

**Record No: RZ-25-15**

Rezoning Application

Status: Active

Submitted On: 12/2/2025

Primary Location4875 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	Back
30	30
Side	Open Space
10	107293
Lot Coverage Percentage	Tree Save Plan - I acknowledge that 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). *
36	<input checked="" type="checkbox"/>

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

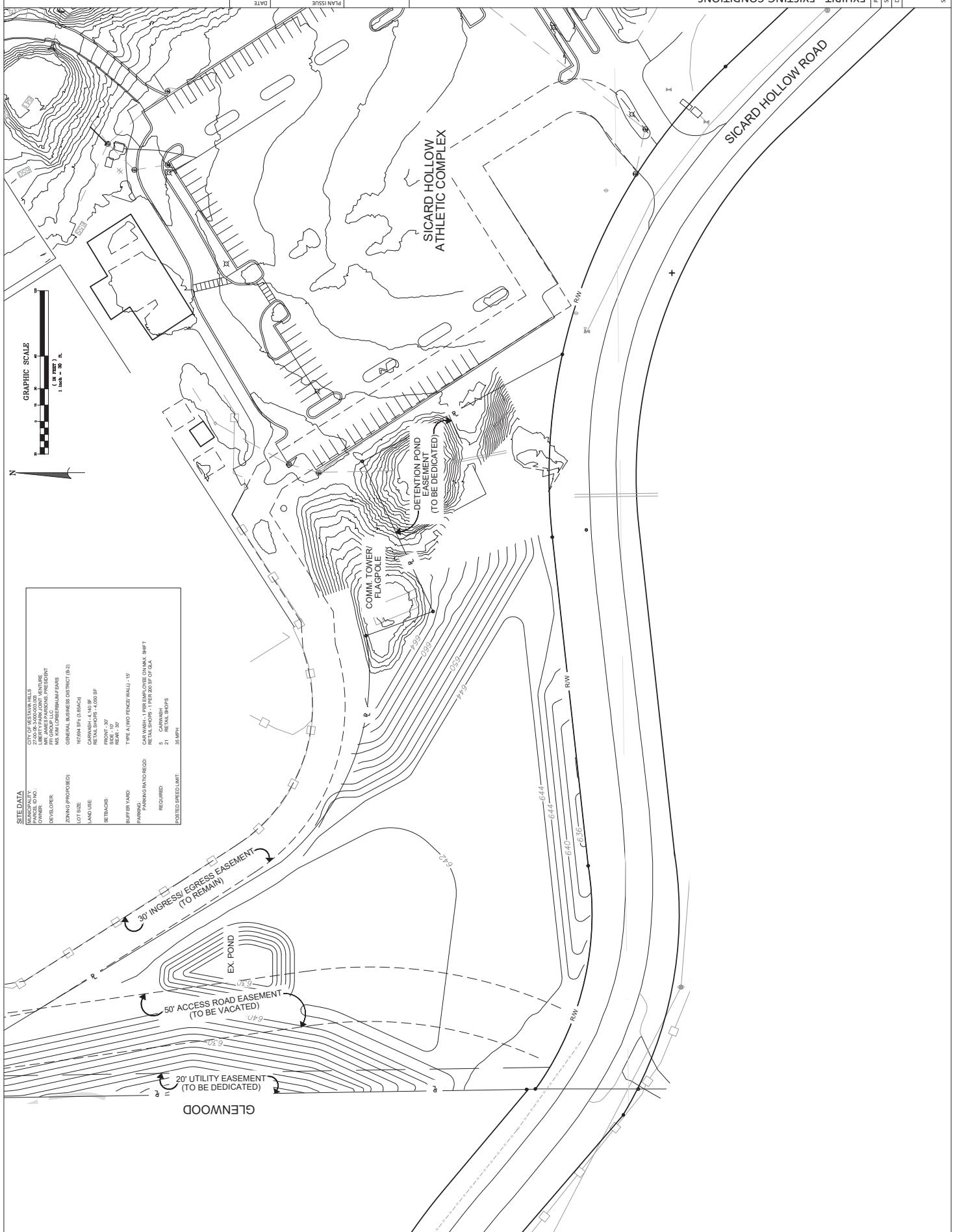
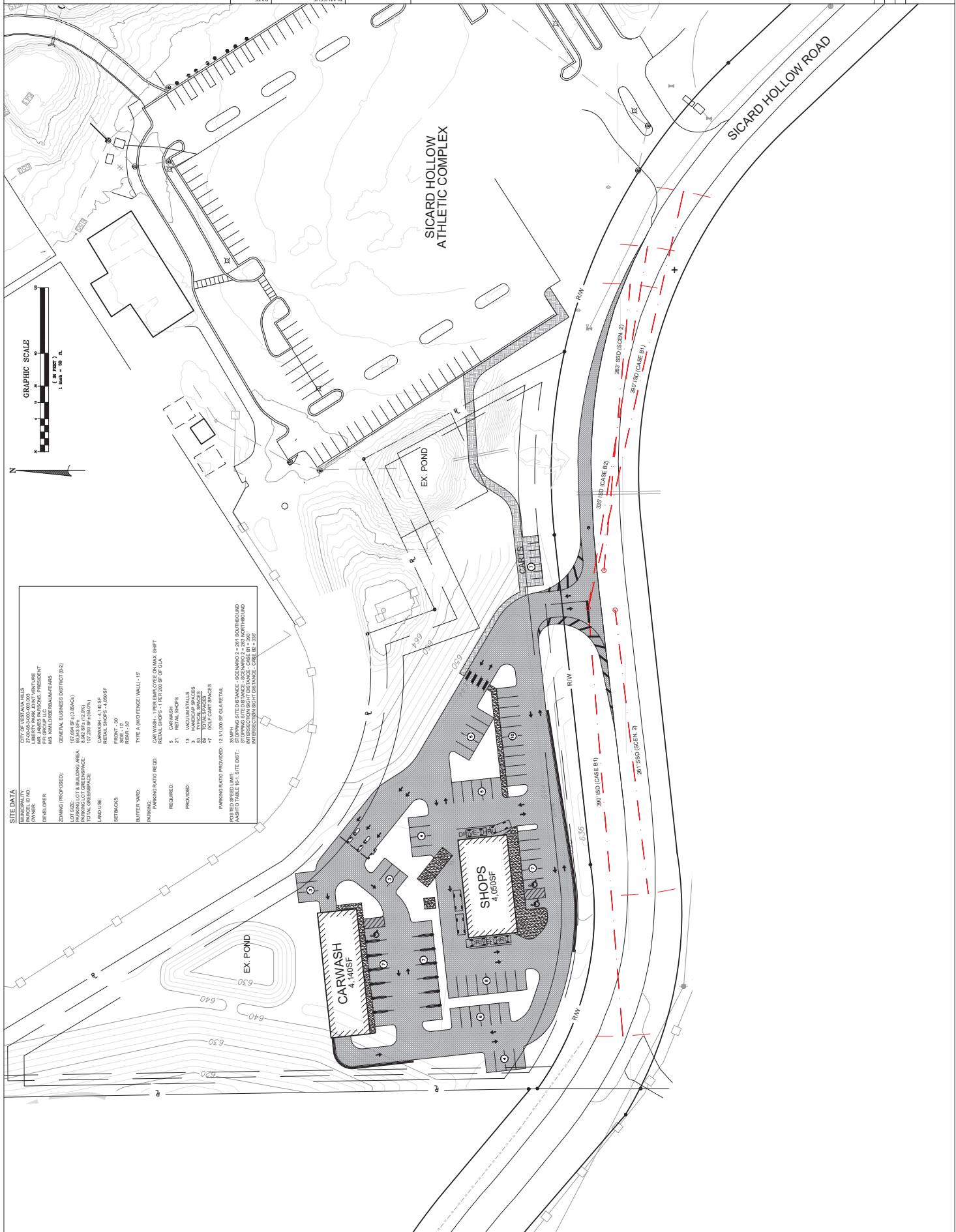


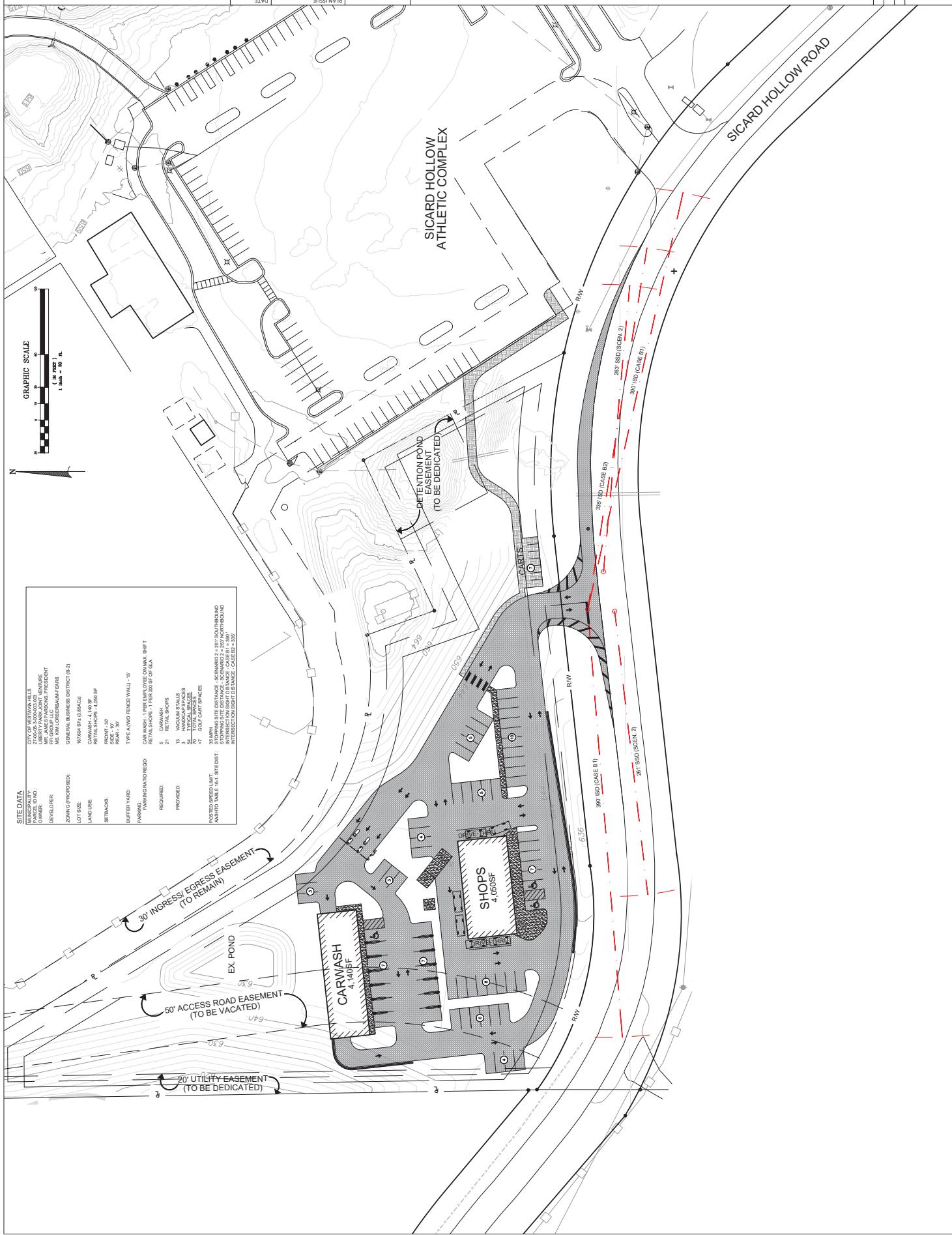
EXHIBIT - CONCEPTUAL PLAN

11-25-2025

EXHIBIT - CONCEPTUAL PLAN

DATE









BARRETT | KENT STUDIO
ARCHITECTURE | INTERIOR DESIGN

