Yes. This request is compatible with existing or allowable uses of adjacent properties

6. The request can demonstrate that adequate public facilities, including roads, drainage, potable water, sanitary sewer, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed:*

Yes, This campus property has recently been reviewed and passed by Building and Fire and Fire Safety by The City of Vestavia Hills Fire Department, and this business will be served adequately by the above

7. The request can demonstrate adequate provision for maintenance of the use and associated structures:*

Yes. Tenant's space is open and has easy access for maintenance and for associated structures.

8. The request has minimized, to the degree possible, adverse effects on the natural environment:*

Yes. Tenant will be responsible for everything associated to any dog on property including picking up any poop that customers did not pick up, all dogs leashed 100% of the time-NO EXCEPTIONS, keeping a clean suite space, shared hallway space, outside stairs, outside walkway, and driveway. Additionally, I (the owner) walk the property daily to pick up trash and will inspect and check tenant's responsibilities and make certain they are met.

9. The request will not create undue traffic congestion:*

No. We have plenty of parking in back lower parking (the flood area lot) and easy driveway access to and from

That such development will comply with all applicable regulations and conditions specified within this Ordinance:*

Yes. This tenant and their rented space will comply with all applicable regulations and conditions specified within this ordinance

New Custom Section

P&Z Meeting Date 

P&Z Recommendation 

City Council Meeting Date 

Ordinance Number 

Approve/Deny & Conditions 

City of Vestavia Business Intention Writeup
DeeDee's Dirty Paws

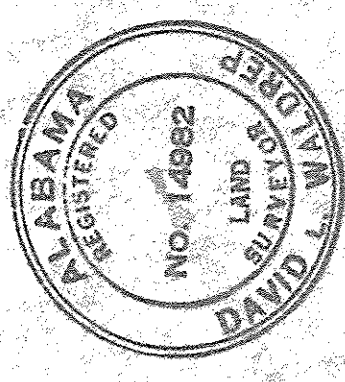
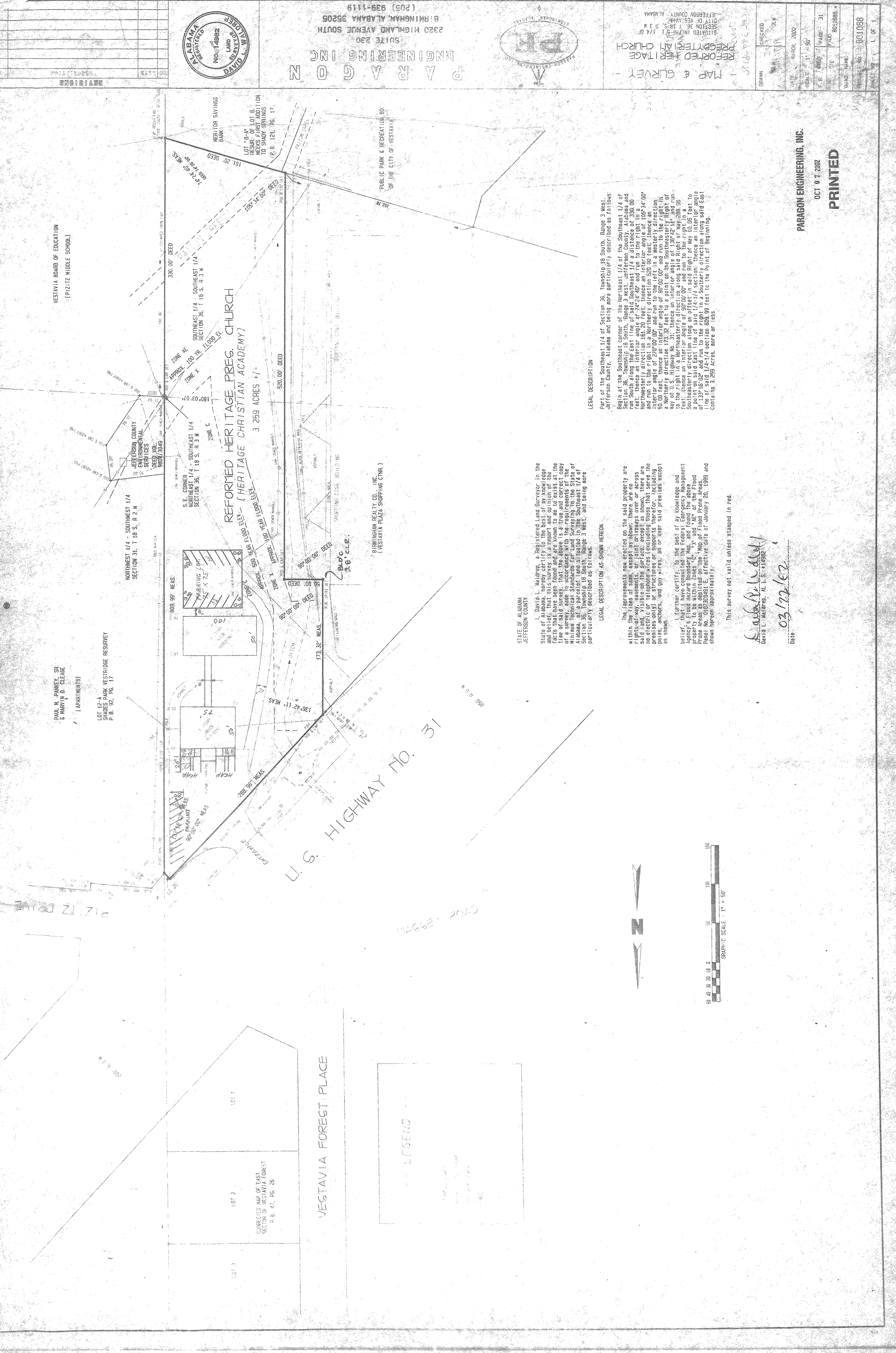
DeeDee's Dirty Paws will be a personalized one-on-one dog grooming salon. The business will operate by appointment only, with no walk-ins. This will minimize the stress on the dog and no time waiting in a kennel play pen. There will be one kennel play pen to keep up to one dog at a time to ensure a safe place for the dog to wait in case a pet parent is running late.

I have six years' experience maintaining the cleanliness of a professional dog grooming salon, and will make sure to clean up any dog hair not only in the salon space, but in any areas of the building that the dogs travel in including hallways, waiting area, and walking spaces. I will instruct pet parents with signs in my office suite, as well as signs in the parking area, to keep dogs leashed at all times. I will also include a disclaimer in the directions/instructions to get to the building that all dogs MUST be leashed at all times to ensure safety.

Along with leash requirement, there will be signs instructing pet parents to pick up after their dogs. In case of potty accidents inside, signs will ask pet parents to inform me of accidents, that way their area can be thoroughly disinfected. To ensure cleanliness, I will walk the property/parking area in the morning and afternoon to pick up any waste that's been left behind by pet parents. There will be stations outside with waste bags and a disposal bin that I will empty daily.

Everything I have included will be a priority in starting and maintaining DeeDee's Dirty Paws Dog Grooming.

Thank you for your time,
Allena Morse
205-578-9968
Allymaye2016@gmail.com



P A R A G O N
ENGINEERING INC
 SUITE 230
 2320 HIGHLAND AVENUE SOUTH
 BIRMINGHAM, ALABAMA 35205
 (205) 939-1119



DATE	MARCH 2002
SCALE	1" = 50'
F. B. NO.	76
PAGE	31
FILE	8010896
QUAD	110
PROJECT NO.	8010896
SHEET NO.	1 OF 1

MAP & SURVEY -
 REFORMED HERITAGE PRES. CHURCH
 REGISTERED LAND SURVEYOR
 SECTION 36, T. 18 S., R. 3 W.
 CITY OF VESTAVIA
 JEFFERSON COUNTY, ALABAMA

PARAGON ENGINEERING, INC.
 OCT 07 2002
PRINTED

VESTAVIA BOARD OF EDUCATION
 (PIZZITZ MIDDLE SCHOOL)

LOT 12-A
 SHADES PARK VESTRIDGE RESURVEY
 P. B. 92, PG. 17

NORTHWEST 1/4 - SOUTH
 SECTION 31, T. 18 S., R. 2 W.

S.E. CORNER
 NORTHWEST 1/4 - SOUTH
 SECTION 36, T. 18 S., R. 3 W.

REFORMED HERITAGE PRES. CHURCH
 (HERITAGE CHRISTIAN ACADEMY)
 3.259 ACRES +/-

BIRMINGHAM REALTY CO., INC.
 (VESTAVIA PLAZA SHOPPING CTR.)

STATE OF ALABAMA
 JEFFERSON COUNTY

I, David L. Aldred, a Registered Land Surveyor in the State of Alabama, hereby certify to the best of my knowledge and belief that the above is a true and correct copy of a survey made in accordance with the requirements of the Minimum Technical Standards for Land Surveying in the State of Alabama, and that the same is a true and correct copy of a particular description of the land shown and being more particularly described as follows:

LEGAL DESCRIPTION AS SHOWN HEREON

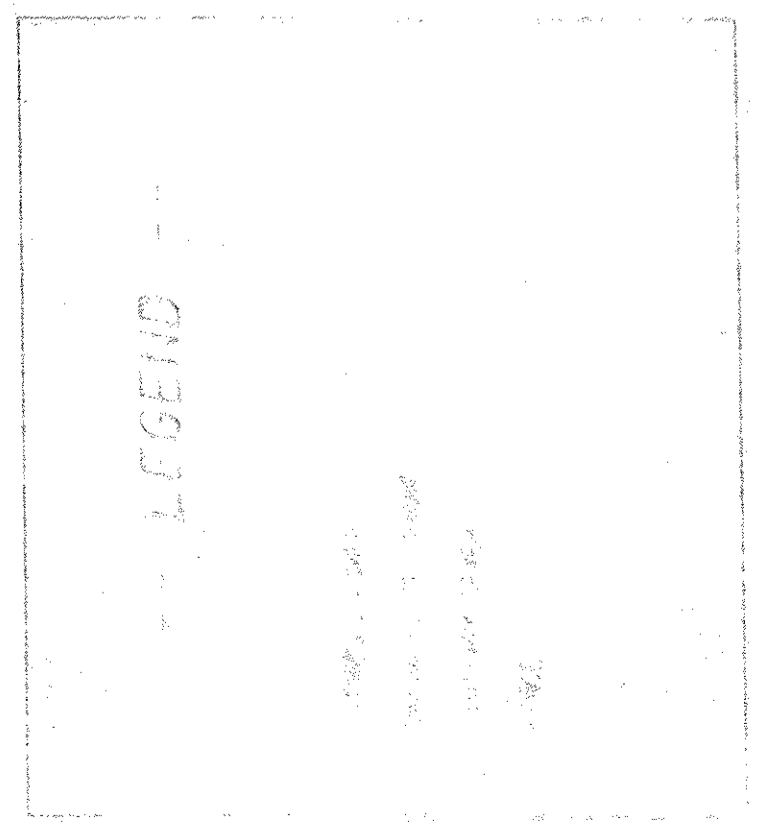
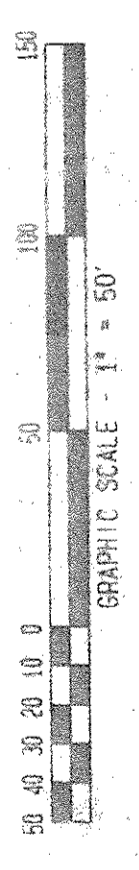
Part of the Southeast 1/4 of Section 36, Township 18 South, Range 3 West, Jefferson County, Alabama and being more particularly described as follows: Begin at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 18 South, Range 3 West, Jefferson County, Alabama and run South along the East line of said Southeast 1/4 a distance of 330.00 feet, thence an interior angle of 74°24'00" and run to the right in a westerly direction 220.00 feet, thence an interior angle of 34°00' and run to the right in a westerly direction 520.00 feet, thence an interior angle of 27°00'00" and run to the left in a westerly direction 50.00 feet, thence an interior angle of 90°00'00" and run to the right in a northerly direction 173.32 feet to a point on the Southeast 1/4 of Section 36, Township 18 South, Range 3 West, Jefferson County, Alabama, thence an interior angle of 90°00'00" and run to the right in a southeasterly direction along an offset in said Right of Way 10.05 feet to a point on said East line of said 1/4-1/4 section, thence an interior angle of 90°00'00" and run to the right in a southeasterly direction along said East line of said 1/4-1/4 section 681.99 feet to the Point of Beginning. Contains 3.259 Acres, more or less.

The improvements now erected on the said property are within the lines of same, except as shown, there are no improvements shown on the said survey, except as shown, there are no electric or telephone wires (excluding those that serve the premises only) or structures or supports thereon, including poles, anchors, and guy wires, on or over said premises except as shown. I further certify, to the best of my knowledge and belief, that I have consulted the Federal Emergency Management Agency's Flood Hazard Boundary Map and found the above described property is not in a Flood Hazard Area as shown on the Flood Hazard Boundary Map of the State of Alabama, Panel No. 0407300491 E, effective date of January 20, 1999 and shown hereon approximately.

This survey not valid unless stamped in red.

David L. Aldred, A.L.S. #14892

Date 03/22/02



VESTAVIA FOREST PLACE

CORRECTED MAP OF EAST
 SECTION OF VESTAVIA FOREST
 P. B. 47, PG. 26

LOT 1

LOT 2

LOT 3

















**City of Vestavia Hills
Office of the City Clerk**

OWNER AFFIDAVIT (This form must be notarized):

I do hereby declare that the following statements are correct concerning the subject property located at: 1701 Montgomery Hwy, Ste 111 Vestavia Hills, AL 35216, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply)*.

the Property Owner and representing myself in said request.

the Property Owner, but I am authorizing a Representing Agent by the name of: _____ to represent me in the following request:

And am requesting: (please check)

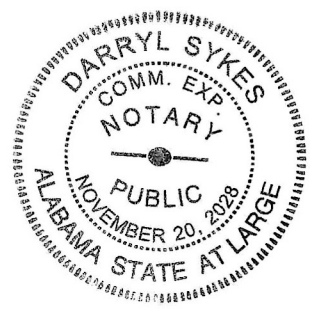
- | | |
|--|---|
| <input type="checkbox"/> Rezoning Request | <input type="checkbox"/> Request for Variance |
| <input type="checkbox"/> Preliminary Plat Approval | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Final Plat Approval | <input type="checkbox"/> Design Review Approval |
| <input checked="" type="checkbox"/> Conditional Use Approval | |

Signed: *Patrick W. Crabtree* 1/13/26
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Jefferson

Given under my hand and seal
this 13th day of January, 2026.

Darryl Sykes
Notary Public



My commission expires 20th day of November, 2028.