

**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

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**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 ½" 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

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**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

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**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). \***



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## 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

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### Project Engineer Information (if applicable)

**Name**

Chris Eckroate

**Company**

Caprine Engineering

**Mailing Address**

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

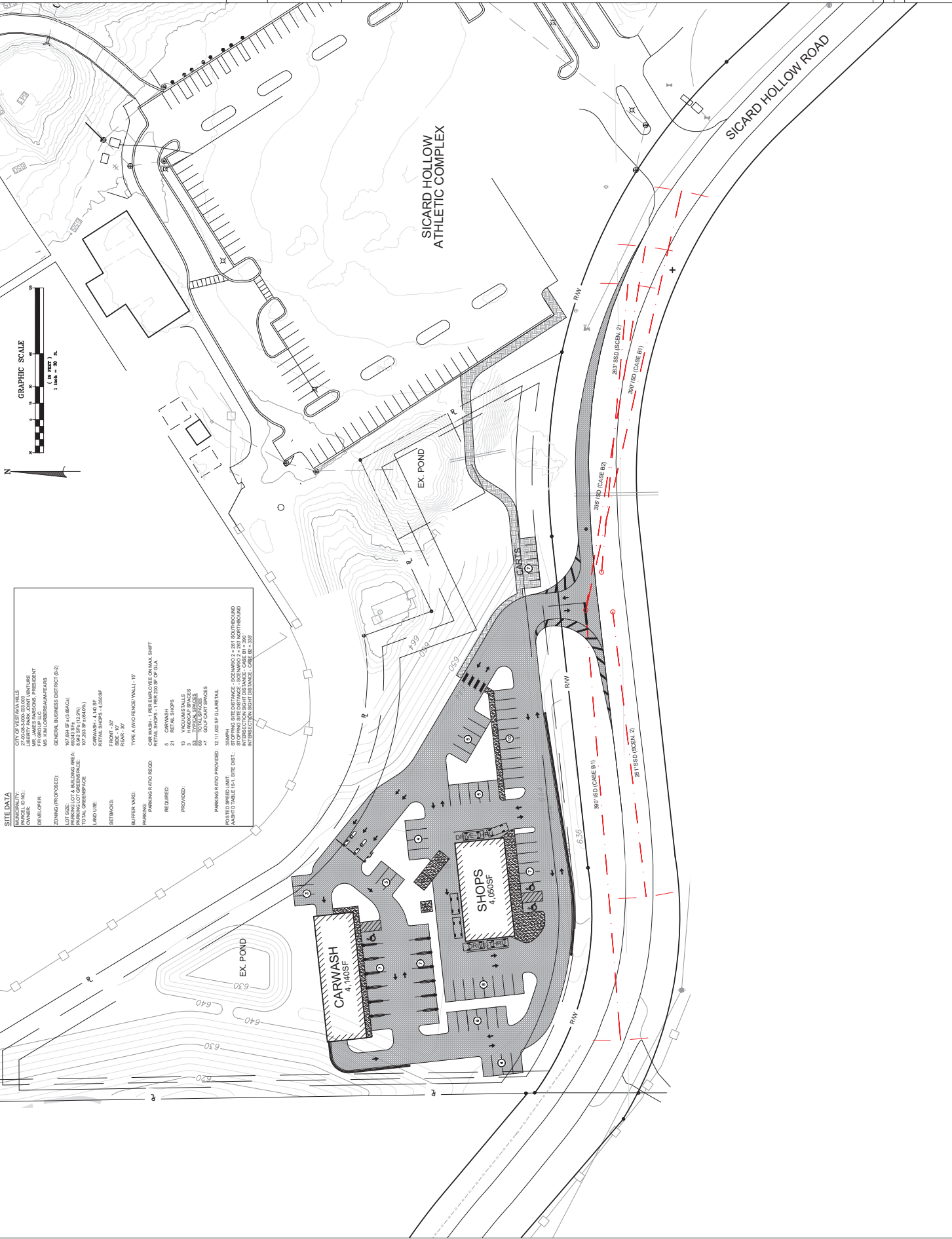
**Phone Number**

205-907-3895



SITE DATA

PROJECT NO.	27-00000000-00000
PARCEL NO.	27-00000000-00000
OWNER	LIBERTY PARK JOINT VENTURE PROPERTY - 3.8AC. COMMERCIAL PARCEL
DEVELOPER	MT GROUP LLC (DEVELOPER)
ZONING (PROPOSED)	GENERAL BUSINESS DISTRICT (B-2)
LOT SIZE	107,690 SF (1.0 AC)
PARKING LOT & BUILDING AREA	69,343 SF (1.2 AC)
TOTAL GREENSPACE	107,280 SF (1.0 AC)
LAND USE	CARWASH - 4,140 SF
SETBACKS	REAR - 10'
BUFFER VARD	TYPE A TWO FENCE / WALL - 10'
PARKING	CARWASH - 1 PER EMPLOYEE ON MAX SHIFT
PARKING RATIO REQ'D	RETAIL SHOPS - 1 PER 200 SF OF GLA
REQUIRED	51 CARWASH
PROVIDED	13 HANDICAPPED SPACES
	69 TOTAL SPACES
	77 GOLF CART SPACES
PARKING RATIO PROVIDED	12,111,000 SF GLA/261,000 SF
STOPPING SITE DISTANCE	SCENARIO 2 - 281' SOUTHBOUND
STOPPING SITE DISTANCE	SCENARIO 2 - 281' NORTHBOUND
INTERSECTION SIGHT DISTANCE	CASE B1 - 330'

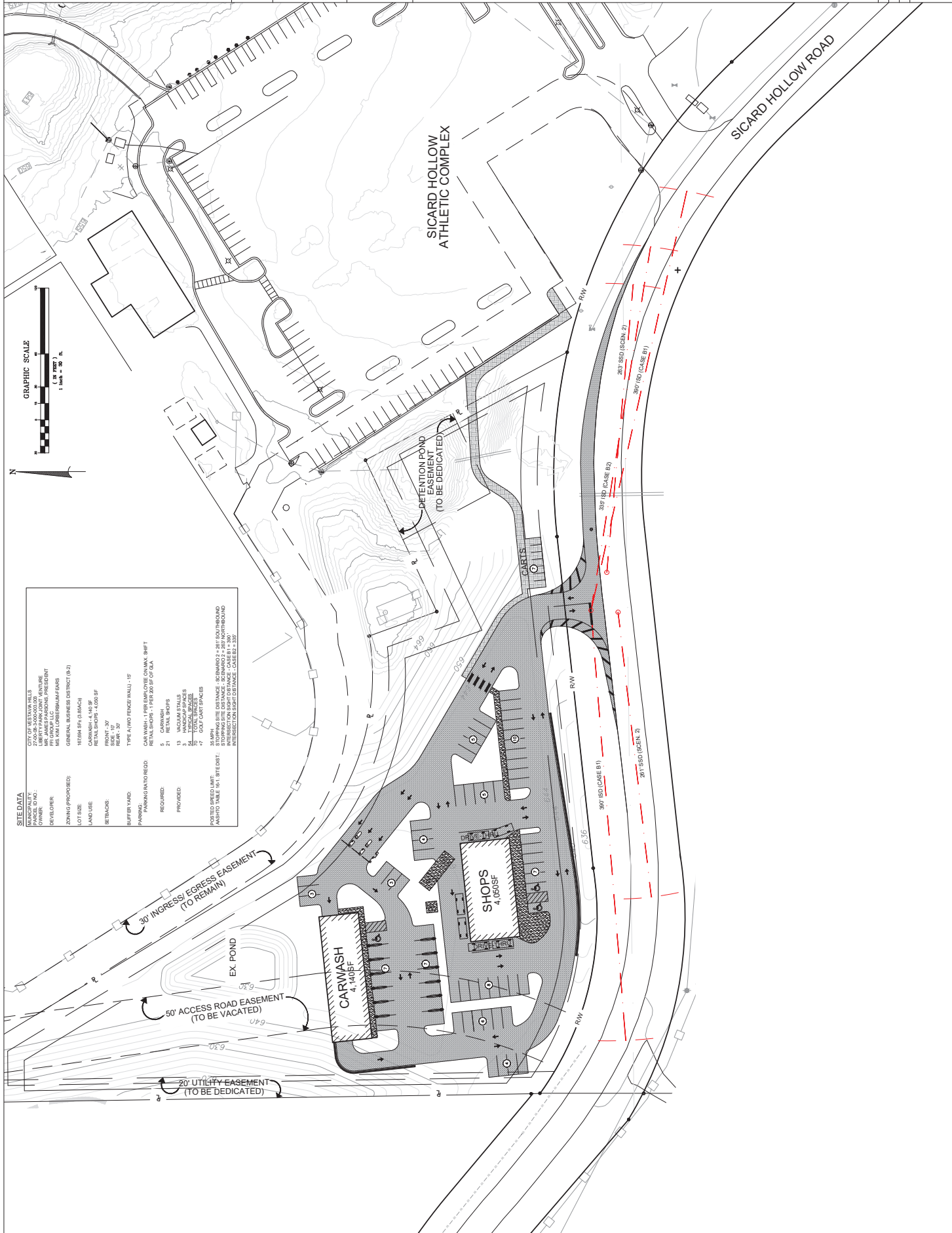
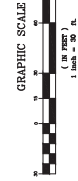


PLAN SHEET	DATE
EXHIBIT - CONCEPTUAL PLAN	11.25.2025



SITE DATA

CITY OF VESTAVIA HILLS  
71400-05-100000000  
MR. JAMES PARSONS PRESIDENT  
MR. JAMES PARSONS PRESIDENT  
MR. KIM LORENA WALKER  
GENERAL BUSINESS DISTRICT (B-2)  
107,694 SF (3.85 AC)  
CARWASH - 4,140 SF  
RETAIL SHOPS - 4,060 SF  
TOTAL SHOPS - 8,200 SF  
REAR - 30'  
TYPE A/VNO FENCE WALL - 10'  
CARWASH - 1 PER EMPLOYEE CHINA - SHFT  
RETAIL SHOPS - 1 PER 80 SF OF S.A.  
REQUIRED  
21 RETAIL SHOPS  
PROVIDED  
13 RETAIL SHOPS  
3 HANDICAP SPACES  
75 TOTAL SPACES  
47 GOLF CART SPACES  
STOPPING SITE DISTANCE - SCENARIO 2 = 201' SOUTHBOUND  
STOPPING SITE DISTANCE - SCENARIO 2 = 201' NORTHBOUND  
INTERSECTION SIGHT DISTANCE - CASE B1 = 330'



PLAN ISSUE	DATE
EXHIBIT - CONCEPTUAL PLAN	11.25.2025





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





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



