

ORDINANCE NUMBER 3135

**AN ORDINANCE GRANTING A CONDITIONAL USE APPROVAL
FOR A DOG GROOMING BUSINESS**

WHEREAS, on June 27, 2022, the City Council of the City of Vestavia Hills, Alabama approved and adopted Ordinance Number 3099, re-establishing a Zoning Code for the City of Vestavia Hills, Alabama; and

WHEREAS, Patrick Crabtree owner of 1401 Montgomery on behalf of Stephanie Hazen, has submitted application for conditional use approval for the grooming and bathing services of dogs operated from tenant space in the 1401 Montgomery Highway property, Vestavia Hills, Alabama; and

WHEREAS, Ms. Hazen has indicated in the application for conditional use approval to allow the operation of a grooming and bathing service for dogs; and

WHEREAS, a copy of said application dated September 8, 2022 is attached and hereby incorporated into this Ordinance Number 3135.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF VESTAVIA HILLS, ALABAMA, AS FOLLOWS:**

1. Conditional Use Approval is hereby approved for a grooming and bathing dog service to be located in the tenant space described as 1401 Montgomery Highway;
 - (1) Conditional use is hereby granted for operation of a dog grooming and bathing service; and
 - (2) Services shall be conducted by appointment and/or walk-in only; and
 - (3) There shall be no overnight boarding of animals at any time except when medically necessary; and
 - (4) A City of Vestavia Hills Business License shall be issued upon application and payment by the proposed dog grooming tenant working to the rules and regulations outlined in the Vestavia Hills Business License Code and shall be renewed each year that the grooming business is operated from the location at 1401 Montgomery Highway, Vestavia Hills, Alabama; and

- (5) At any time should the tenant vacate the premises, discontinue or relocate the business and the use is removed from the property for 12-months, this conditional use approval shall be nullified and said Ordinance Number 3135 shall be automatically repealed

ADOPTED and APPROVED this the 28th day of November, 2022.



Ashley C. Curry
Mayor

ATTESTED BY:

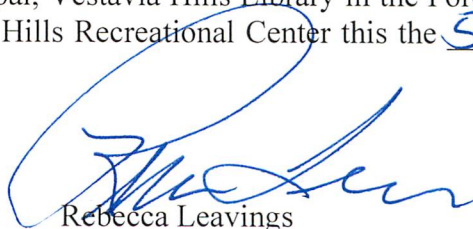


Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 3135 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 28th day of November, 2022 as same appears in the official records of said City.

Posted at Vestavia Hills Municipal, Vestavia Hills Library in the Forest, Vestavia Hills, New Menkle House and Vestavia Hills Recreational Center this the 5th day of December, 2022.



Rebecca Leavings
City Clerk



City of Vestavia Hills

Planning and Zoning Commission Review and Recommendation
of Conditional Use



Case Number: CU-22-1
Owner Name: Patrick Crabtree
Owner Address: 1401 Montgomery Hwy Vestavia Hills AL 35216

Representative: Stephanie Hazen
Rep. Address: 1400 12th Terrace Pleasant Grove AL 35127

Project Address: 1401 Montgomery Hwy Suite # 9
Legal Description: see attached
Parcel ID Number:
Current Zoning: Vestavia Hills B-2 with covenants
Request Conditional Use: Dog grooming, on-site by appoint and walk-in only with no boarding on-premise

Date of P&Z Meeting: 10/13/22
With the Commission finding that the application met all nine criteria as defined in Section 13.3.4 of the Vestavia Hills Zoning Ordinance

MOTION Mr. Weaver made a motion to recommend Conditional Use Approval for dog grooming at 1401 Montgomery Hwy. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

P&Z Recommendation: Mr. Maloof – yes Mr. Farrell – yes
Mr. Weaver – yes Mr. Romeo– yes
Mr. Sykes – yes Mrs. Barnes– yes
Mr. Larson – yes Motion carried.

Authorized by: Vestavia Hills Planning and Zoning Commission, Michael Vercher, Chair
Issued by: Conrad Garrison, City Planner

City of Vestavia Hills, AL

10/26/2022

CU-22-1

Conditional Use Application

Status: Active

Date Created: Sep 8, 2022

Applicant

Stephanie Hazen
hazenstephanie4@gmail.com
1400 12th Terrace
Pleasant Grove, AL 35127
205-306-5405

Primary Location

1401 MONTGOMERY HWY
VESTAVIA HILLS, AL 35216

Owner:

Patrick Crabtree
1401 Montgomery Hwy Vestavia Hills , AL 35216

Agenda Information

Agenda Scheduling:

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Comment/Delay/Reasons:

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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

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

1401 Montgomery Hwy Vestavia Hills AL 35216

Property Owner Email:

patrickcrabtree09@yahoo.com

Property Owner Telephone Number:

205-960-3991

Check Below if Property Owner is Responsible for Postage Costs

Representing/Responsible Party

Representing Agent:

Stephanie Hazen

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

1400 12th Terrace Pleasant Grove AL 35127

Representing Agent Telephone No.:

205-306-5405

Representing Agent Email:

hazenstephanie4@gmail.com

Check Below if Representing Agent is Responsible for Postage Charges

Property Information**Property Address:**

1401 Montgomery Hwy Suite # 9

County Parcel ID Number:

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Legal Description of Subject Property:

see attached

Current Zoning Classification of Subject Property:

Vestavia Hills B-2 with covenants

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

Dog grooming, on-site by appoint and walk-in only with no boarding on-premise

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.

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.

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

Yes.

4. The request shall not adversely affect adjacent properties:

No.

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

No.

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.

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

Yes.

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

Yes.

9. The request will not create undue traffic congestion:

No.

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

Yes.

New Custom Section

P&Z Meeting Date

10/13/22

P&Z Recommendation

With the Commission finding that the application met all nine criteria as defined in Section 13.3.4 of the Vestavia Hills Zoning Ordinance

MOTION Mr. Weaver made a motion to recommend Conditional Use Approval for dog grooming at 1401 Montgomery Hwy. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

- Mr. Maloof – yes
- Mr. Weaver – yes
- Mr. Sykes – yes
- Mr. Larson – yes
- Mr. Farrell – yes
- Mr. Romeo– yes
- Mrs. Barnes– yes
- Motion carried.

City Council Meeting Date

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Ordinance Number

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Approve/Deny & Conditions

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Attachments

-  2022_09_08_13_22_08.pdf
Uploaded by Stephanie Hazen on Sep 8, 2022 at 1:23 pm
-  2022_09_08_13_25_43.pdf
Uploaded by Stephanie Hazen on Sep 8, 2022 at 1:26 pm
-  2022_09_08_13_22_21.pdf
Uploaded by Stephanie Hazen on Sep 8, 2022 at 1:23 pm

History

Date	Activity
Sep 8, 2022 at 1:14 pm	Stephanie Hazen started a draft of Record CU-22-1
Sep 8, 2022 at 1:16 pm	Stephanie Hazen altered Record CU-22-1, changed ownerCity from "" to "Vestavia Hills "
Sep 8, 2022 at 1:16 pm	Stephanie Hazen altered Record CU-22-1, changed ownerEmail from "" to "patrickcrabtree09@yahoo.com"
Sep 8, 2022 at 1:16 pm	Stephanie Hazen altered Record CU-22-1, changed ownerName from "" to "Patrick Crabtree"
Sep 8, 2022 at 1:16 pm	Stephanie Hazen altered Record CU-22-1, changed ownerPhoneNo from "" to "205-960-3991"
Sep 8, 2022 at 1:16 pm	Stephanie Hazen altered Record CU-22-1, changed ownerPostalCode from "" to "35216"
Sep 8, 2022 at 1:16 pm	Stephanie Hazen altered Record CU-22-1, changed ownerState from "" to "AL"
Sep 8, 2022 at 1:16 pm	Stephanie Hazen altered Record CU-22-1, changed ownerStreetName from "" to "Montgomery Hwy"
Sep 8, 2022 at 1:16 pm	Stephanie Hazen altered Record CU-22-1, changed ownerStreetNo from "" to "1401"
Sep 8, 2022 at 1:16 pm	Stephanie Hazen altered Record CU-22-1, changed ownerUnit from "" to ""
Sep 8, 2022 at 1:27 pm	Stephanie Hazen submitted Record CU-22-1
Sep 8, 2022 at 1:37 pm	completed payment step Custom Payment on Record CU-22-1
Sep 8, 2022 at 1:37 pm	approval step Administrative Reviewwas assigned to Kay Russom on Record CU-22-1
Sep 8, 2022 at 1:41 pm	Kay Russom approved approval step Administrative Review on Record CU-22-1
Sep 8, 2022 at 4:34 pm	Conrad Garrison assigned approval step Planner Review to Conrad Garrison on Record CU-22-1
Sep 20, 2022 at 9:47 am	Conrad Garrison approved approval step Planner Review on Record CU-22-1
Sep 20, 2022 at 9:48 am	approval step Engineering Reviewwas assigned to Christopher Brady on Record CU-22-1
Sep 20, 2022 at 9:48 am	approval step Building Official Reviewwas assigned to Keith Blanton on Record CU-22-1
Sep 20, 2022 at 9:48 am	approval step Fire Department Reviewwas assigned to Christopher Vines on Record CU-22-1
Sep 20, 2022 at 9:48 am	approval step Zoning Official Reviewwas assigned to Rebecca Leavings on Record CU-22-1
Sep 20, 2022 at 9:53 am	Rebecca Leavings changed Requested Conditional Use Including Intended Use, Citing Appropriate Section of the Zoning Code, from "Dog grooming, on-site by appoint and walk-in only with boarding on-premise" to "Dog grooming, on-site by appoint and walk-in only with no boarding on-premise" on Record CU-22-1

BUSINESS PLAN

Iron City Pawfection

1401 Montgomery Hwy Suite 9 Vestavia Hills Al 35126

09/07/2022

Executive Summary

Iron City Pawfection 's Ownership

This company will operate as a corporation.

Iron City Pawfection 's Management

The company will be managed by Stephanie, the owner, and Kayla Swink, who also has about sixteen years experience in the grooming industry.f.

Iron City Pawfection 's Goals and Objectives

The goal for this company, is to become a trusted member of the community, to take care of one of the most important member of the family, the dog. Many breeds of dog require regular grooming for their health needs. We strive to give top knotch grooming services to the Vestavia Hills community..

Iron City Pawfection 's Product

Dog grooming:

This includes bathing the dog, trimming and or grinding of nails, cleaning and plucking of dogs ears, expressing their anal glands, brushing their teeth, demating them, blowing out their undercoat, checking and treating them for fleas or ticks, and clipping their hair.

Dogs will be checked in by appointment though out the day by our receptionist. We will try to keep dogs in the salon for no longer than three hours at the maximum. That can not be guaranteed as some dogs take more time but that will be our goal. We will rotate dogs in and out though our exits. We will provide poop bags and poop bag stations for the clients. We will also clean the yard three times daily. There will be soundproofing in the building to keep the noise levels to a minimum. .

Iron City Pawfection 's Target Market

The target market for the company is people who own dogs in the Vestavia Hills community..

Iron City Pawfection 's Pricing Strategy

The company has taken many factors into account for pricing, including pricing of our direct competitors, experience of the groomers, and time it takes to groom the dog.

Our pricing will be as follows:

Grooming Services: Groom includes basic oatmeal or hypo bath, ear cleaning and plucking, haircut, nail trim, anal glands expressed, and blueberry facial!

Haircut: (including full haircut, nails clipped, ears cleaned & glands expressed)

Xsmall \$65

Small \$75

Medium \$90

Large \$120

Xl \$140

XXL \$160+

Bath: (including nails clipped, ears cleaned and glands expressed)

Short haired dogs

Xsmall \$40

Small \$50

Medium \$60

Large \$70

XL \$80

Bath:(including nails clipped, ears cleaned and glands expressed)

Long haired dogs

Xsmall \$45

Small \$55

Medium \$65

Large \$75

XL \$85

XXL \$95+

Deshed Treatment

Small \$20

Medium \$30

Large \$40

XL \$50

Additional fees

- Matting fee \$10+
- Nail grinding \$13
- Clean face/clean feet \$20
- Reset fee \$30+
- Whitening shampoo \$6
- Medicated shampoo \$12
- Teeth Brushing \$10
- Special Handling \$20+

Walk In Services:

Nails \$20

Ears \$10/\$15

Glands \$15

Face Trim \$15

Feet Trim \$15.

Iron City Pawfection 's Competitors

There are quite a few dog grooming salons in the area, but despite that, the people of Vestavia Hills still have problems getting their dogs an appointment to get their dogs groomed. I feel like the need for another salon will not effect the business of the other salons in the area..

Business Plan - Iron City Pawfection

The Company

Business Sector

The owners plan to work in the following industry:
Dog Grooming .

Company Goals and Objectives

The goal for this company, is to become a trusted member of the community, to take care of one of the most important member of the family, the dog. Many breeds of dog require regular grooming for their health needs. We strive to give top notch grooming services to the Vestavia Hills community..

Company Ownership Structure

Iron City Pawfection will be run as a corporation.

Ownership Background

Stephanie Hazen (shareholder):

Stephanie has 17 years experience in the industry, including 12 of those years being in management or owning the business. She managed a Petsmart Salon for quite a while, and owned a salon in Hueytown for years. .

_____ (shareholder):

_____.

Company Management Structure

The company will be managed by Stephanie, the owner, and Kayla Swink, who also has about sixteen years experience in the grooming industry.f.

Organizational Timeline

We hope to be fully operational as soon as possible. .

Company Assets

_____.

The Product

Iron City Pawfection 's Product

Dog grooming:

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Marketing Plan

Iron City Pawfection 's Target Market

The target market for the company is people who own dogs in the Vestavia Hills community..

Location Analysis

This location is easy to get to for many cities outside of Vestavia Hills, and will attract business to other local businesses. .

Established Customers

Stephanie has already been grooming in the Vestavia Hills area for about three years and, Kayla has off and on for years. Many families know who we are, and are very excited to see Iron City Pawfection coming soon! .

Pricing

The company has taken many factors into account for pricing, including pricing of our direct competitors, experience of the groomers, and time it takes to groom the dog.

Our pricing will be as follows:

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Haircut: (including full haircut, nails clipped, ears cleaned & glands expressed)

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Long haired dogs

Xsmall \$45

Small \$55

Medium \$65

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XL \$85

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Deshed Treatment

Small \$20

Medium \$30

Large \$40

XL \$50

Additional fees

-Matting fee \$10+

-Nail grinding \$13

- Clean face/clean feet \$20

- Reset fee \$30+
- Whitening shampoo \$6
- Medicated shampoo \$12
- Teeth Brushing \$10
- Special Handling \$20+

Walk In Services:

- Nails \$20
- Ears \$10/\$15
- Glands \$15
- Face Trim \$15
- Feet Trim \$15.

Advertising Strategy

Company will be advertised by sign, word of mouth, and social networking..

Competitor Analysis

Iron City Pawfection 's Competitors

There are quite a few dog grooming salons in the area, but despite that, the people of Vestavia Hills still have problems getting their dogs an appointment to get their dogs groomed. I feel like the need for another salon will not effect the business of the other salons in the area..

Operations

Daily Operations

Dogs will be dropped off in the morning or lunchtime by appointment only. Spend 3 to 4 hours in the salon getting groomed and then be picked up immediately upon being finished. We will aim to have a mostly cage free environment but will have kennels available for dogs that need them. We will have one person working at the front desk to help answer phones, schedule appointments, keep track of books, etc. Two groomers, Kayla and I, who will perform all of the grooming, and a bather to help bathe groom dogs and do the bath dogs. We plan to operate from about 7:30-4:30, Monday though Friday. .

Operational Facilities

The company will operate at 1401 Montgomery Highway Suite 9. This area is prone to flooding so we will always stay very weather conscious and plan not to operate if the risk of

flooding is too high. We will also have an evacuation plan for ourselves and the dogs, should we ever need it. All humans and animals will be removed from the building immediately if there is a chance of flooding. .

Staffing

The company will have one other groomer, Kayla Swink. Also, a receptionist to help check in/check out, make appointments, and keep books, etc. We will also have one, possibly more, bathers to do bath dogs and assist the groomers with bathing..