



Vestavia Hills
Design Review Board Agenda
October 5, 2023
6:00 PM

1. Call to Order
2. Roll Call
3. Approval Of Minutes
4. **D-23-10** **Pine Tree Circle LLC** is requesting **Landscape Review** for the property located at 4517 Pine Tree Cir. The purpose of this request is for the creation of a new landscaping plan. The property is owned by Pine Tree Circle LLC and is zoned Vestavia Hills O-1.
5. **D-23-11** **Alabama Power** is requesting **Landscape Review** for the property located at 3004 Massey Rd. The purpose of this request is for the creation of a new landscaping plan. The property is owned by Alabama Power and is zoned Vestavia Hills R-2.
6. Time Of Adjournment

CITY OF VESTAVIA HILLS
DESIGN REVIEW BOARD
MINUTES

SEPTEMBER 7, 2023

The Vestavia Hills Landscape and Architectural Control Board met in a regular session on this date at 6:00 PM. The roll was called with the following:

MEMBERS PRESENT: Robert Thompson, Chairman
David Giddens
Jeff Slaton
Mae Coshatt
Joe Ellis

MEMBERS ABSENT: John Wood
Chris Pugh

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes for August 3, 2023 were presented for approval.

MOTION Motion to dispense with the reading of the minutes for April 6 & July 6, 2023 with corrections to the July minutes was made by Mr. Giddens and 2nd was by Mr. Pugh. Motion as carried on a voice vote as follows:

Mr. Pugh– yes	Mr. Wood – yes
Mrs. Coshatt– yes	Mr. Slaton – yes
Mr. Giddens – yes	Mr. Thompson
Motion carries.	

FINAL REVIEW OF MATERIALS

D-23-4 **Brian Crawford** is requesting **Final Review of Materials** for the property located at 1437 Montgomery Hwy. The purpose of this request is for a renovation to an existing building. The property is owned by Brian Crawford and is zoned Vestavia Hills B-3.

Mr. Garrison described the background of the request and stated it was for a new Guthrie's.

Scott Boomhover was present to explain the plan.

The Board agreed.

MOTION Motion to approve Final Review of Materials for 1437 Montgomery Hwy. was made by Mr. Giddens. Second was made by Mrs. Coshatt. Voice vote as follows:

Mr. Pugh– yes
Mrs. Coshatt– yes
Mr. Giddens – yes
Motion carries.

Mr. Wood – yes
Mr. Slaton – yes
Mr. Thompson

ARCHITECTURAL REVIEW, LANDSCAPE REVIEW, FINAL REVIEW OF MATERIALS

D-23-6 **Jessica Prier** is requesting **Architectural Review, Landscape Review, and Final Review of Materials** for the property located at 709 Chestnut St. The purpose of this request is for a renovation to an existing building. The property is owned by Jessica Prier and is zoned Vestavia Hills O-1.

Mr. Garrison described the background of the request and stated it was for a new office building.

Jessica and Daniel Prier were present to explain the plan.

The Board agreed with the plan but made some changes to the landscaping.

MOTION Motion to approve Architectural Review, Landscape Review, and Final Review of Materials for 709 Chestnut St, with changes made to landscaping, was made by Mr. Giddens. Second was made by Mr. Slaton. Voice vote as follows:

Mr. Pugh– yes
Mrs. Coshatt– yes
Mr. Giddens – yes
Motion carries.

Mr. Wood – yes
Mr. Slaton – yes
Mr. Thompson

RESCHEDULING OF THE OCTOBER MEETING.

Mr. Garrison stated the October DRB meeting needed to be rescheduled as “National Night out” is scheduled for the same night. The Board agreed to move the meeting ahead one day to October 4, 2023.

Conrad Garrison
City Planner

Design Review Board Application

DRB-23-10

Submitted On: Sep 20, 2023

Applicant

 Derek Lemke
 2059019960
 deepsouthpartners@gmail.com

Primary Location

4517 PINE TREE CIR
VESTAVIA HILLS, AL 35243

Owner of Property

Name

Pine Tree Circle, LLC

City

Vestavia Hills

Zip Code

35243

Email

deepsouthpartners@gmail.com

Address

4517 Pine Tree Circle

State

AL

Phone Number

205-901-9960

Billing/Responsible Party

Name

Derek Lemke

City

Birmingham

Zip Code

35242

Email

deepsouthpartners@gmail.com

Address

2035 Wilmington Pl

State

AL

Phone Number

205-901-9960

Representing Attorney/Other Agent

Name

--

City

--

Zip Code

--

Email

--

Address

--

State

--

Phone Number

--

Description of Property

Subject Property Address

Property Zoning Classification

4517 Pine Tree Circle

O-1

Subdivision Name, Lot #, Block #, etc.

--

Reason for Request*Check all that apply***Preliminary Review**

--

Landscape Review**Architectural Review**

true

--

Final Review of Materials**Other**

--

--

Detailed Explanation

--

Process*Check all that apply***New Building**

--

Renovation of Existing Building**New Landscape Plan**

--

true

Renovation to Existing Landscaping Plan**Other**

--

--

Detailed Explanation

--

Affidavit:

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. Simultaneously with the submittal of this application, I am hereby submitting a notarized affidavit signed by the owner of the property in the attachments section of this application. NOTE: Applications cannot be processed without the notarized owners affidavit.

Review Requirements

The following information and exhibits shall be provided and presented on your proposed project for review. The Board will review the three project components at the meeting. The Board must approve all three components before any permit is issued. A design professional, owner, or owner representative with

knowledge of design elements and project provisions should represent the project to the committee.

General: Provide three copies and one digital copy (pdf format) of all drawings or plans required below for review. Drawings must be to scale. These drawings should be turned in with the application. Drawings shall be folded to size 8 ½" by 11".

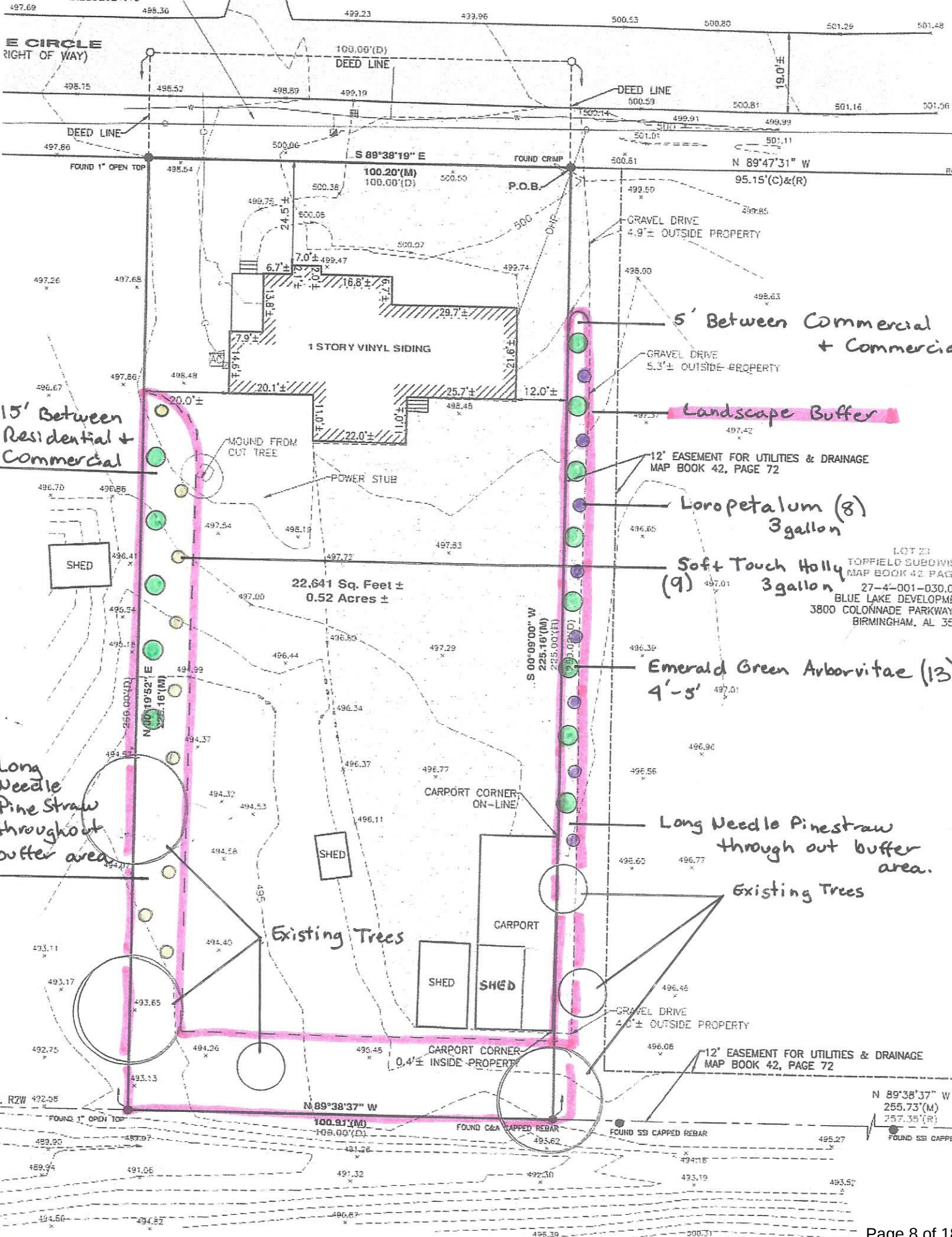
1. Architectural Review

- a. Site plan showing roadways, entrances, exits and parking
- b. Building elevations showing construction material, material colors, context, and protrusions. Color rendering is preferred. Roof design must be detailed.
- c. Presentation by architect or owner with knowledge of compatibility with adjacent structures, city context, etc.

2. Landscape Review

- a. Site plan showing contours, drainage containment areas, parking spaces, sidewalks, buffers, site lighting and details, etc.
- b. Landscape plan showing planting materials, designations, size, potted planting, window boxes, vines, etc. Trees will be identified by botanical name, quantity, and caliper. Shrubs will be identified by botanical name, quantity, and container size. Differentiate between existing and new landscaping.
- c. Parking lots: Provide calculations of total square footage and square footage designed for landscaping. Indicate handicapped spaces. Indicate size of parking spaces.
- d. Irrigation plan for all landscaped areas.
- e. Statement of maintenance policy and provisions.

SSA CAPPED REBAR
ELEVATION = 499.00
N:1249188.38
E:2202824.40



PLANT LIST

Thuja Occidentalis Emerald Arborvitae (Quantity: 13)



Description

Thuja Occidentalis Emerald Arborvitae is excellent for screens, specimens, or container planting. Emerald Arborvitae exhibits an upright, pyramidal growth habit. The evergreen tree thrives in full sun and medium moisture soils.

- Ideal for USDA Zones 4 - 8
- Requires full sun
- Dense, emerald green foliage
- Upright, pyramidal habit
- Suitable for screens, specimens, and container plantings
- Prefers medium-moisture soils

Loropetalum Chinese Shanghi-hi Purple Diamond Fringe Flower (Quantity: 8)

Description

Loropetalum Chinense Shanghi-hi Purple Diamond Fringe Flower is a compact, evergreen shrub with bushy growth. Purple Diamond Fringe Flower has deep purple foliage throughout the year. Clusters of bright pink, spidery flowers with narrow petals appear in spring and sometimes summer. It makes for a great foundation planting, container shrub, specimen, bed, border, hedge, and screen. A disease- and pest-free selection, this shrub does well in full sun to partial shade in well-drained, humus-rich, moist, fertile soils.

- Ideal for USDA Zones 7-9
- Enjoys full sun to partial sun
- Deep purple foliage with year-round interest
- Bright pink clusters of spidery flowers with narrow petals that bloom in spring and summer
- Used as foundation accents, container specimens, beds, borders, hedges, and screens
- Easily grown in humus-rich, well-drained, moist, fertile soils
- Disease- and pest-free shrub
- Attracts Butterflies
- Attracts Bees
- Prefers Well Drained Sites



Ilex Crenata Soft Touch Japanese Holly (Quantity: 9)



Description

Ilex Crenata 'Soft Touch' Japanese Holly is an evergreen shrub with a rounded growth habit. 'Soft Touch' Japanese Holly is highly valued for its softly textured, lustrous green leaves with silver mid-veins. White blossoms give way to showy, ornamental berries that last all winter on this lovely plant. 'Soft Touch' Japanese Holly prefers full sun and light, slightly acidic, moist, well-drained soils. It can be used for borders, walkways, or containers.

- Ideal for USDA Zones 5 - 9
- Requires full sun
- Softly textured, lustrous, green leaves
- White blossoms give way to showy, black berries that survive through winter
- Suitable for border, container, walkway, hedge, or accent
- Prefers light, slightly acidic, moist, well-drained soils

[illegible]

Existing Flower / Shrubbery

Design Review Board Application

DRB-23-11

Submitted On: Sep 20, 2023

Applicant

 Jake Howell
 2053244447
 @ jhowell@johnson-co.net

Primary Location

3004 MASSEY RD
VESTAVIA HILLS, AL 35216

Owner of Property

Name	Address
Alabama Power	600 18th St N
City	State
Birmingham	AL
Zip Code	Phone Number
35203	2054380887
Email	
jagodwin@southernco.com	

Billing/Responsible Party

Name	Address
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City	State
Birmingham	AL
Zip Code	Phone Number
35203	2054380887
Email	
jagodwin@southernco.com	

Representing Attorney/Other Agent

Name	Address
--	--
City	State
--	--
Zip Code	Phone Number
--	--
Email	
--	

Description of Property

Subject Property Address	Property Zoning Classification
--------------------------	--------------------------------

3004 Massey Road

--

Subdivision Name, Lot #, Block #, etc.

--

Reason for Request

*Check all that apply***Preliminary Review**

--

Landscape Review**Architectural Review**

true

--

Final Review of Materials**Other**

--

--

Detailed Explanation

--

Process

*Check all that apply***New Building**

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Renovation of Existing Building**New Landscape Plan**

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Renovation to Existing Landscaping Plan**Other**

true

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Detailed Explanation

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- d. Irrigation plan for all landscaped areas.
- e. Statement of maintenance policy and provisions.



1 OVERGROWTH AND TREE REMOVAL
ALONG JACOBS - A



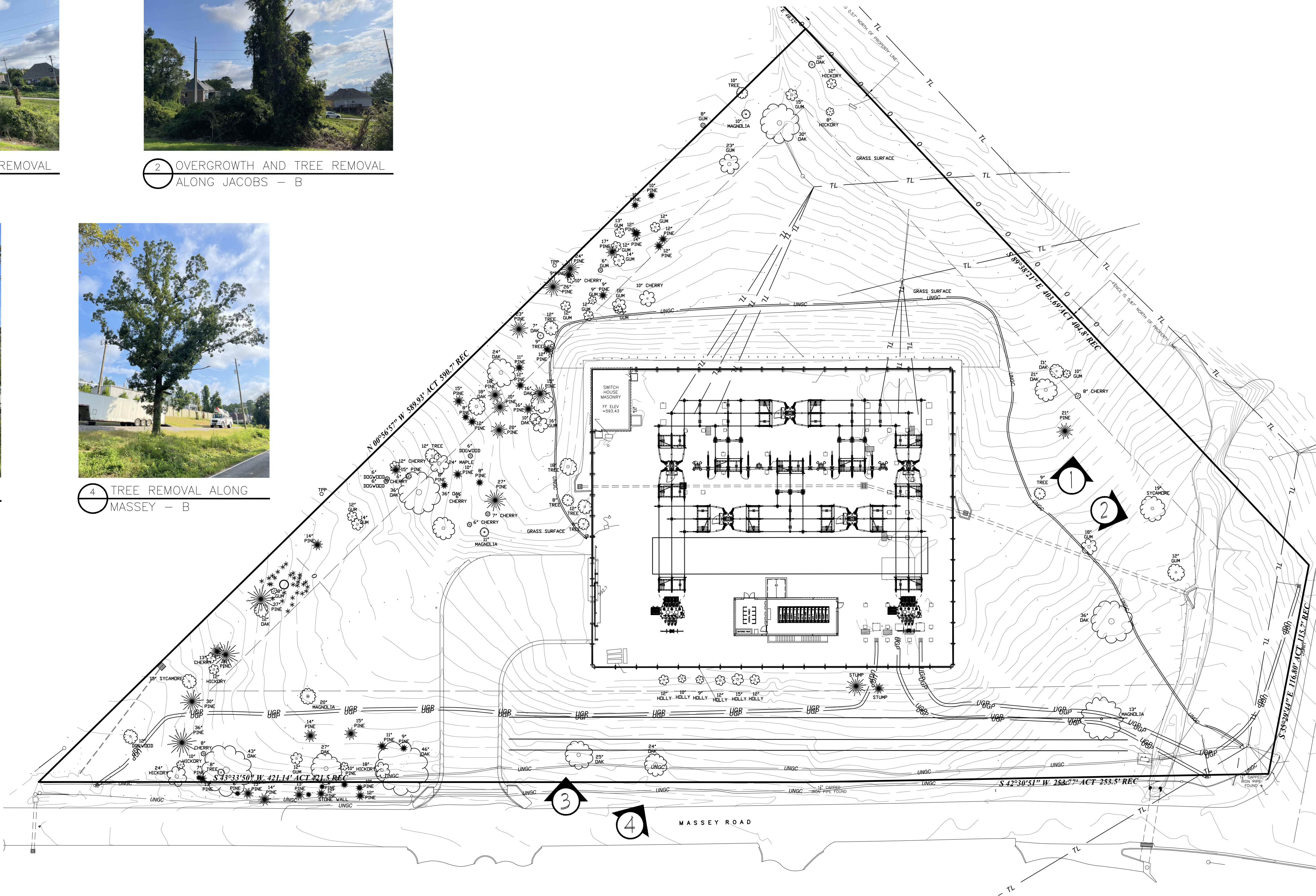
2 OVERGROWTH AND TREE REMOVAL
ALONG JACOBS - B



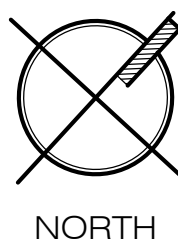
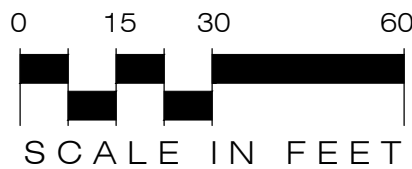
3 TREE REMOVAL ALONG
MASSEY - A



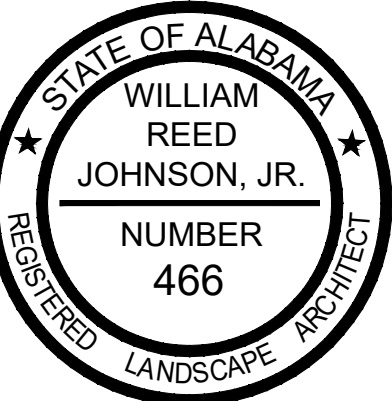
4 TREE REMOVAL ALONG
MASSEY - B



5 EXISTING CONDITIONS KEY PLAN
1"=20'-0"



seal



date: 3/15/21

JOHNSON & CO
Land Planners - Landscape Architects

2413 2nd Avenue South, Suite 101
Birmingham, AL 35233
Phone: 205.324.4447
Fax: 205.324.8068
www.Johnson-co.net

PROJECT

Alabama Power Company
Massey Road DS
Vestavia Hills, AL

REVISIONS & ADDENDUMS

No.	Description	Date

Date: MARCH 15, 2021

Sheet Title:

EXISTING CONDITIONS

Drawn by: JCO Checked by: WRJ

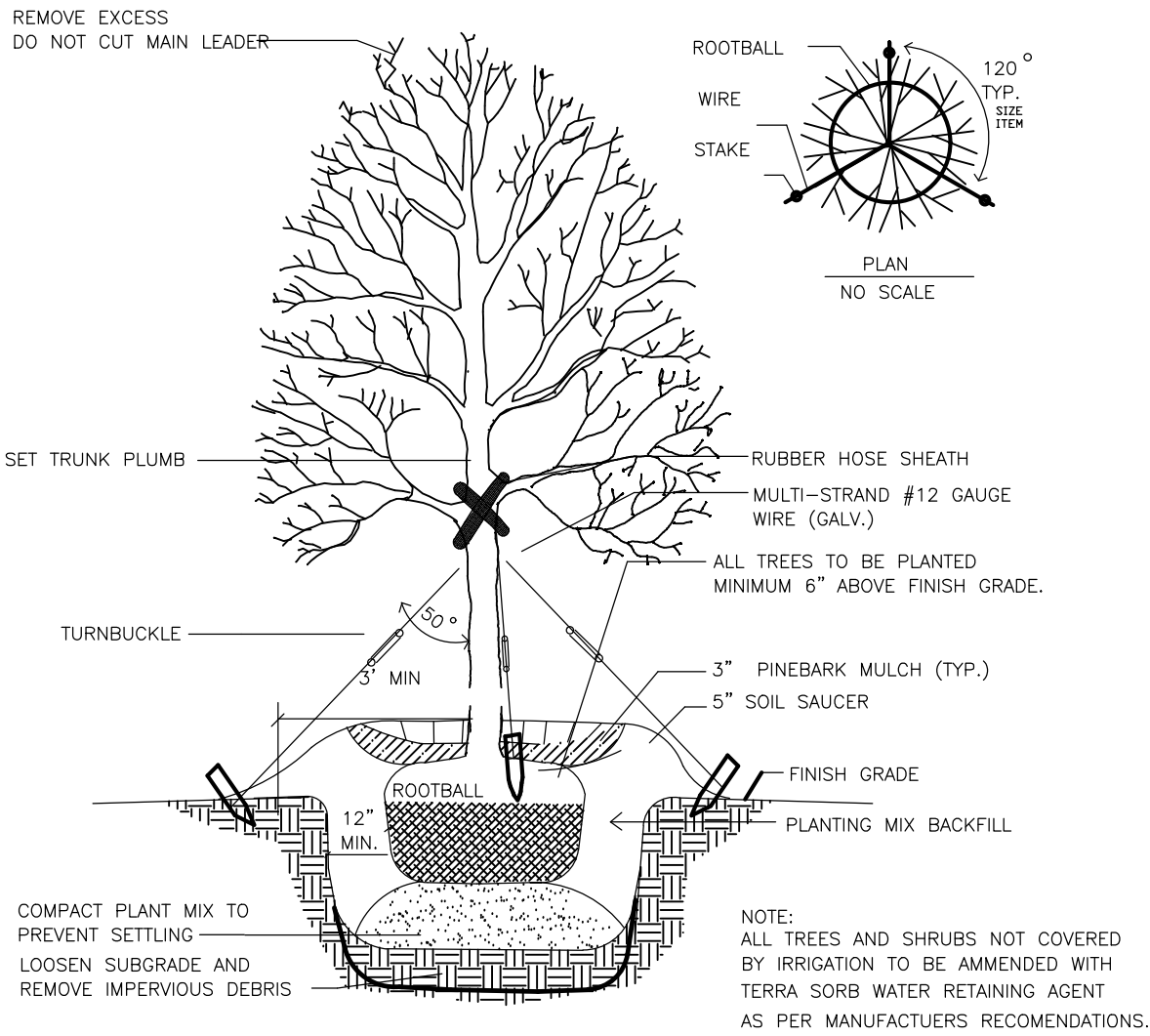
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Scale

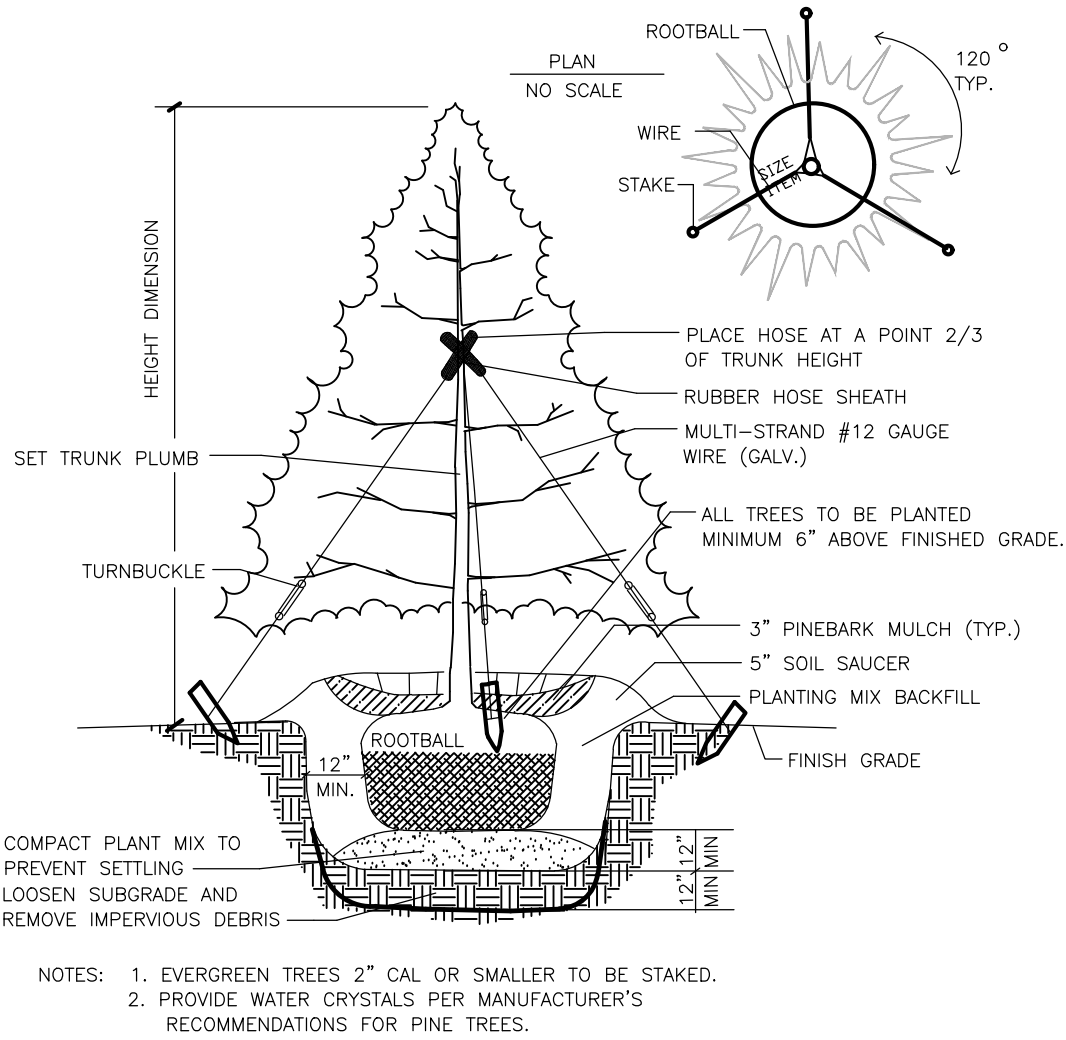
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Drawing No.

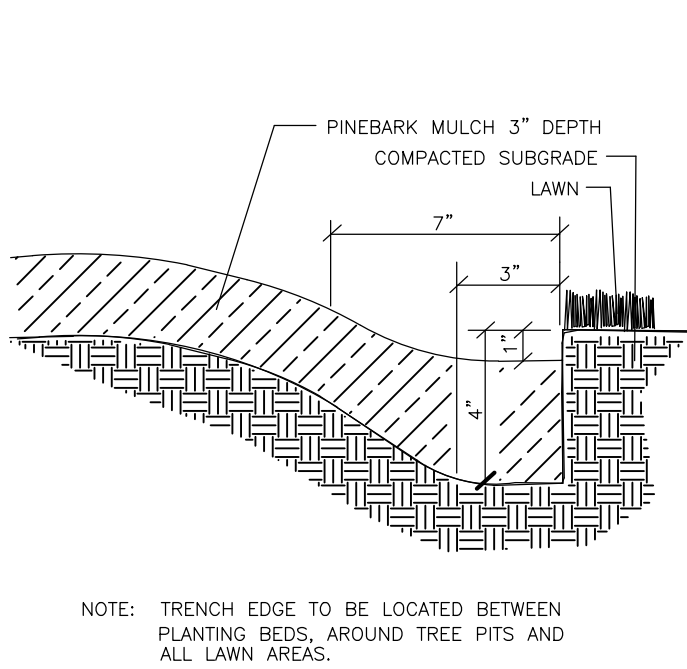
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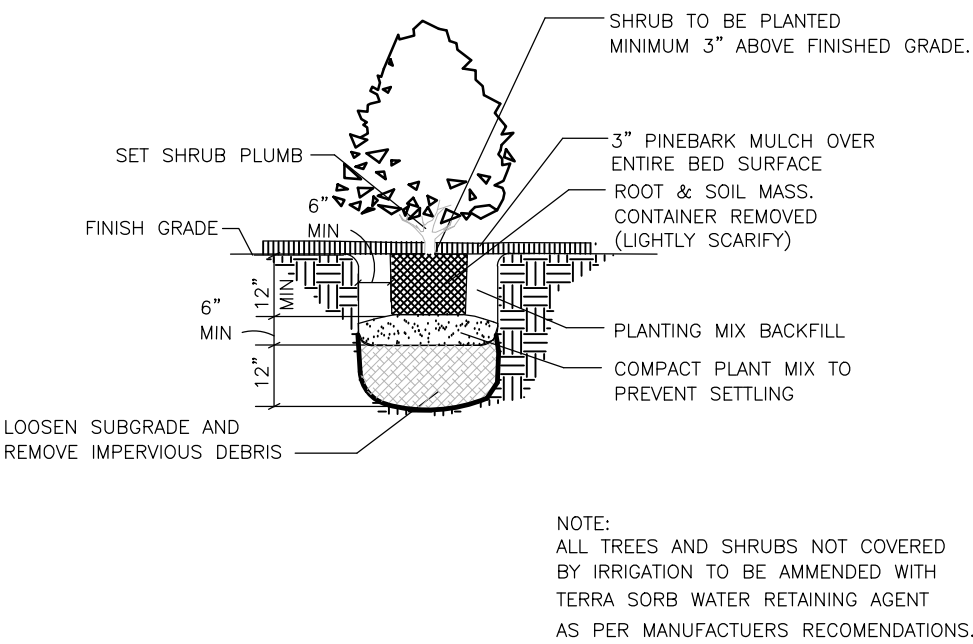
1 DETAIL TYPICAL TREE PLANTING AND GUYING
NOT TO SCALE



2 DETAIL EVERGREEN TREE PLANTING
NOT TO SCALE



3 TRENCH EDGER DETAIL FOR ALL BEDS
NOT TO SCALE



4 DETAIL TYPICAL CONTAINERIZED SHRUB PLANTING
NOT TO SCALE

NOTES:

- IF CONFLICTS EXIST BETWEEN PROPOSED LANDSCAPE AND SITE LIGHTING, UTILITIES OR OTHER LANDSCAPE, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. ADJUST AS NECESSARY AND COORDINATE WITH LANDSCAPE ARCHITECT WHERE INSTALLED LOCATION OF LIGHTING VARIES FROM PLANS.
- IF SITE CONDITIONS EXIST, SUCH AS LOW AREAS THAT WILL POTENTIALLY HOLD WATER, OR ANY CONDITIONS THAT PROPOSE A THREAT TO THE LONG TERM SURVIVAL OF THE NEW LANDSCAPE, THE LANDSCAPE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT FOR CHANGES.
- IF THESE CONDITIONS ARE NOT COORDINATED DURING CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR RELOCATING NEW MATERIAL AT DIRECTIVE OF THE LANDSCAPE ARCHITECT AT TIME OF PUNCH LIST.
- SIGNAGE SHOWN AS SCHEMATIC. IF VARIANCE OCCURS, LANDSCAPE AND IRRIGATION TO BE AND ADJUSTED TO ACTUAL LOCATION. COORDINATE WITH LANDSCAPE ARCHITECT FOR CHANGES.
- ALL SHRUBS AT FRONT OF PARKING AREAS: CENTER OF PLANT TO BE LOCATED 42" FROM BACK OF CURB.
- ALL SHRUBS ALONG DRIVES OR CURB: CENTER OF PLANT TO BE LOCATED 36" FROM BACK OF CURB.
- CONTRACTOR RESPONSIBLE FOR OFF SITE DISTURBANCE AND REPLACEMENT OF LANDSCAPE / PLANT MATERIAL WITH LIKE KIND.
- IF CONFLICTS EXIST BETWEEN PLANTINGS AND SITE ELEMENTS, CONTRACTOR SHALL COORDINATE TREE PLANTINGS WITH BUILDING AND MONUMENT SIGNAGE AND COORDINATE ALL ADJUSTMENTS AS NECESSARY TO ELIMINATE ANY CONFLICTS. IF COORDINATION IS NOT MADE WITH ARCHITECT / OWNER, CONTRACTOR WILL BE RESPONSIBLE FOR RELOCATION OF MATERIAL AND ADJUSTMENTS AT TIME OF PUNCH LIST AS DIRECTED.

GENERAL NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.

CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.

ALL TREES AND SPECIMEN PLANT MATERIAL SHALL BE LOCATED BY THE CONTRACTOR AT APPROVED NURSERIES OR THEIR EQUAL (SEE LIST) APPROVED PRIOR TO BIDDING.

ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LANDSCAPE ARCHITECT AT THE JOB SITE.

CONTRACTOR SHALL LAYOUT TREES AND BED LINES FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. A MINIMUM 24 HOUR NOTICE SHOULD BE GIVEN AND ANTICIPATED BY THE CONTRACTOR FOR THIS REVIEW.

CONTRACTOR SHALL SUPPLY AND SPREAD 4" TOP SOIL IN SHRUB BEDS AND ALL AREAS TO BE SEEDDED UNLESS OTHERWISE NOTED IN SPECIFICATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANT AREAS.

PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF NURSERY "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.

ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.

ALL SHRUBS, TREES AND GROUND COVERS SHALL BE PLANTED WITH A SOIL MIXTURE CONSISTING OF 50% TOP SOIL AND 50% ORGANIC MATERIAL AND PER SPECIFICATIONS.

FRONT ROW OF SHRUBS SHALL BE PLANTED MINIMUM 24" BEHIND BED LINE. LAWNS OR WALKS AND MINIMUM 36" BACK OF CURB @ PARKING SPACES.

BACK ROW OF SHRUB PLANTING SHALL BE PLANTED @ 36" OFF FACE OF BUILDING WALL. GROUND COVERS SHALL BE 12" OUT FROM BUILDING AS REQUIRED BY PLANT SPECIFICATIONS.

EXCAVATE EDGE OF ALL PLANTING BEDS TO 4" DEPTH TO FORM A NEAT CRISP DEFINITION.

ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" SETTLED LAYER OF SPECIFIED MULCH.

GRASS: ALL AREAS TO BE GRASSED SHALL BE TILLED AND GRADED TO A DEPTH OF 6". SLAG OF LIME SHALL BE APPLIED AT A RATE OF 100 POUNDS PER 1000 SQ. FT. ADD TURF GREEN OR EQUAL (12-5-8 SLOW RATE) AT A RATE OF 50 POUNDS PER 1000 SQ. FT. SEEDDED AREAS SHALL BE COVERED WITH A THIN LAYER OF WHEAT STRAW.

GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE SODDING.

SEASONAL COLOR SHALL BE PLANTED IN FLOWERING STATE.

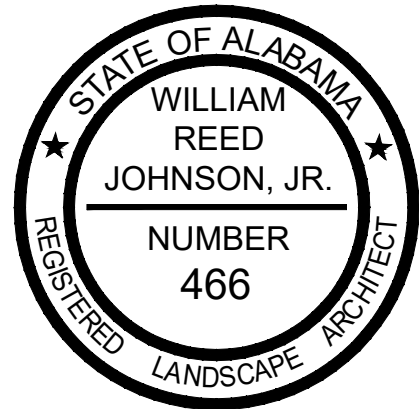
CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS FOR ONE FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

REMOVE ALL GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.

WHEN TREES ARE PLANTED THE MONTHS OF MARCH THRU OCTOBER, THE LANDSCAPE CONTRACTOR SHALL AMEND THE SOIL MIX WITH A MOISTURE RETENTION AGENT AS "TERRA-SORB" OR EQUAL FOR EACH TREE INSTALLATION.

PROJECT WILL BE REVIEWED FOR PLAN CONFORMITY BY LANDSCAPE ARCHITECT. ALL MATERIAL TO BE "GRADE A" MEETING NURSERY STANDARDS AND PLANT LIST SPECIFICATIONS. MATERIAL NOT MEETING SPECIFICATIONS OR NOT SUPERIOR QUALITY WILL BE REJECTED AT TIME OF PUNCH LIST AND SUBJECT TO REPLACEMENT BY CONTRACTOR AT HIS OR HER EXPENSE.

seal



date: 3/15/21

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Land Planners - Landscape Architects

2413 2nd Avenue South, Suite 101
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PROJECT

Alabama Power Company
Massey Road DS
Vestavia Hills, AL

REVISIONS & ADDENDUMS

No.	Description	Date

Date: MARCH 15, 2021

Sheet Title:

LANDSCAPE DETAILS
Drawn by: JCO
Checked by: WRJ
JCO Project No.

Scale

Sheet of

Drawing No.

L1.3

CIVIL DEPARTMENT

PROPERTY

911 ADDRESS

3012 MASSEY RD

VESTAVIA HILLS, AL 35216

JEFFERSON COUNTY

LAT: 33.42152266 N

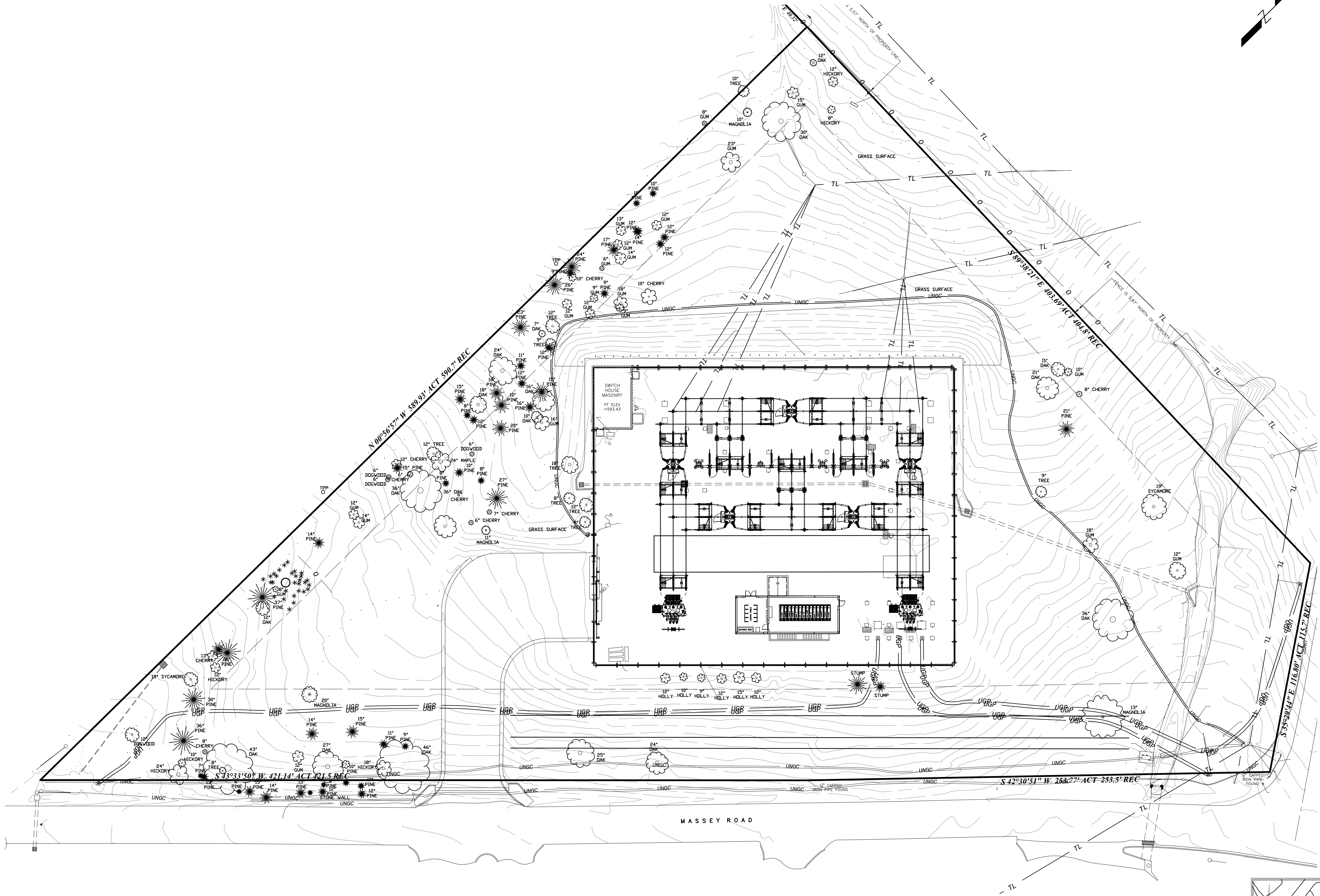
LOX: 86.80170493 W

PROPERTY ACRES: 3.64±

PI NUMBER: 2235409

DISTURBED LESS THAN AN ACRE

- LEGEND
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING TRANSMISSION LINE
 - EXISTING DISTRIBUTION LINE
 - LIMITS OF PROPERTY
 - EXISTING SUBSTATION WALL
 - EXISTING STORM SEWER LINE
 - EXISTING WATER LINE



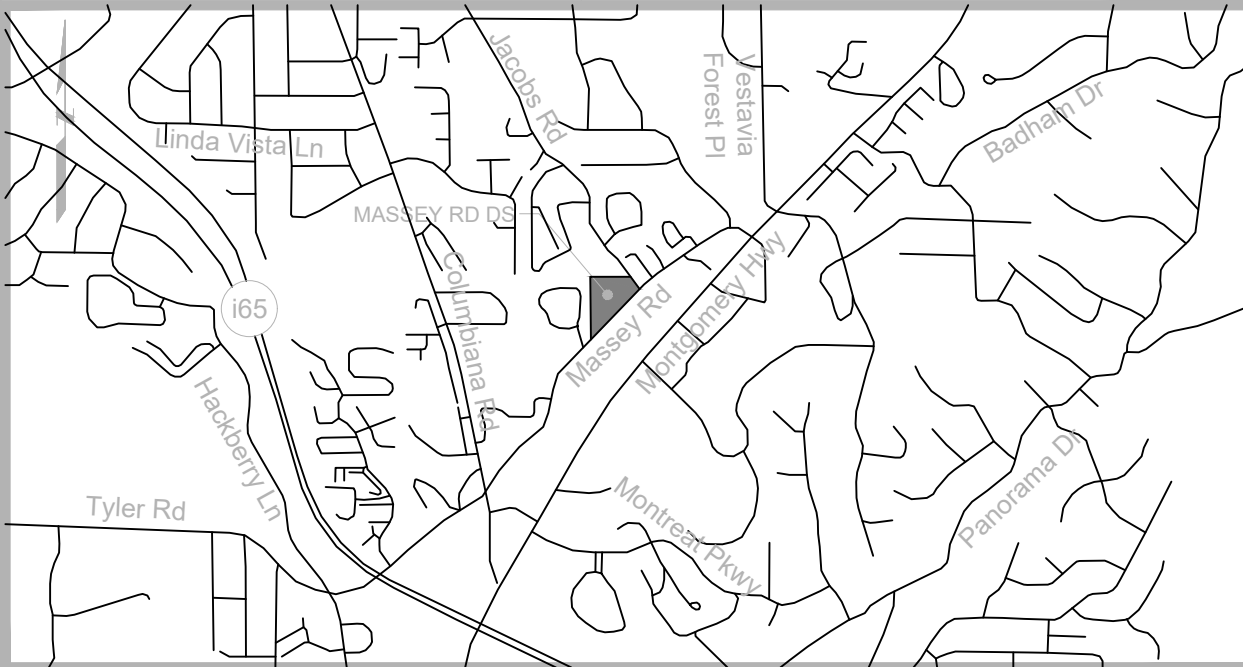
PRELIMINARY
NOT FOR
CONSTRUCTION

DEVELOPER

Alabama Power Company
600 18th Street North
Birmingham, Alabama 35203
Phone: (205) 257-1000

ENGINEER

Joseph Aaron Godwin
Alabama P.E. # 34833
600 18th Street North
Birmingham, Alabama 35203
Phone: (205) 257-4589



PI:	PI:	PI:	PI:	PI:	PI:	00 JFG JAG JAG 1/21/2021 PI: 2235409	01 JFG JAG JAG 1/21/2021 PI: 2235409
INITIAL SITE LAYOUT FROM SCS CIVIL DESIGN GROUP AS PRELIMINARY DESIGN							UPDATED SETBACKS

ALABAMA POWER

A SOUTHERN COMPANY

DRAWN: JFG

CHECKED: JAG

APPROVED: JAG

DATE: 1/19/2021

FACILITY NAME: MASSEY ROAD DS

FACILITY #: FN01628

TITLE: CIVIL / ENVIRONMENTAL / PHYSICAL LOCATION PLAN

TYPE: 37

SCALE: 1" = 30'

BOM:

ASG FACs:

ALT DWG NUM:

C-1

SHEET: 37

REV: 001 - 00

PAGE 18 OF 19