



Vestavia Hills
Design Review Board Agenda
December 7, 2023
6:00 PM

1. Call to Order
2. Roll Call
3. Approval Of Minutes
4. **D-23-12** Vestavia MZL, LLC is requesting **Landscape Review** for the property located at **700 Montgomery Hwy**. The purpose of this request is for a new landscaping plan. The property is owned by Vestavia MZL, LLC and is zoned Vestavia Hills B-1.
5. **D-23-14** Blackwater Real Estate, LLC is requesting **Architecture Review, Landscape Review, and Final Review of Materials** for the property located at **3010 Healthy Way**. The purpose of this request is for a new building. The property is owned by Blackwater Real Estate, LLC and is zoned Vestavia Hills PB.
6. Time Of Adjournment

CITY OF VESTAVIA HILLS
DESIGN REVIEW BOARD
MINUTES

NOVEMBER 2, 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: David Giddens, Acting Chairman
Jeff Slaton
Mae Coshatt
Joe Ellis
John Wood

MEMBERS ABSENT: Robert Thompson, Chairman
Chris Pugh

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes for October 5, 2023 were presented for approval.

MOTION Motion to dispense with the reading of the minutes for October 5, 2023 was made by Mrs. Coshatt and 2nd was by Mr. Slaton. Motion as carried on a voice vote as follows:

Mr. Wood – yes	Mrs. Coshatt– yes
Mr. Slaton – yes	Mr. Ellis – yes
Mr. Giddens – yes	
Motion carries.	

ARCHITECTURE REVIEW, LANDSCAPE REVIEW & FINAL REVIEW OF MATERIALS

D-23-13 Vestavia 31 RE, LLC is requesting Architecture Review, Landscape Review, and Final Review of Materials for the property located at 1467 Montgomery Hwy. The purpose of this request is for a new building. The property is owned by Vestavia 31 RE, LLC and is zoned Vestavia Hills B-3.

Mr. Garrison described the background of the request stating it was two restaurants with retail in the middle.

Chris Eckrote was present to explain the plan.

The Board agreed with one restaurant and retail, however, they had concerns about the restaurant at the southern end. The Board felt that the “barn” style was not appropriate and could they amend the application. The applicants agreed to change the design

A discussion was then held on when to rehear the case.

The Board and the applicant agreed to postpone the rest of the hearing until November 16th at 5 PM.

Meeting postponed

**CITY OF VESTAVIA HILLS
DESIGN REVIEW BOARD
MINUTES
NOVEMBER 16, 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
Chris Pugh
David Giddens
Jeff Slaton
Mae Coshatt
Joe Ellis
John Wood

MEMBERS ABSENT:

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner

**ARCHITECTURE REVIEW, LANDSCAPE REVIEW & FINAL REVIEW OF
MATERIALS**

D-23-13

Vestavia 31 RE, LLC is requesting Architecture Review, Landscape Review, and Final Review of Materials for the property located at 1467 Montgomery Hwy. The purpose of this request is for a new building. The property is owned by Vestavia 31 RE, LLC and is zoned Vestavia Hills B-3.

The Board reviewed the updated submittals and stated they preferred the updated design.

The applicants stated they would still like to amend the amended submittal and remove some brick due to costs.

The Board agreed to reduce brick in the middle, while keeping the end pieces.

MOTION Motion to approve Architecture Review, Landscape Review, and Final Review of Materials with the amended exterior for 1467 Montgomery Hwy. was made by Mr. Slaton. Second was made by Mr. Giddens. Voice vote as follows:

Mr. Pugh– yes
Mrs. Coshatt– yes
Mr. Ellis – yes
Mr. Thompson-yes

Mr. Wood – yes
Mr. Slaton – yes
Mr. Giddens – yes
Motion carries.

Conrad Garrison
City Planner

Design Review Board Application

DRB-23-12

Submitted On: Oct 18, 2023

Applicant

 Lee Mallette
 2056440637
 Imallette@fairwaymg.com

Primary Location

700 MONTGOMERY HWY
Unit 100
VESTAVIA HILLS, AL 35216

Owner of Property

Name

Vestavia MZL LLC

City

Birmingham

Zip Code

35209

Email

Imallette@fairwaymg.com

Address

728 Shades Creek Parkway Suite 200

State

AL

Phone Number

2056440637

Billing/Responsible Party

Name

Lee Mallette

City

Birmingham

Zip Code

35209

Email

Imallette@fairwaymg.com

Address

728 Shades Creek Parkway Suite 200

State

AL

Phone Number

2056440637

Representing Attorney/Other Agent

Name

Lee Mallette

City

Birmingham

Zip Code

35209

Email

Imallette@fairwaymg.com

Address

728 Shades Creek Parkway, Suite 200

State

AL

Phone Number

2056440637

Description of Property

Subject Property Address

Property Zoning Classification

700 Montgomery Highway

--

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

Trees were killed in the cold snap over Christmas 2022. There was an attempt to revive the trees. The trees died over the course of 2023 and were removed in October 2023. The ownership would like to replace the trees in order to keep the original intent of the design in place.

Process

Check all that apply

New Building

--

Renovation of Existing Building

New Landscape Plan

--

--

Renovation to Existing Landscaping Plan

Other

--

true

Detailed Explanation

Replacement of existing landscaping to fit original landscape plan.

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.

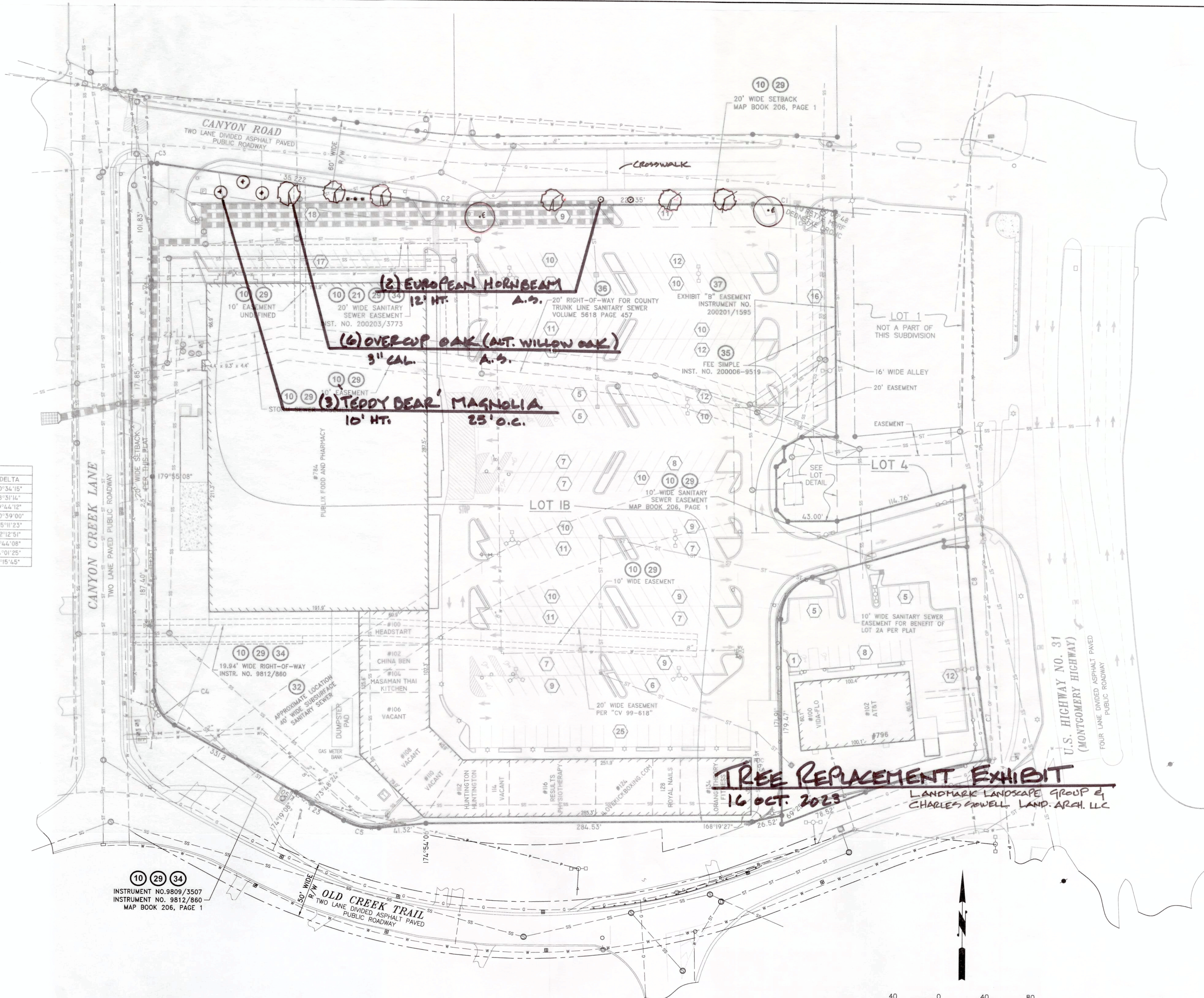
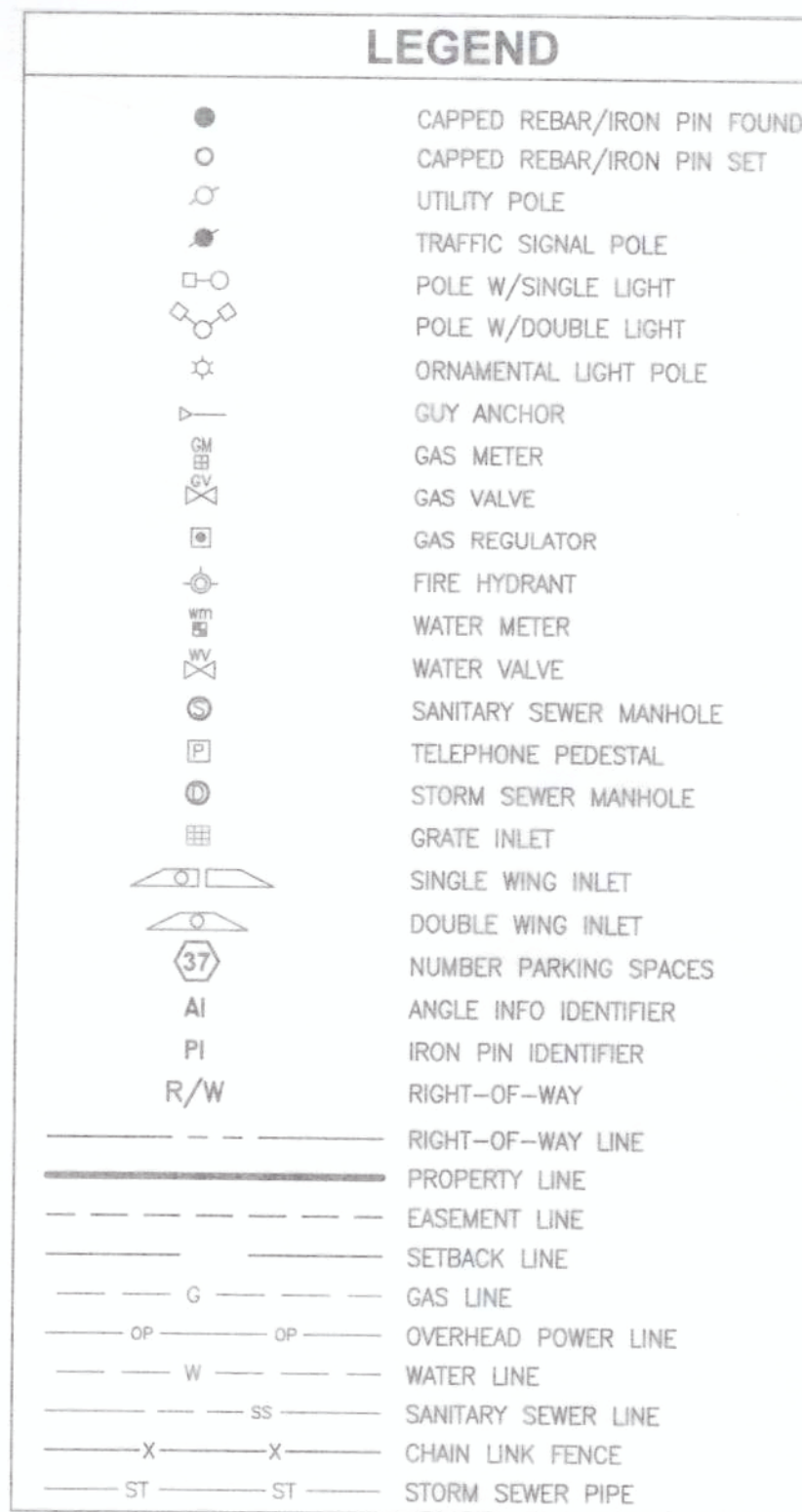
General: Provide three copies and one digital copy (pdf format) of all drawings or plans required below for review. Drawings must be to scale. These drawings should be turned in with the application. Drawings shall be folded to size 8 ½" by 11".

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.



CLIENT: EXCEL VESTAVIA LLC		PROJECT NO. 17.0310	
PROJECT NAME: VESTAVIA HILLS CITY CENTER CITY OF VESTAVIA HILLS JEFFERSON COUNTY, ALABAMA		SHEET 4 OF 5	
DRAWING TITLE: PARCEL III ALTANSPS LAND TITLE SURVEY		DWG. NO.: 17.0310-04	

PRODUCTION	REVIEW	REVISIONS			
FIELD BOOK: 607/610	SURVEYOR	NO.	DESCRIPTION	BY	DATE
CREW CHIEF: MJ					
CADD OPER: VLP/GPJ	DESIGN ENGINEER				
CADD FILE: VEST CITY CEN SHT 4					
DESIGN ENG: ---	P. E.				
DESIGN FILE: ---					
DATE: APRIL 12, 2017	PRINCIPAL				
SCALE: 1" = 40'					

CARR & ASSOCIATES ENGINEERS, INC.

153 CAHABA VALLEY PARKWAY
 PELHAM, ALABAMA 35124

PHONE (205) 964-6968 FAX (205) 964-9865

CIVIL, STRUCTURAL & ENVIRONMENTAL ENGINEERS

LAND SURVEYORS

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 CARR & ASSOCIATES ENGINEERS, INC.

DRAWING INVALID WITHOUT SEAL

C&E

Design Review Board Application

DRB-23-14

Applicant

 Paul DiGiorgio
 12058686921
 pd@blackdesignarch.com

Primary Location

3010 HEALTHY WAY
VESTAVIA HILLS, AL 35243

Owner of Property

Name

Blackwater Real Estate, LLC

City

Vestavia Hills

Zip Code

35216

Email

luke@blackwaterresources.com

Address

700 Montgomery Hwy, Ste 186

State

AL

Phone Number

2053101490

Billing/Responsible Party

Name

Blackwater Real Estate, LLC

City

Vestavia Hills

Zip Code

35216

Email

luke@blackwaterresources.com

Address

700 Montgomery HWY, Ste 186

State

AL

Phone Number

2053101490

Representing Attorney/Other Agent

Name

--

City

--

Zip Code

--

Email

--

Address

--

State

--

Phone Number

--

Description of Property

Subject Property Address

Property Zoning Classification

Reason for Request

Check all that apply	Preliminary Review
	true
Landscape Review	Architectural Review
true	true
Final Review of Materials	Other
true	--
Detailed Explanation	
--	

Process

Check all that apply	New Building
	true
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.

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

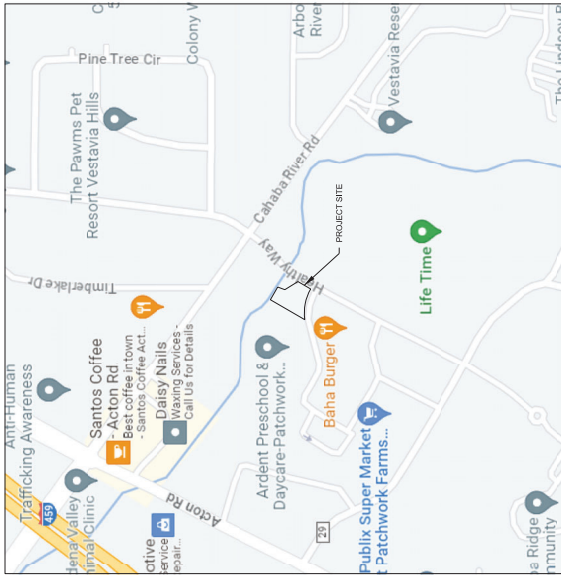
TRELLIS AT
PATCHWORK FARMS

3010 HEALTHY WAY
VESTAVIA HILLS, ALABAMA

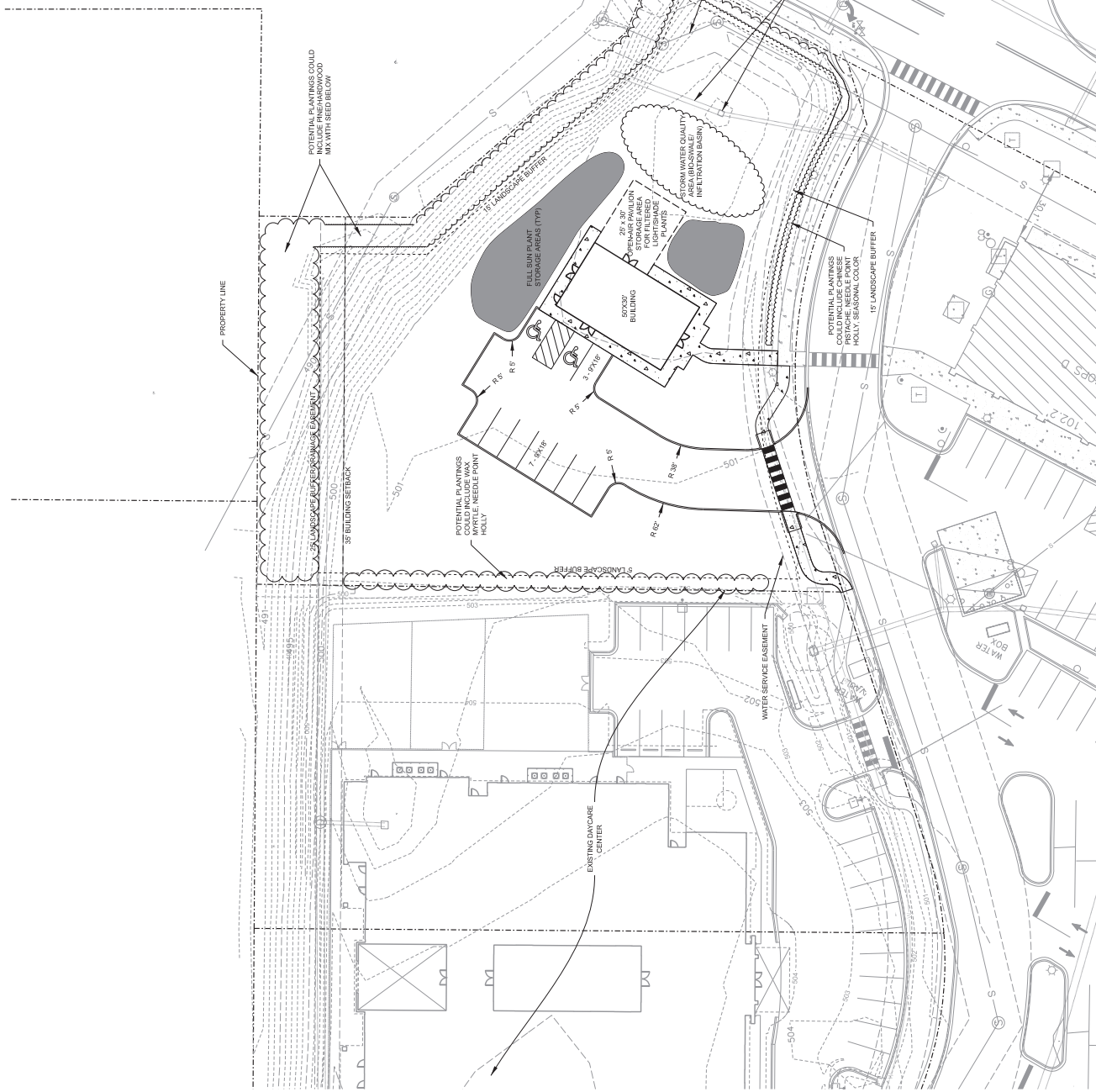
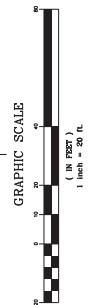
EDG
ENGINEERING DESIGN GROUP

PELHAM, AL
20 BISHOP CIRCLE SUITE 300
PELHAM, AL 36124
(205) 403-9158

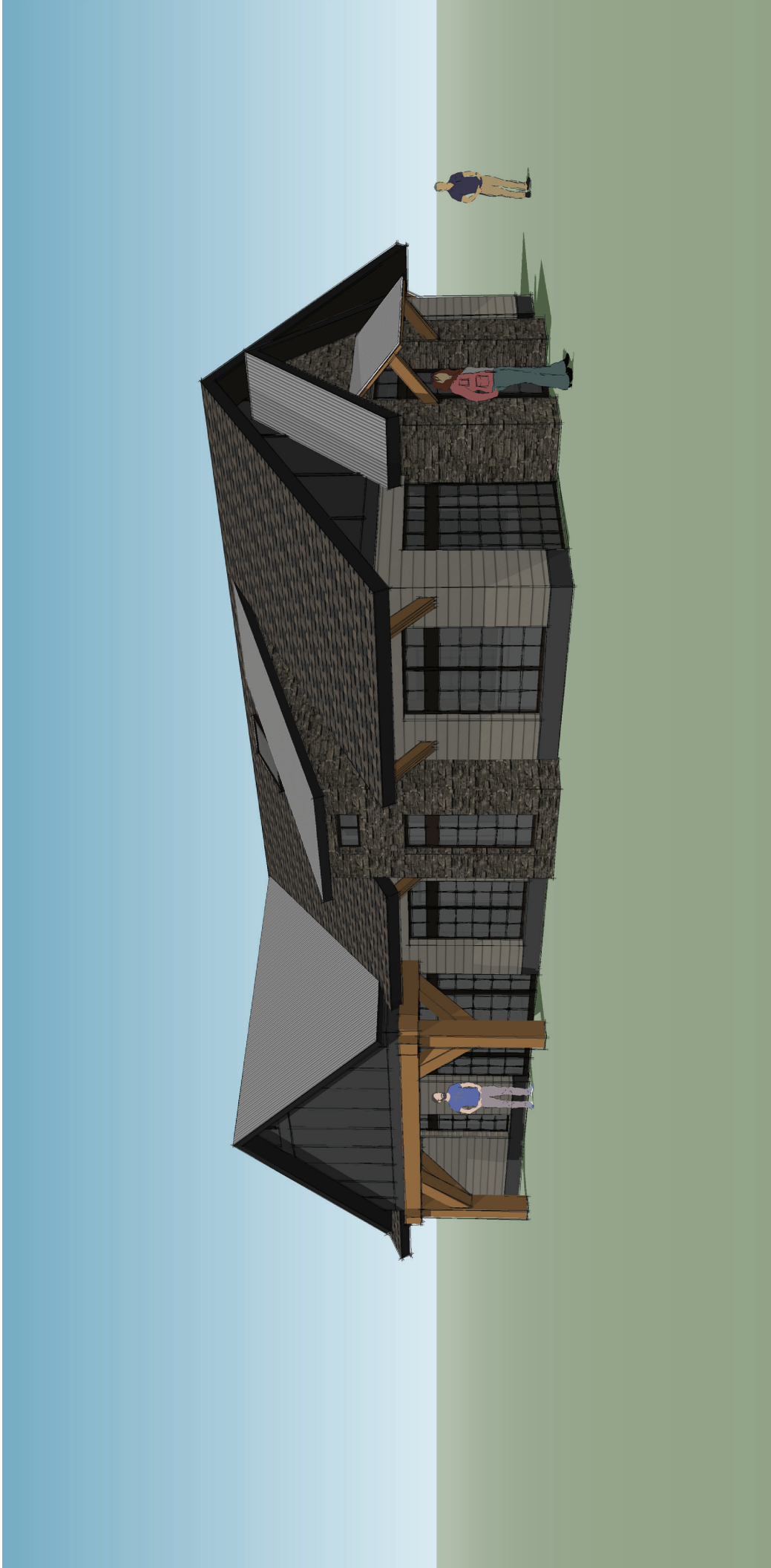
FOLEY, AL
21106 STATE HIGHWAY 98
FOLEY, AL 36535
(770) 947-1820

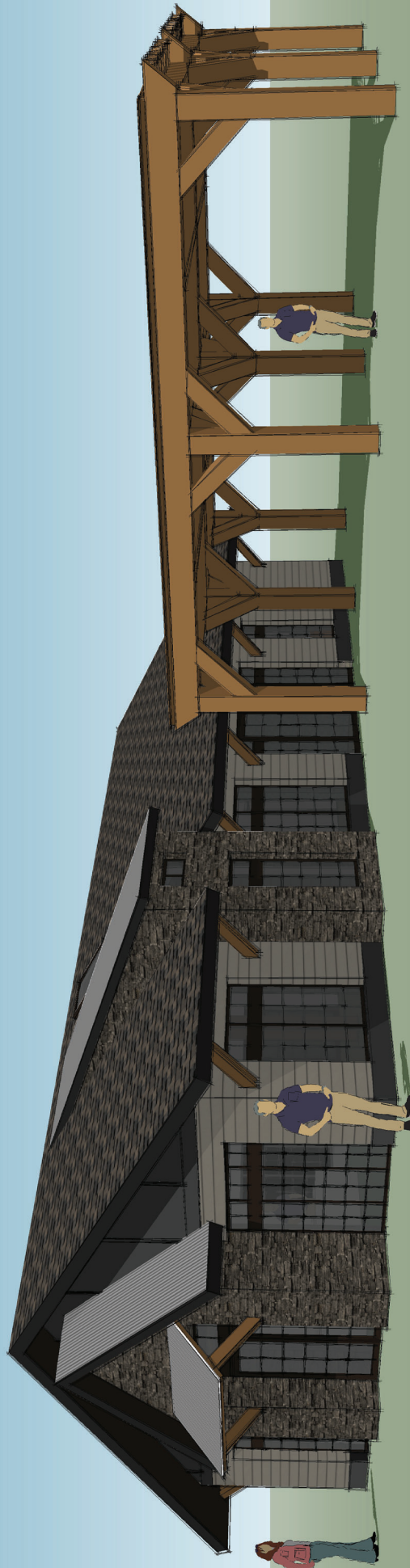


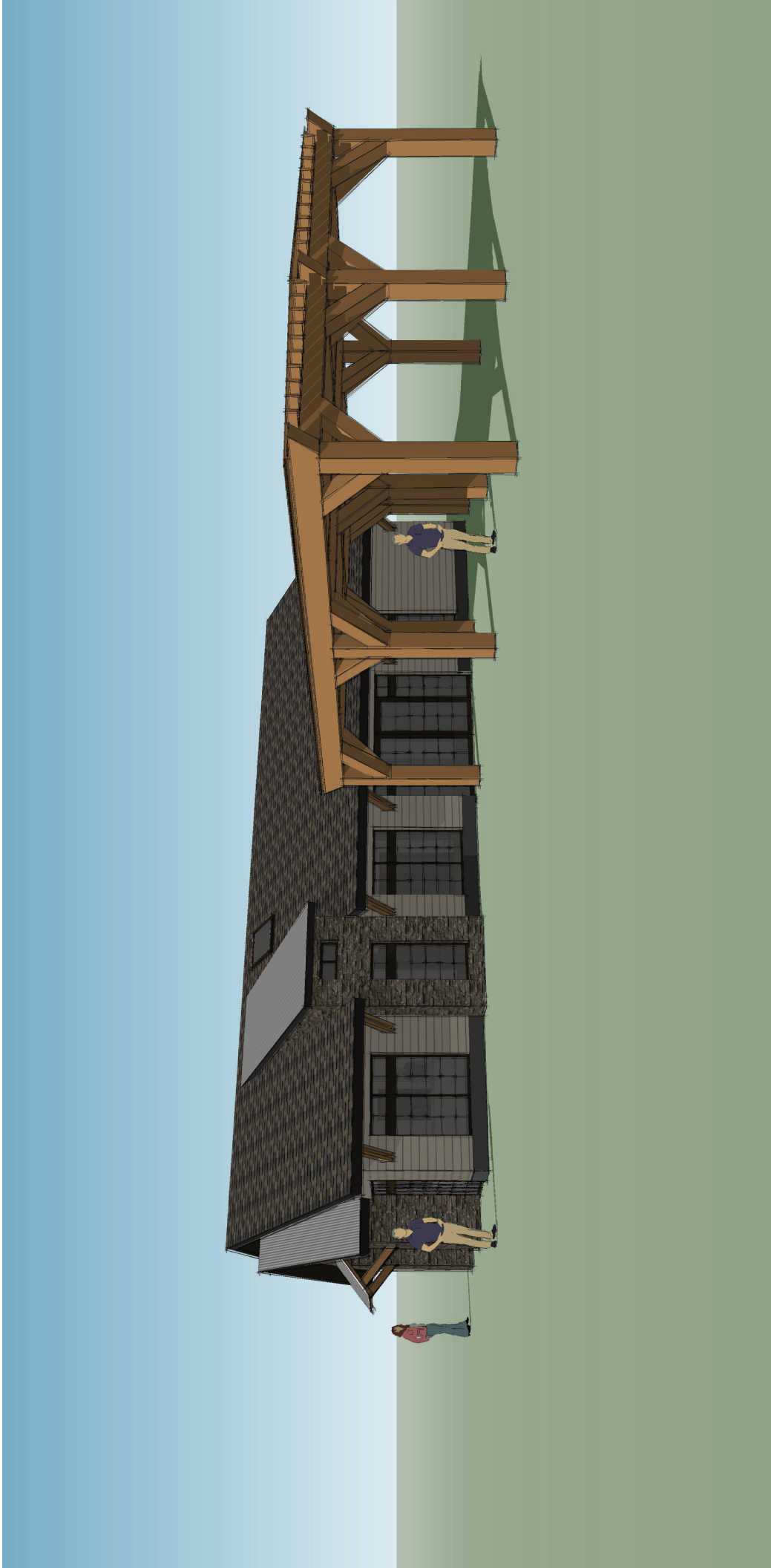
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LOT SIZE:	1.02 AC
ZONING:	RUD
PROPOSED USE:	PLANT NURSERY (CONDITIONAL USE)
BUILDING SF:	1,500 SF
PARKING REQUIRED:	8 (1 SPACE PER 200 SF)
PARKING PROVIDED:	10 (INCLUDING 2 ADA SPACES)

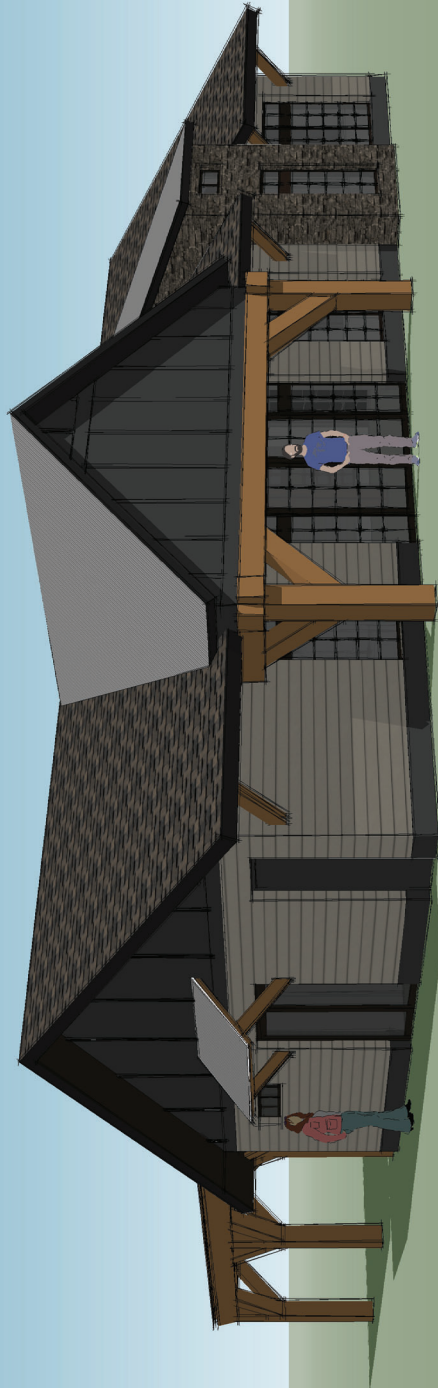


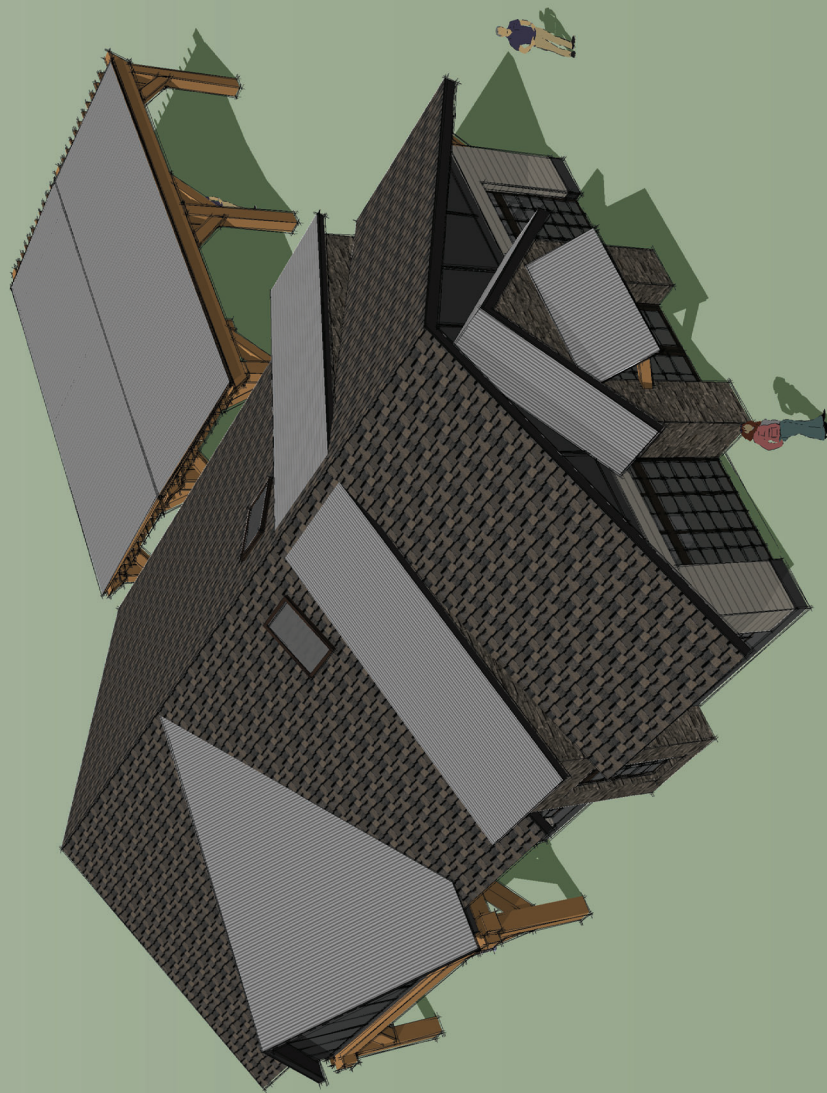


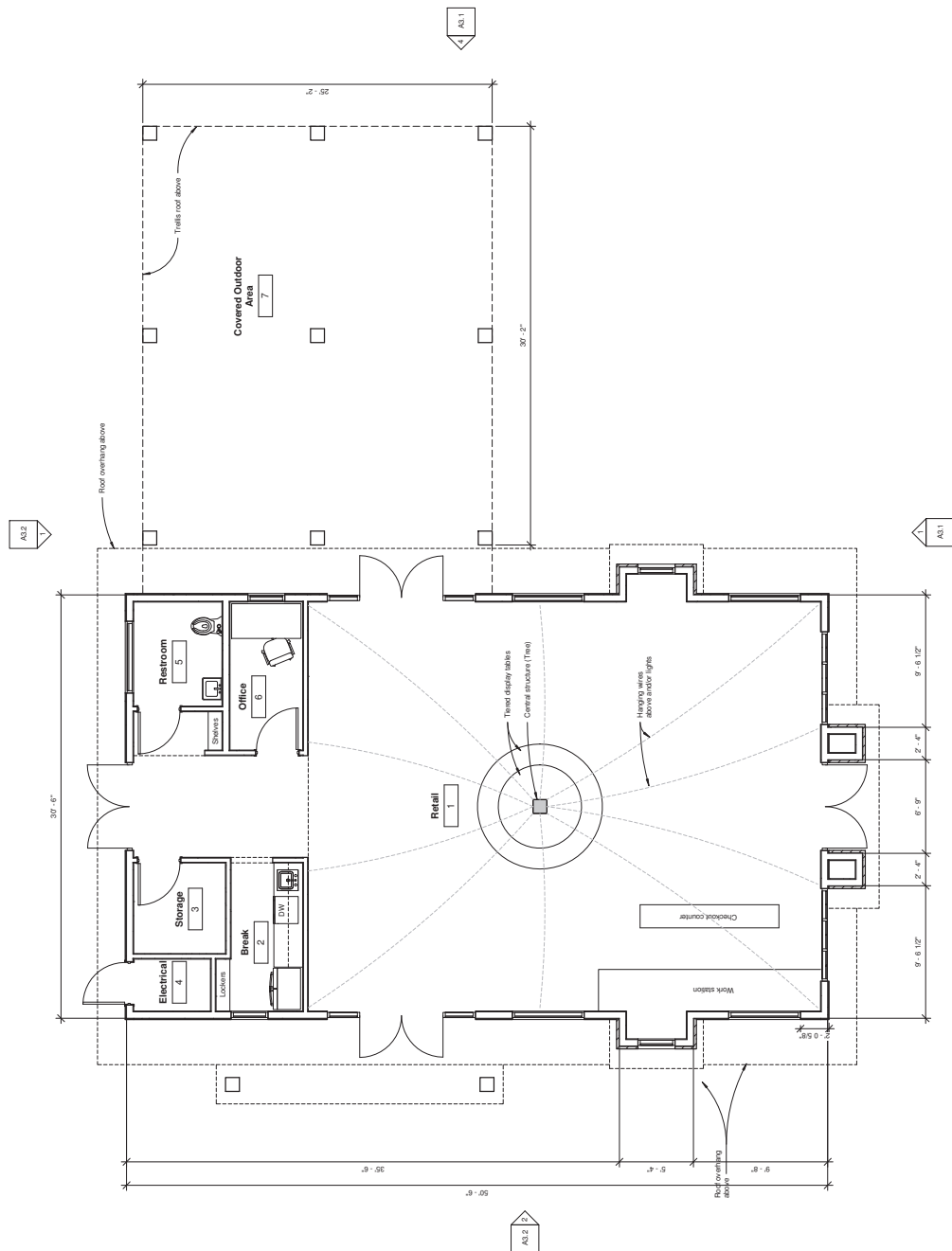












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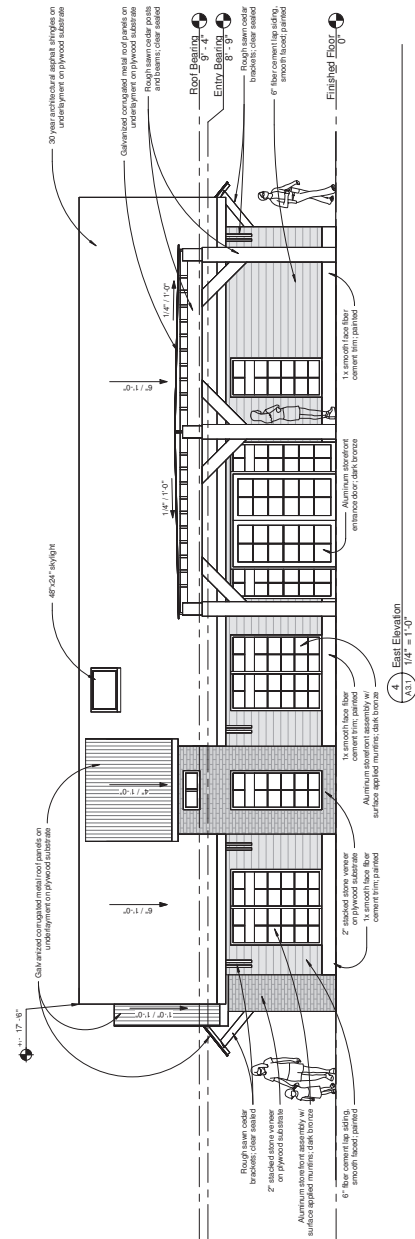
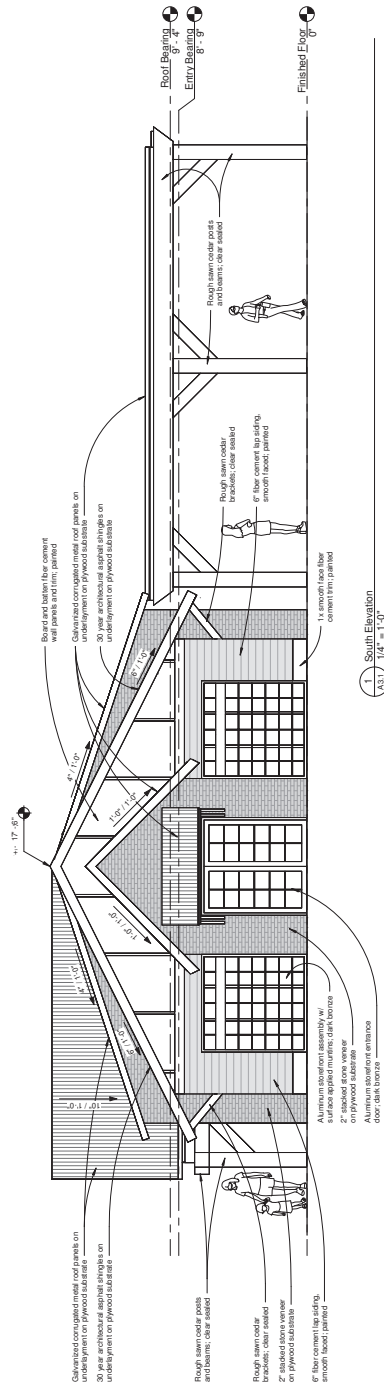
A NEW BUILDING FOR
TRELLIS NURSERY
VESTAVIA HILLS, AL

**BLACK DESIGN
ARCHITECTURE**
11211 ST AVENUE NORTH
SUITE 202
BIRMINGHAM, AL 35203
T: 205-866-6921
F: 205-866-6922
EMAIL: LB@BLACKDESIGNARCH.COM



Exterior Elevations	
PROJECT NUMBER:	23-1212
DRAWN BY:	11/22/2023
CHECKED BY:	PRD
TITLE AND DATE:	LB

A3.1



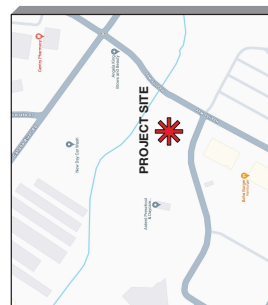
PLANT MATERIALS SCHEDULE						
Count	Scientific Name	Common Name	Size	Spacing	Root	Remarks
Trees						
3	Magnolia virginiana	Sweetbay Magnolia	8-10' HT.	As indicated	B&B	Full Head, Lined to min. 4" ht.
3	Platanus chinensis	Chinese Platanus	2 1/2-3' cal. min.	As indicated	B&B	Full head, rounded stage
6	Quercus shumardii	Shumard Oak	2 1/2-3' cal. min.	As indicated	B&B	Standard, Strong Central Leader
4	Tilia cordata	Little Leaf Linden	2 1/2-3' cal. min.	As indicated	B&B	Standard, Strong Central Leader
Shrubs						
19	Illicium parviflorum	Anise	24-30" ht.	5' o.c.	Cont.	Full Plant
72	lex vomitoria 'Nana'	Dw. Yapon Holly	15-18" ht.	3' o.c.	Cont.	Full Plant
53	lex x 'Needlepoint'	Needlepoint Holly	30" ht.	5' o.c.	Cont.	Full Plant
10	Miscanthus sinensis 'Adagio'	Adagio Grass	24-30" sp.	5' o.c.	Cont.	Full Plant
16	Rosa 'Meigold' Pp 17,877	Red Drift Rose	18-24" ht.	3' o.c.	Cont.	Full Plant
Bio-Swale Plantings						
78	Aldrobania glomeratus	Bushy Broomrape	1 gal.	24" o.c.	Cont.	Full Plant
50	Carex cherokeensis	Cherokee Sedge	1 gal.	30" o.c.	Cont.	Full Plant
92	Scirpus cyperinus	Wool Grass	1 gal.	24" o.c.	Cont.	Full Plant
Miscellaneous						
SOD	Cymodocea dasyphylla 4197	Bermuda Sod		Solid Sod		Solid sod

NOTE: THESE PLANS ARE PRELIMINARY AND SUBJECT TO MUNICIPAL REVIEW AND FINAL ENGINEERING AND ARE THEREFORE SUBJECT TO CHANGE.



1 PRELIMINARY LANDSCAPE PLAN
Scale: 1/16" = 1'-0"

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LOCATION MAP

REVISIONS
REVISED FOR BUILDING ROTATION
1/22/23

DATE:	November 1, 2023
SCALE:	As Indicated
PROJECT MANAGER:	DKE
DRAWN:	HWM
REVIEWED:	DKE
PROJECT NO:	DEA - 0013
SHEET TITLE :	

SHEET TITLE: Preliminary Landscape Plan

-1.0

1 of 2

DAVE EYRICH
— & ASSOCIATES —
LANDSCAPE ARCHITECTURE

1000 PROVIDENCE PARK, SUITE 100
BIRMINGHAM, ALABAMA 35242
DAVE@DEAALLC.COM

Trellis at Patchwork Farms

3010 Healthy Way, Vestavia Hills, AL

REVISIONS
REVISED FOR BUILDING ROTATION
1/22/23

DATE: November 1, 2023
SCALE: As Indicated
PROJECT MANAGER: DKEET
DRAWN: HW/M
REVIEWED: DKEET
PROJECT NO: DEA - 0013
SHEET TITLE :

Landscape Details

SHEET NUMBER:

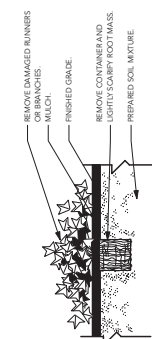
SEQUENCE: 2 of 2

GENERAL PLANTING NOTES

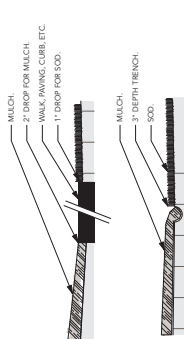
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IRRIGATION NOTES:

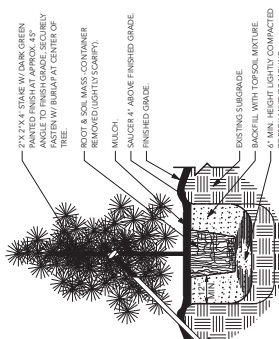
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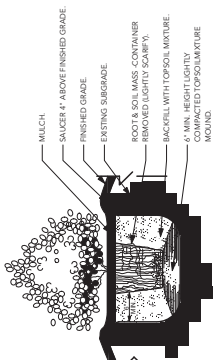
Groundcover Planting Detail
Not To Scale



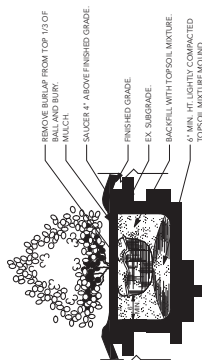
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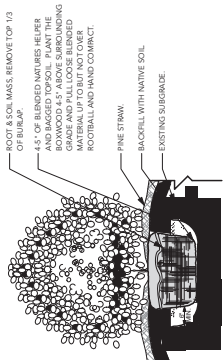
3	Liner Pine Planting Detail
	Not To Scale



3	Container Shrub Planting Detail
	Not To Scale



1	B&B Shrub Planting Detail
	Not To Scale



5	Boxwood Planting Detail
	Not To Scale

ST OF APPROVED NURSERIES:

INTER TREES, LLC
Free: 1-866-348-6837
Fax: 1-866-TREEFAX
E-mail: sales@intertrees.com
P.O. Box 387/33
Birmingham, Alabama
35238-2733
Physical Address:
700 Indian Valley Road
Bishop, Ga 30606
Phone: 706-769-8879
Fax: 706-769-4528
E-mail: sales@selecttrees.com
Physical Address:
1900 Cole Springs
Bishop, Ga 30606

LD SPRINGS NURSERY, INC. PLANTATION TREE COMPANY.

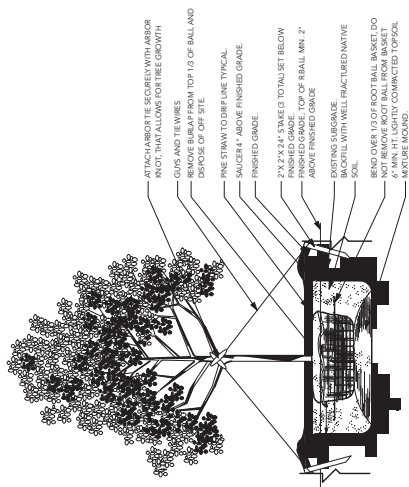
770-267-9196
770-267-8803
boldspring@mindspring.com
3920 Bad Springs Rd.
Monroe, CA 90066

Toll Free:
Telephone: (334) 975-9776
Cell: (334) 313-2063
Fax: (334) 872-9621
Physical:
Address: 120 Canty Rd., 15
Selma, Alabama, 36056

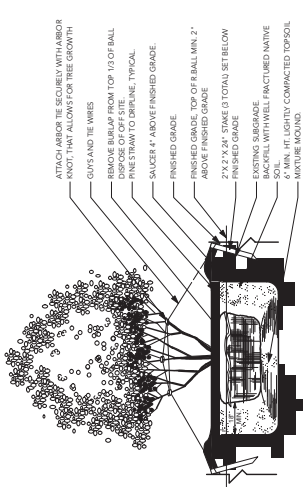
ITALSCAPE FARMS

Phone: 205-422-7577
205-466-1355
jeremy@zebra.net
sales:
Physical Address: 12375 Highway 17
Montevallo, AL 35115-8730

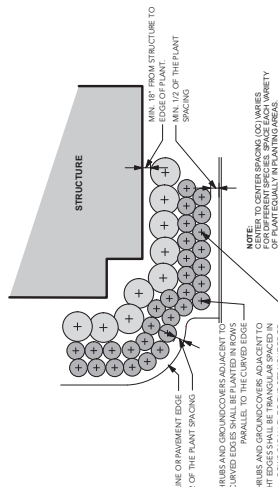
ADDITIONAL NURSERIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.



B&B Tree Planting Detail
Not To Scale



Multi-Trunk Tree Planting Detail
Not To Scale



Typical Plant Layout Detail
Not To Scale

November 22, 2023

STATEMENT OF MAINTENANCE POLICY AND PROVISIONS

I, Marci Hollingsworth, future Owner of the property located at 3010 Healthy Way located in Vestavia Hills Alabama, do hereby declare that I will maintain this property and building to the standards set forth in the City of Vestavia Hills maintenance policy and provisions.

Sincerely,



Marci Hollingsworth (Owner)

date