



**Vestavia Hills  
Design Review Board Agenda  
March 5, 2026  
6:00 PM**

1. Call to Order
2. Roll Call
3. Approval of Minutes: February 5, 2026
4. **DRB-26-2 Ben Pement** is requesting **Preliminary Review, Landscaping Review, Architectural Review, and Final Review of Materials** for the property located at **2530 Rocky Ridge Road & 2534 Rocky Ridge Road**. The purpose of this request is to receive feedback on a proposed car wash and coffee shop. The property is owned by Tom Allen and is zoned Vestavia Hills B-2 and R-1.
5. **DRB-26-1 Angela Nance** is requesting **Lighting Installation Review** for the property located at **1429 Montgomery Hwy**. The purpose of this request is to install permanent lighting to the exterior of Vestavia Bowl. The property is owned by Ferris Ritchey, III and is zoned Vestavia Hills B-3.
6. Time Of Adjournment

**CITY OF VESTAVIA HILLS**

**DESIGN REVIEW BOARD**

**MINUTES**

**February 5, 2026**

The Design Review Board of the City of Vestavia Hills met in regular session on this date at 6:00 PM. The roll was called with the following:

**MEMBERS PRESENT:**

Phil Kennedy, Chairman  
Mae Coshatt  
Chris Pugh  
Jeff Slaton

**MEMBERS ABSENT**

Joe Ellis  
David Giddens  
John Wood

**OTHER OFFICIALS PRESENT:**

Jack Wakefield, City Planner

**APPROVAL OF MINUTES**

The minutes of January 6, 2026 were presented for approval.

**MOTION** Motion to dispense with the reading of the minutes of January 6, 2026 was made by Mrs. Coshatt and 2<sup>nd</sup> was by Mr. Pugh. Motion as carried on a voice vote as follows:

Mrs. Coshatt – yes      Mr. Slaton – yes  
Mr. Pugh – yes      Chairman Kennedy – yes  
Motion carried.

**LANDCAPE REVIEW, ARCHITECTURAL REVIEW,  
& REVIEW OF FINAL MATERIALS**

**DRB-25-22** West Alabama Bank is requesting Landscape Review, Architectural Review & Final Review of Materials for the property located at **3128 Sunview Dr.** The purpose of this request is for a new bank. The property is owned by West Alabama Bank and is zoned Vestavia Hills B-1.2.

Mr. Wakefield explained that this request is for landscape review, architectural review, and review of final materials for an approved bank in Cahaba Heights.

Todd Thompson was present for the request and stated that this is was an originally approved rezoning to B-1.2 for a salon, but the development didn't work because of bad dirt. He stated they wanted to clean this up and construct a bank on the site. The traffic circulation has been approved by the Fire Marshall and will have a residential feel. There will not be a lot of lighting or signage. The B-1.2 approval ties the site plan to the zoning and the new resurvey plat needs to be signed.

Chairman Kennedy stated that the Board needs to see the material samples, as a part of this approval.

Mr. Thompson stated building materials will be earth toned, but his architect is out of town and he was not able to acquire the physical samples.

Chairman Kennedy stated that they need to physical samples to properly review the building materials.

Todd Thompson stated that they do not want to delay this project further.

Mr. Wakefield stated that we can discuss with Engineering and Building Safety to ensure some permit work can begin, while we wait another month for final approval.

Chairman Kennedy asked the group if there were any issues with the landscaping.

The Board collectively stated there are no issues with what was proposed.

The Board stated to Mr. Thompson that he needs to return next month with the following items: Physical brick/stone samples, physical roofing samples, glass samples, and building elevation with samples pointed out on drawing.

The case was postponed to March 5, 2026

The meeting adjourned at 6:30 PM.

Jack Wakefield, Planner/GIS



VESTAVIA HILLS

## **Design Review Board Planners Report**

### **MEETING DATE**

March 5, 2026

### **AGENDA ITEM**

**DRB-26-2 DRB-26-2 Ben Pement** is requesting **Preliminary Review, Landscaping Review, Architectural Review, and Final Review of Materials** for the property located at **2530 Rocky Ridge Road & 2534 Rocky Ridge Road**. The purpose of this request is to receive feedback on a proposed car wash and coffee shop. The property is owned by Tom Allen and is zoned Vestavia Hills B-2 and R-1.

### **BACKGROUND**

**Preliminary Review, Landscaping Review, Architectural Review, and Final Review of Materials**

### **PLANNER'S REVIEW/RECOMMENDATION**

The applicant is seeking a preliminary review of landscaping and architectural look for a proposed car wash and coffee shop on Rocky Ridge Road. The applicant has an active rezoning and conditional use application for the two subject properties. There has been no approval or public hearing for the change in uses. However, to get out in front of potential public comments/concerns regarding the landscaping and architectural look of the structures (particularly the car wash), the applicant would like feedback on both items from the Board. Any feedback from the Board will be incorporated into the rezoning/conditional use proposal. Final approval can be given after use changes have been approved by Council.

### **ATTACHMENTS**

1. Application
2. Proposed Site Plan
3. Proposed Site Plan with Grades
4. Landscaping Plan
5. Building Elevation
6. Architectural and Color Rendering
7. Adjacent Structures
8. Parking Lots
9. Current Survey

## 10. Fire Marshall Comments

Jack Wakefield  
City Planner



## Record No: DRB-26-2

Design Review Board Application

Status: Active

Submitted On: 2/18/2026

## Primary Location

2534 ROCKY RIDGE RD  
VESTAVIA HILLS, AL 35243

## Owner

Allen Properties South LLC  
Rocky Ridge Road 2534 Vestavia Hills, AL  
35243

## Agenda Information

Agenda Schedule

Comment/Delay/Information:

## Owner of Property

Name\*

Tom Allen IV

Address\*

1432 Panorama Drive

City\*

Vestavia Hills

State\*

AL

Zip Code\*

35216

Phone Number\*

828-320-0096

Email\*

## Billing/Responsible Party

**Name\***

Gonzalez-Strength & Associates

**Address\***

1550 Woods of Riverchase Dr.

**City\***

Hoover

**State\***

AL

**Zip Code\***

35244

**Phone Number\***

205-942-2486

**Email\*** 

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## Representing Attorney/Other Agent

**Name**

Ben Pement, PE

**Address**

1550 Woods of Riverchase Drive

**City**

Hoover

**State**

AL

**Zip Code**

35244

**Phone Number**

205-942-2486

**Email** 

## Description of Property

**Subject Property Address**

2534 Rocky Ridge Road

**Property Zoning Classification**

B-2

**Subdivision Name, Lot #, Block #, etc.**

See attached survey and legal description as a part of this application.

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## Reason for Request

*Check all that apply*

**Preliminary Review**

**Landscape Review**

**Architectural Review**

**Final Review of Materials**

**Other**

**Detailed Explanation**

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# Process

*Check all that apply*

**New Building**

**Renovation of Existing Building**

**New Landscape Plan**

**Renovation to Existing Landscaping Plan**

**Other**

**Detailed Explanation**

Requesting approval for a New Day Carwash.

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**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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## 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.
-

## Internal reviews/information

Meeting Date 

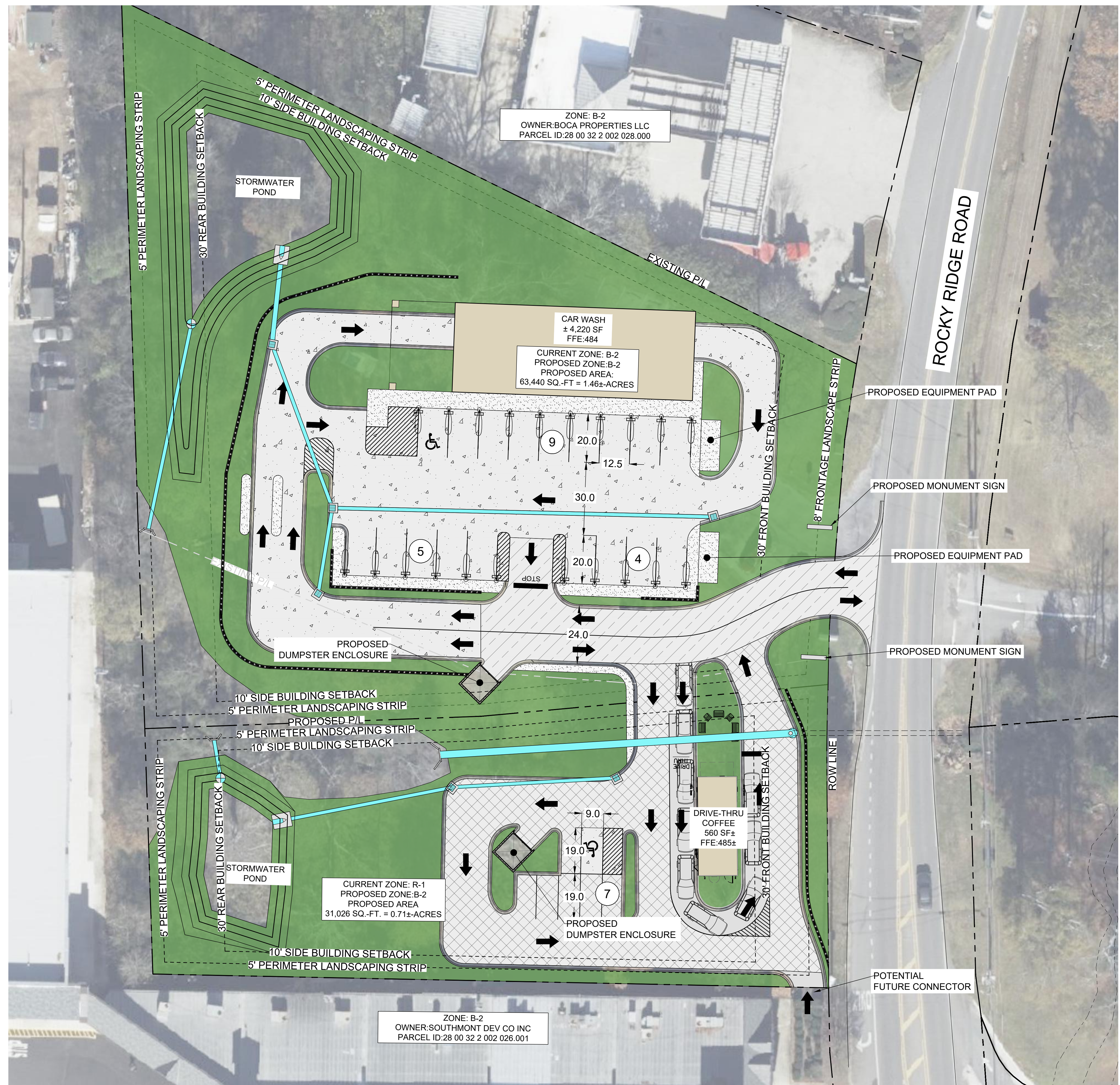
Preliminary Review  

Landscape Review  

Architectural Review  

Final Review of Materials  

Other  



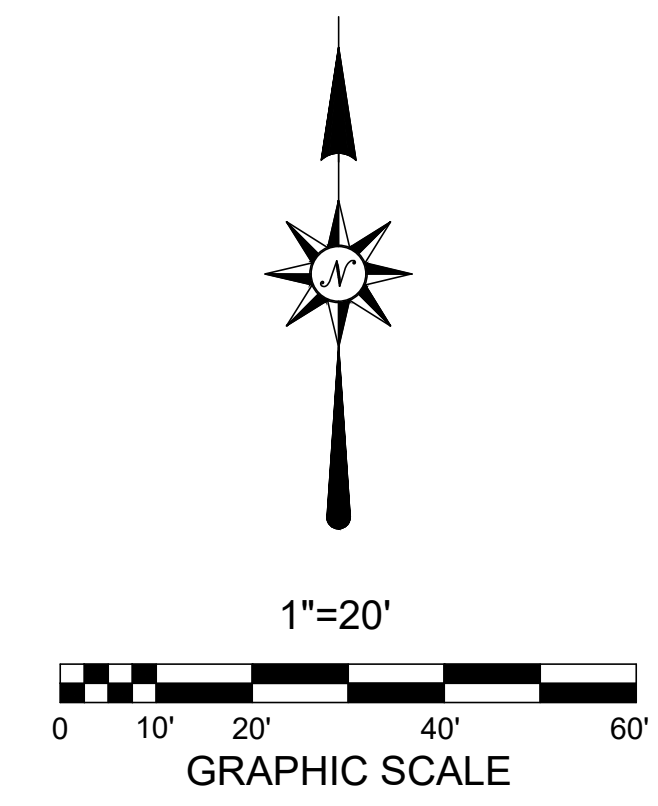
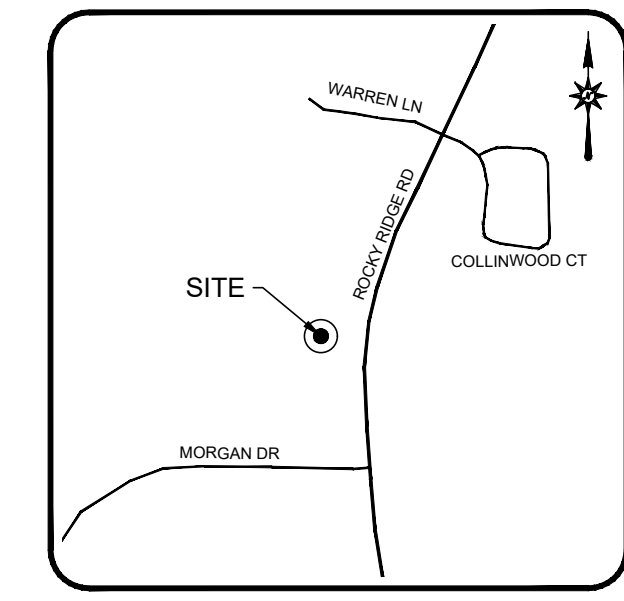
ZONE: B-2  
 OWNER: BOCA PROPERTIES LLC  
 PARCEL ID: 28 00 32 2 002 028.000

CAR WASH  
 ± 4,220 SF  
 FFE: 484

CURRENT ZONE: B-2  
 PROPOSED ZONE: B-2  
 PROPOSED AREA:  
 63,440 SQ.-FT. = 1.46± ACRES

CURRENT ZONE: R-1  
 PROPOSED ZONE: B-2  
 PROPOSED AREA:  
 31,026 SQ.-FT. = 0.71± ACRES

ZONE: B-2  
 OWNER: SOUTH MONT DEV CO INC  
 PARCEL ID: 28 00 32 2 002 026.001



LEGEND

- STANDARD DUTY CONCRETE PAVEMENT, TYPICAL.
- HEAVY DUTY CONCRETE PAVEMENT, TYPICAL.
- CONCRETE SIDEWALK, TYPICAL.
- STANDARD DUTY ASPHALT PAVEMENT, TYPICAL.
- HEAVY DUTY ASPHALT PAVEMENT, TYPICAL.
- GRASSED/LANDSCAPE AREAS, TYPICAL.
- PROPOSED RETAINING WALL (HEIGHT VARIES, LOCATIONS APPROXIMATE) TYPICAL

LANDSCAPING WILL BE IN COMPLIANCE WITH ALL CITY OF VESTAVIA HILLS LANDSCAPE REQUIREMENTS

NEW DAY CARWASH PARKING AREA: 0.22-ACRES±

DRIVE-THRU COFFEE PARKING AREA: 0.12-ACRES±

SITE DATA TABLE	
LOCAL JURISDICTION: VESTAVIA HILLS, AL	BUILDING SETBACKS (TABLE 6.4): FRONT: 30' SIDE: 0-10' REAR: 30'
ZONING: B-2	PERIMETER LANDSCAPE STRIPS: FRONT: 8' OR 4-FT WITH FENCE/WALL SIDE: 5' REAR: 5'
BUILDING HEIGHT (TABLE 6.4): MAX. ALLOWED 45-FT OR 4 STORIES PROPOSED 1 STORY	
CAR WASH PARKING (TABLE 8.1): REQUIRED: 2 SPACES PER WASH RACK	
PROVIDED: STANDARD 17 ADA ACCESSIBLE 1 TOTAL 18	
COFFEE DRIVE-THRU PARKING: REQUIRED: 1 PER EMPLOYEE ON SHIFT	
PROVIDED: STANDARD 7 ADA ACCESSIBLE 1 TOTAL 8	

NO.	REVISIONS DESCRIPTION	DATE
0		
1		
2		
3		
4		

SITE CONCEPT PLAN

**NEW DAY - ROCKY RIDGE**  
 2534 ROCKY RIDGE RD.  
 VESTAVIA HILLS, AL  
**GENREV PROPERTIES, LLC**  
 BIRMINGHAM, AL

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
 CIVIL & TRANSPORTATION ENGINEERING - LAND SURVEYING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - PIPELINE ENGINEERING & SURVEYING  
 1550 WOODS OF RIVERCHASE DRIVE SUITE 200  
 BIRMINGHAM, AL 35244  
 PHONE: (205) 942-2464  
 WWW.GONZALEZ-STRENGTH.COM an **LJA** company

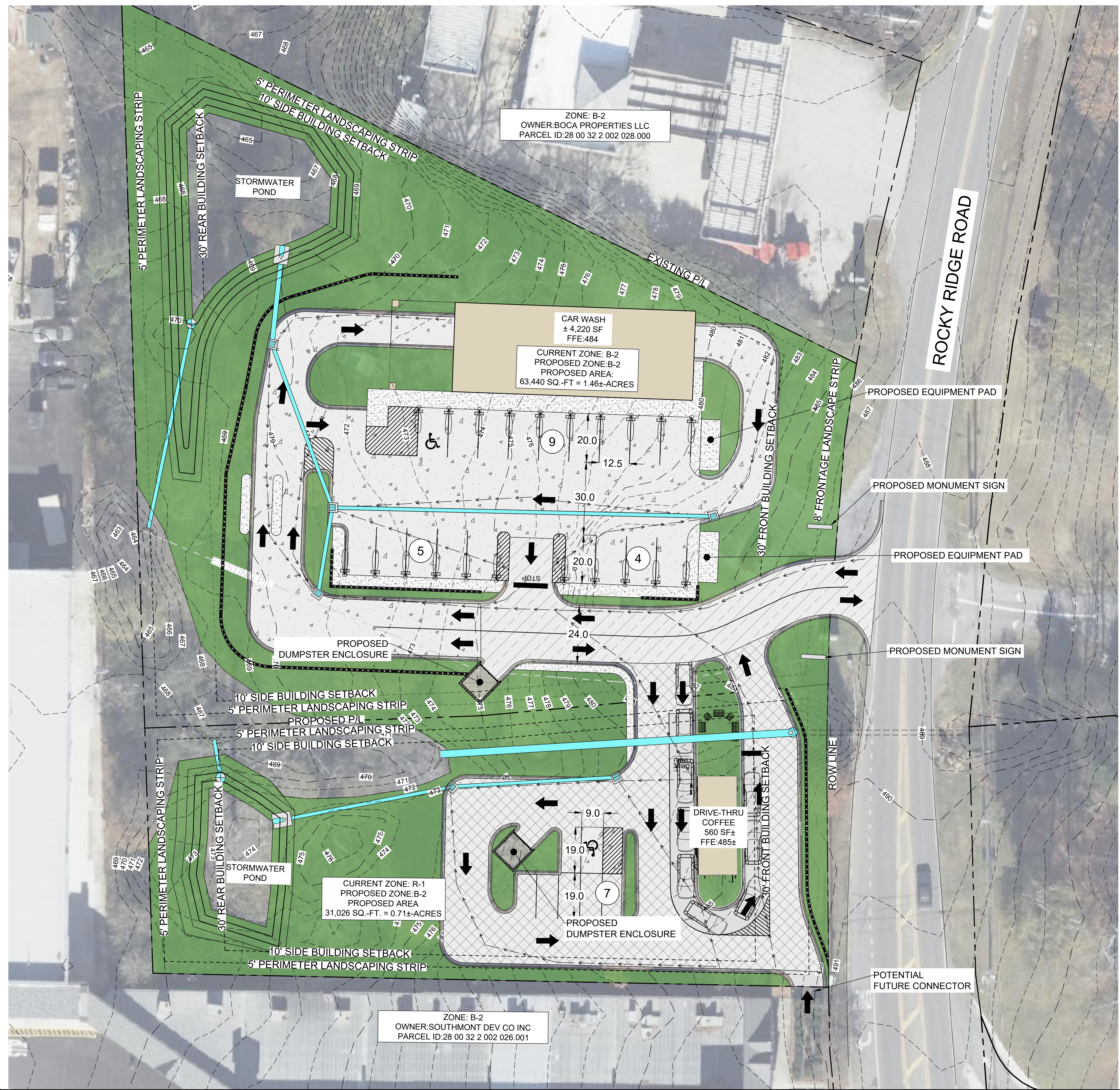
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PRELIMINARY  
 NOT FOR  
 CONSTRUCTION,  
 RECORDING  
 PURPOSES OR  
 IMPLEMENTATION

DWG. NO.  
 C200 R 0  
 PROJECT  
 25-0788

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N:\2025 Projects\GENREV Properties\25-0788 - Vestavia Hills - Rocky Ridge Development\Engineering\Construction Documents\25-0788.dwg File: 18-2025-1-13.plt  
 SITE LAYOUT PLAN TEMPLATE M.D. 5.23.24



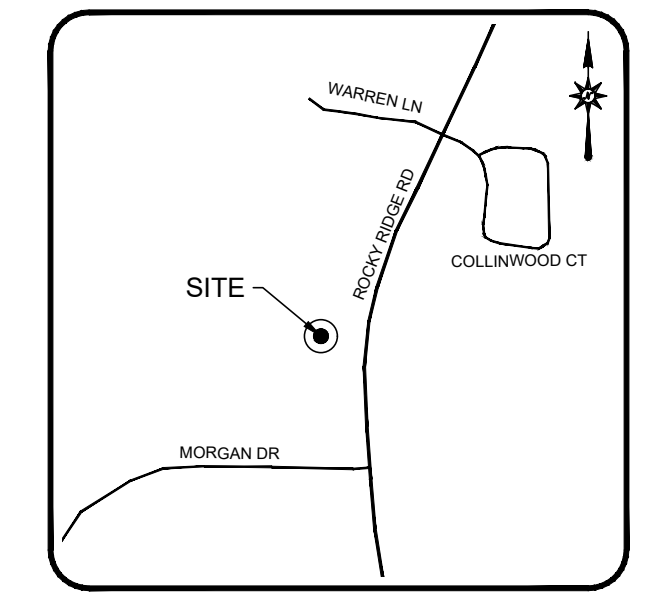
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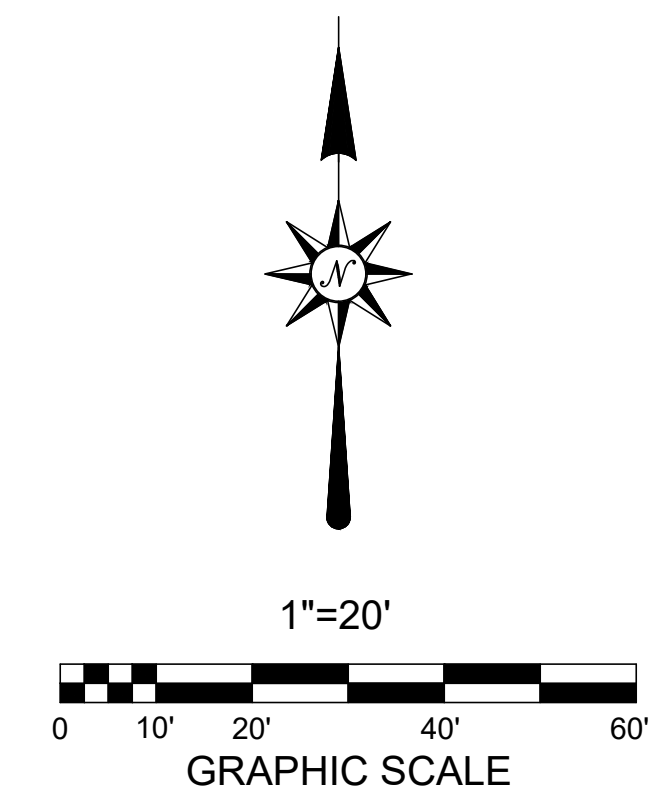
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 31,026 SQ.-FT. = 0.71± ACRES

ZONE: B-2  
 OWNER: SOUTHMONT DEV CO INC  
 PARCEL ID: 28 00 32 2 002 026.001



VICINITY MAP  
 N.T.S.



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## Plant Palette



**Willow Oak**  
*Quercus phellos*



**Australis Sweetbay Magnolia**  
*Magnolia virginiana 'Australis'*



**Mary Nell Holly**  
*Ilex 'Mary Nell'*



**Limlight / Little Lime Hydrangeas**  
*Hydrangea paniculata 'Limelight' & 'Jane'*



**Rose Creek Abelia**  
*Abelia x grandiflora 'Rose Creek'*



**Shamrock Inkberry**  
*Ilex glabra 'Shamrock'*

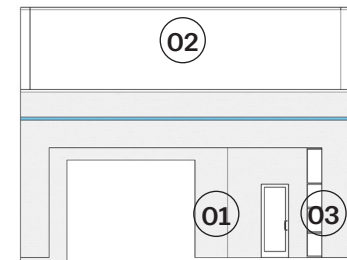
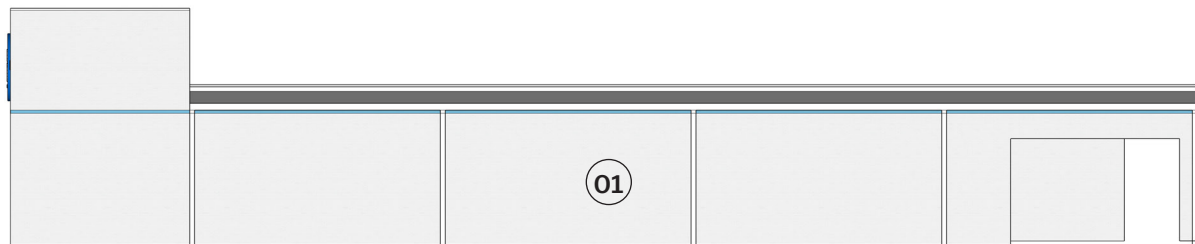
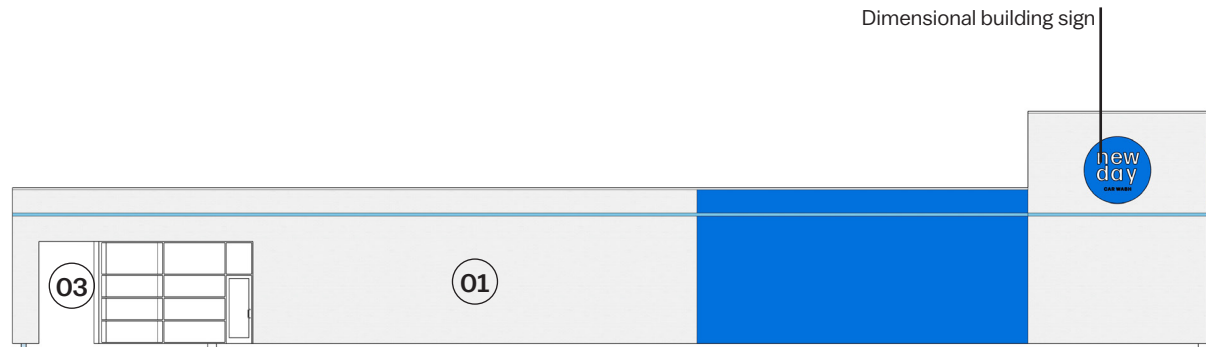
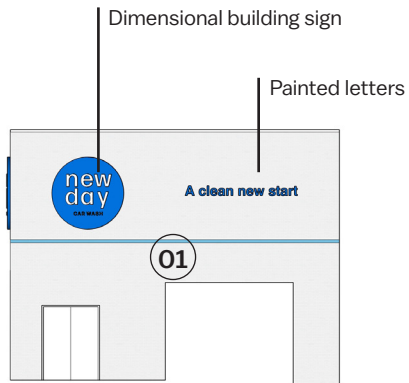


**Cinnamon Girl Distylium**  
*Distylium 'PIIDIST-V' PP27, 63*



**Pink Muhly Grass**  
*Muhlenbergia capillaris 'Regal Mist'*

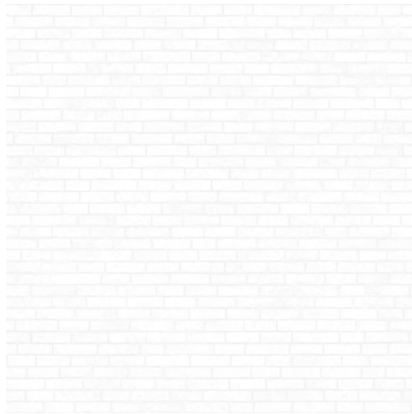
# Elevations - New Day



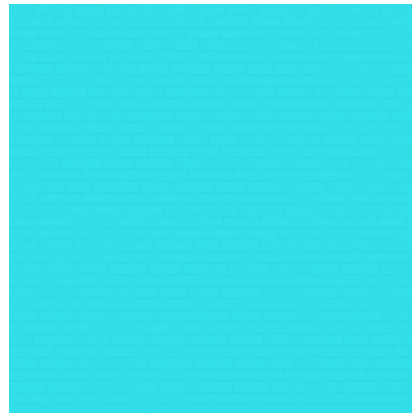
## Material Legend

- 01 Painted brick veneer
- 02 Fiber cement siding, white
- 03 Anodized Aluminum Storefront, Clear

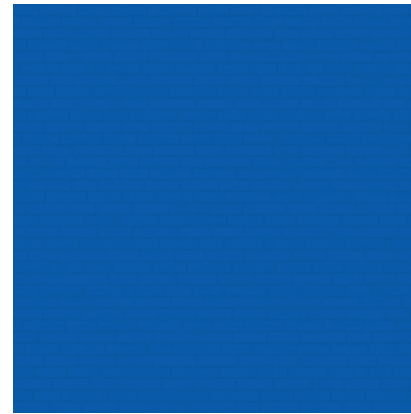
**Material Palette - New Day**



**Painted Brick Veneer**  
Sherwin Williams "Snowbound"



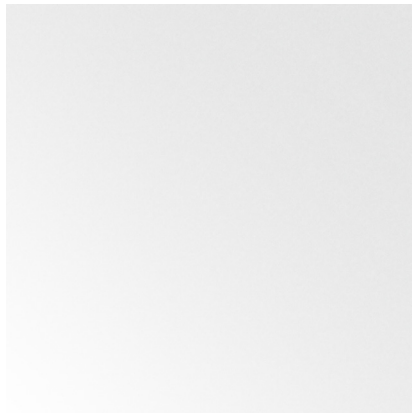
**Painted Brick Veneer**  
Sherwin Williams match to Pantone Blue  
0821 C



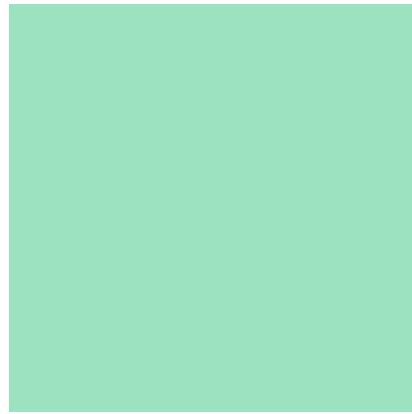
**Painted Brick Veneer**  
Sherwin Williams match to Pantone 2935 C



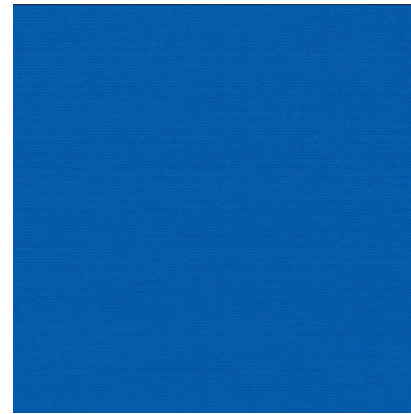
**Fiber Cement Siding**  
White



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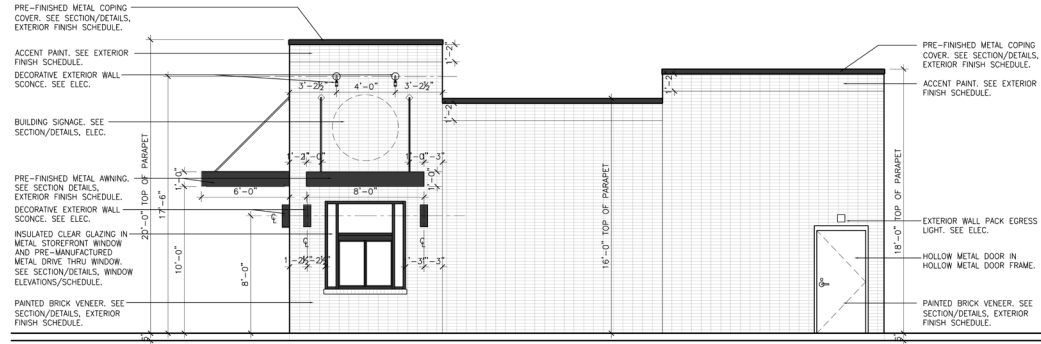


**Vacuum Booms**  
Powdercoat to match to Pantone 7478 C

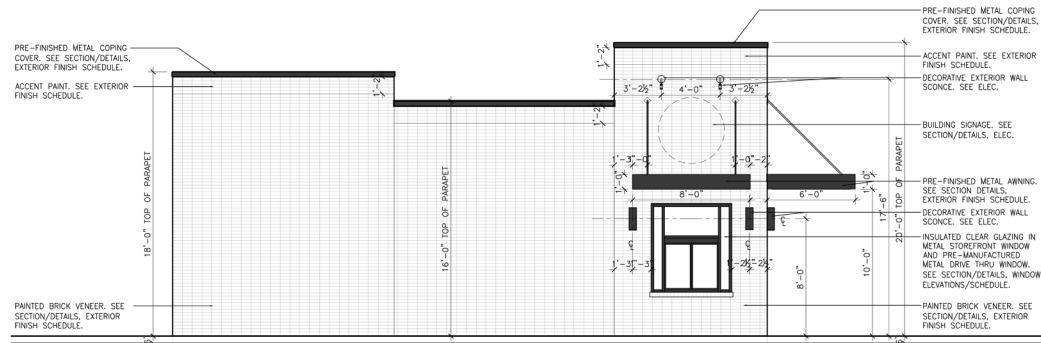


**Fabric Canopies**  
Standard Blue

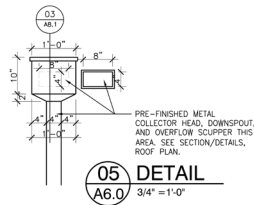
# Material Palette - Bullet Coffee



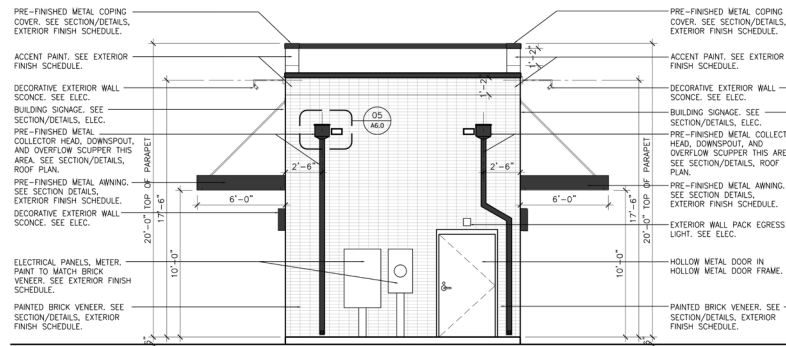
**04 RIGHT SIDE ELEVATION**  
A6.0 1/4" = 1'-0"



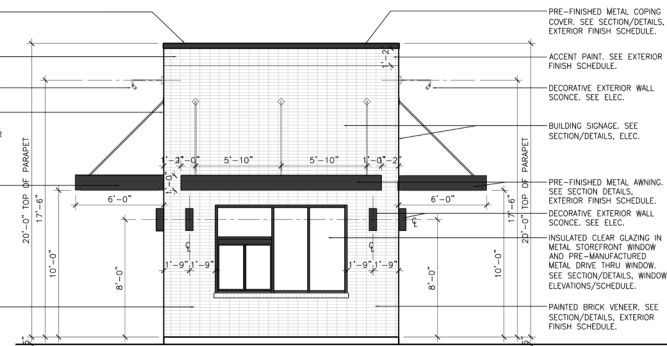
**03 LEFT SIDE ELEVATION**  
A6.0 1/4" = 1'-0"



**05 DETAIL**  
A6.0 3/4" = 1'-0"



**02 REAR ELEVATION**  
A6.0 1/4" = 1'-0"



**01 FRONT ELEVATION**  
A6.0 1/4" = 1'-0"

Rendering



Rendering



## Context



### Vehicular-based businesses

- Adjacent properties include a gas station and service shop.
- Both are national brands displaying brand colors and signage.
- Limited landscaping.

**New Day will present a more refined brand, architecture, and landscape design.**

Vestavia Hills Design Review

### Standalone structures

- Other adjacent properties are standalone businesses with no unifying architectural features.
- Landscaping is minimal.

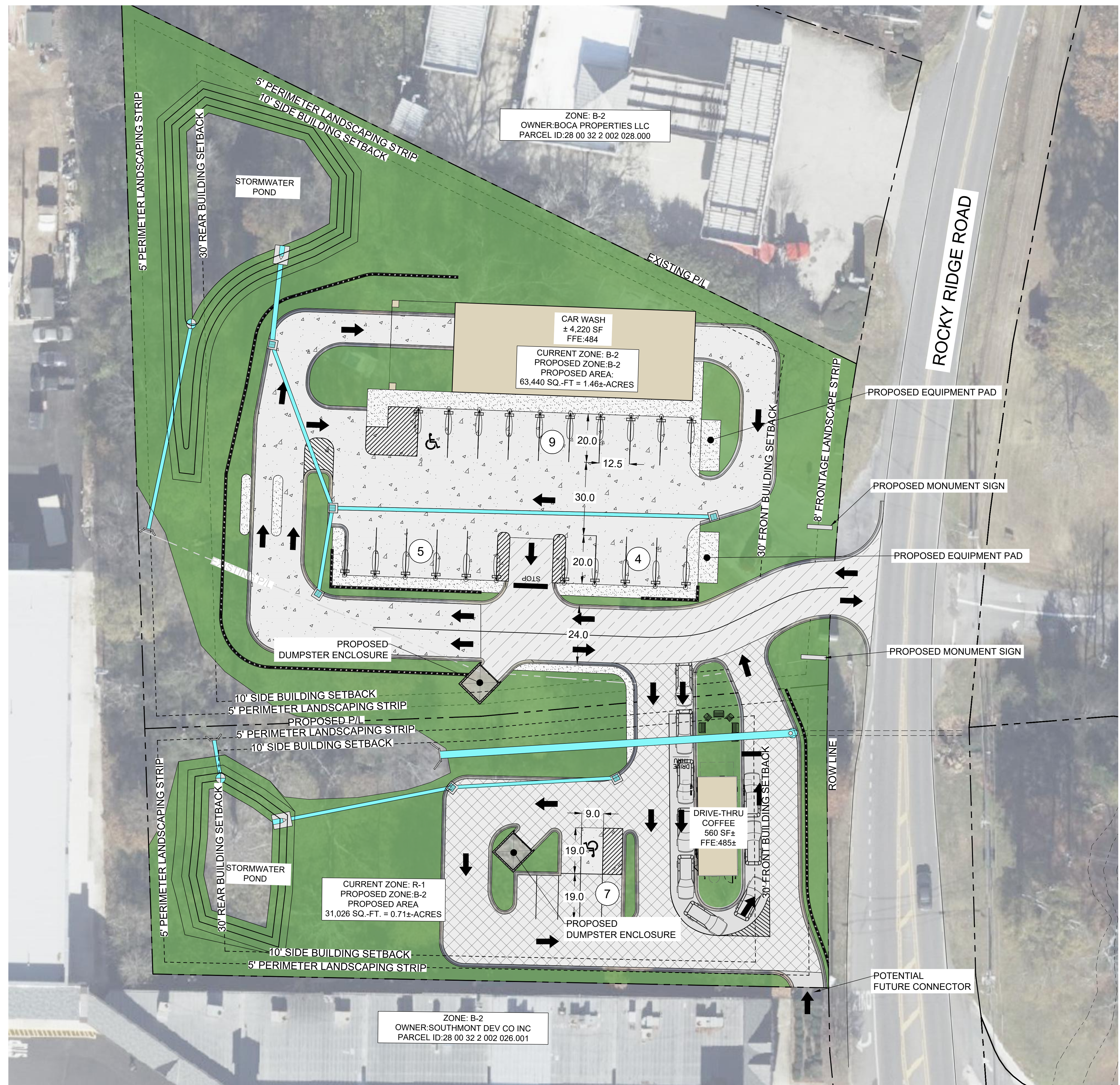
**New Day will maintain enhanced landscaping as a feature and as screening.**

### Styled shopping center

- This area is unified in it's design.
- However, its limited to the extents of the shopping center. Extending this language beyond feels less appropriate.

**New Day will complement other adjacent structures while allowing this area to remain distinct.**

New Day - Rocky Ridge



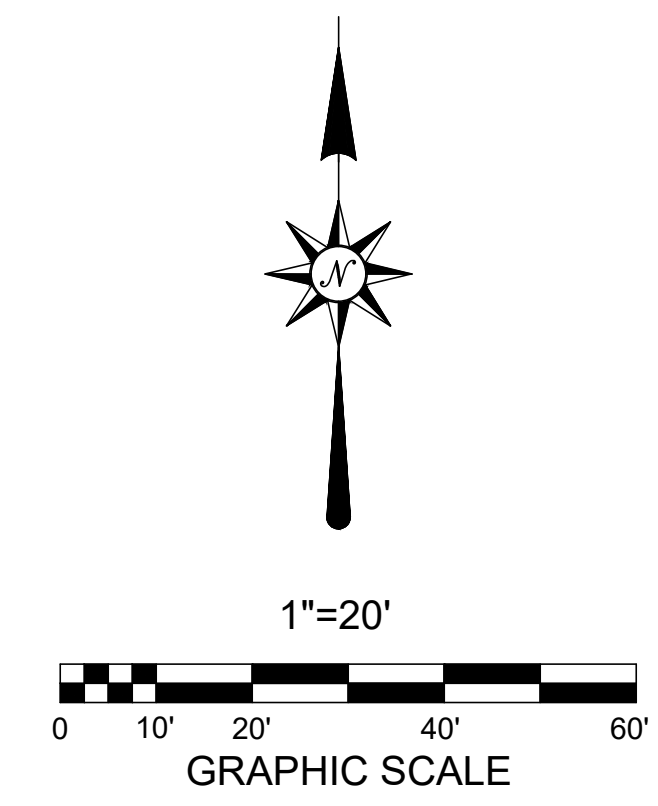
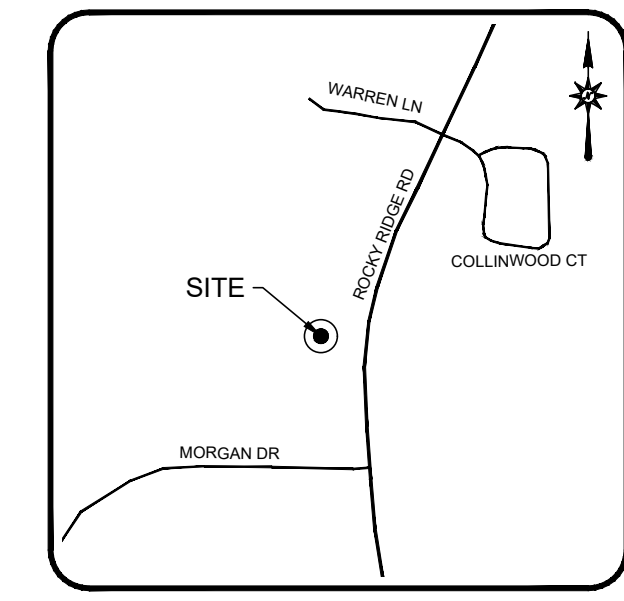
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SITE CONCEPT PLAN

**NEW DAY - ROCKY RIDGE**  
 2534 ROCKY RIDGE RD.  
 VESTAVIA HILLS, AL  
**GENREV PROPERTIES, LLC**  
 BIRMINGHAM, AL

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
 CIVIL & TRANSPORTATION ENGINEERING - LAND SURVEYING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - PIPELINE ENGINEERING & SURVEYING  
 1550 WOODS OF RIVERCHASE DRIVE SUITE 200  
 BIRMINGHAM, AL 35244  
 PHONE: (205) 942-2464  
 WWW.GONZALEZ-STRENGTH.COM an **LJA** company

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PRELIMINARY  
 NOT FOR  
 CONSTRUCTION,  
 RECORDING  
 PURPOSES OR  
 IMPLEMENTATION

DWG. NO.  
 C200 R 0  
 PROJECT  
 25-0788

**LEGEND**

- ASPH ASPHALT
- BLDG BUILDING
- CALC CALCULATED
- MEAS MEASURED
- CH CHORD
- LNG CH LONG CHORD
- DEFLECTION
- Δ DELTA
- ESMT. EASEMENT
- HW HEADWALL
- MIN. MINIMUM
- MH MANHOLE
- OH OVERHANG
- POR PORCH
- R RADIUS
- R.O.W. RIGHT OF WAY
- SAN SANITARY
- STM STORM
- UTIL. UTILITY
- AC. ACRES
- S.F. SQUARE FEET
- Q CENTERLINE
- POLE
- ANCHOR
- FENCE
- POWER LINE
- PAVEMENT
- P.V.M.T. WITH
- W TANGENT
- TAN RESIDENCE
- o LGT LIGHT
- COV COVERED
- DECK
- CONCRETE WALL



State of Alabama)  
Jefferson County)



"Closing Survey"

I, Laurence D. Weygand, a registered Engineer-Land Surveyor, or Ray Weygand, a registered Land Surveyor, certify that I have surveyed the land shown and described hereon; that there are no rights-of-way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that this property is located in a special flood hazard area; that there are no encroachments on said lot except as shown and that improvements are located as shown. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. (b) All bearings subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (c) All bearings and/or angles, and distances are deed/record map and actual unless otherwise noted. (d) Underground portions of foundations, footings, or other underground structures were not located unless otherwise noted. We do not look for underground sewers or flip manhole covers. (e) The shown north arrow is based on an assumed bearing from a well defined line.

**Parcel I:**  
Part of the SE 1/4 of the NW 1/4 of Section 32, Township 18 South, Range 2 West, Jefferson County, Alabama, being more particularly described as follows:

From the NW corner of said SE 1/4 of NW 1/4 of said Section 32, run in a southerly direction along the west line of said 1/4 - 1/4 section for a distance of 257.49 feet; then turn an angle to the left of 63°35' and run in a southeasterly direction for a distance of 189.24 feet to an existing iron rebar set by Weygand and being the point of beginning; then continue in a southeasterly direction along last mentioned course for a distance of 362.34 feet to an existing #5 iron rebar being on the west right-of-way line of Rocky Ridge Road and being on a curve, said curve being concave in an easterly direction and having a central angle of 6°53'-50" and a radius of 1093.47 feet; then turn an angle to the right (73°12'-47") to the chord of said curve and run in a southerly direction along the arc of said curve and along the west right-of-way line of Rocky Ridge Road for a distance of 131.55 feet to an existing iron rebar set by Weygand; then turn an angle to the right (77°09'-20") from the chord of last mentioned curve and run in a southwesterly direction for a distance of 69.31 feet to an iron rebar set by Weygand; then turn an angle to the right of 10°03'-31" and run in a westerly direction for a distance of 69.31 feet to an existing iron rebar set by Weygand; then turn an angle to the right of 17°36'-20" and run in a northwesterly direction for a distance of 154.11 feet to an existing iron rebar set by Weygand; then turn an angle to the right of 65°53'-10" and run in a northerly direction for a distance of 224.10 feet, more or less, to the point of beginning. Containing 1.43 acres, more or less.

Subject to a 20 foot easement for sanitary sewer along the west line of said property as shown on the attached survey by Weygand for the benefit of Parcel II.

**Parcel II:**  
Part of the SE 1/4 of the NW 1/4 of Section 32, Township 18 South, Range 2 West, Jefferson County, Alabama, being more particularly described as follows:

From the NW corner of said SE 1/4 of NW 1/4 of said Section 32, run in a southerly direction along the west line of said 1/4 - 1/4 section for a distance of 257.49 feet; then turn an angle to the left of 63°35' and run in a southeasterly direction for a distance of 189.24 feet to an existing iron rebar set by Weygand; then turn an angle to the right of 63°35'-08" and run in a southerly direction for a distance of 224.10 feet to an existing iron rebar set by Weygand and being the point of beginning; then turn an angle to the left of 65°33'-10" and run in a southeasterly direction for a distance of 154.11 feet to an existing iron rebar set by Weygand; then turn an angle to the left of 17°36'-20" and run in an easterly direction for a distance of 69.31 feet to an existing iron rebar set by Weygand; then turn an angle to the left of 10°03'-31" and run in an easterly direction for a distance of 69.31 feet to an existing iron rebar set by Weygand and being on the west right-of-way line of Rocky Ridge Road, said west right-of-way line being on a curve, said curve being concave in an easterly direction and having a central angle of 7°4'-46" and a radius of 1093.47 feet; then turn an angle to the right (95°51'-22") to the chord of said curve and run in a southerly direction for a distance of 135.02 feet to an existing #4 iron rebar being on the west right-of-way line of said Rocky Ridge Road; then turn an angle to the right of 90°05'-04" from the chord of last mentioned curve and run in a westerly direction for a distance of 296.63 feet to an existing #4 iron rebar; then turn an angle to the right of 87°16'-35" and run in a northerly direction for a distance of 187.57 feet, more or less, to the point of beginning. Containing 0.98 acres, more or less.

According to my survey of MAY 19, 2004  
Order No.: 31712  
Purchaser:  
Address: 2534 Rocky Ridge Road  
Flood Zone: X 1E AE MAP # 01073C 0992E  
Survey invalid if not sealed in red.

*Laurence D. Weygand*  
Laurence D. Weygand, Reg. PE-LS#10373  
Ray Weygand Reg. L.S.#24973  
169 Oxmoor Road, PH: 942-0086  
Homewood, AL 35209 © Copyright



## Fire Marshal Review

Record No.DRB-26-2

Status Completed

Became Active February 18, 2026

Type Approval

Due Date None

Assignee Christopher Vines

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## Record No: DRB-26-2

Design Review Board Application

Status: Active

Submitted On: 2/18/2026

## Messages

Christopher Vines

February 18, 2026 at 2:52 pm

Turn study needed for fire department apparatus access and turn around.

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VESTAVIA HILLS

## **Design Review Board Planners Report**

### **MEETING DATE**

March 5, 2026

### **AGENDA ITEM**

DRB-26-1 **DRB-26-1** **Angela Nance** is requesting **Lighting Installation Review** for the property located at **1429 Montgomery Hwy**. The purpose of this request is to install permanent lighting to the exterior of Vestavia Bowl. The property is owned by Ferris Ritchey, III and is zoned Vestavia Hills B-3.

### **BACKGROUND**

Lighting Instalation Review

### **PLANNER'S REVIEW/RECOMMENDATION**

The applicant is seeking review to the exterior alterations of Vestavia Bowl. Particularly, the addition of permanent lighting to the structure. This lighting would be along the roof trim of the structure and would match the existing lighting of neighboring properties, Guthrie's and Weber Mortgage. The goal is to enhance curb appeal and visibility of the bowling alley from the roadway. The applicant has expressed they will follow City restrictions on moving or flashing lights, and will not be a visual hazard to motorists on Highway 31.

### **ATTACHMENTS**

1. Application
2. Lighting Proposal
3. Owner's Affidavit

Jack Wakefield  
City Planner



## Record No: DRB-26-1

Design Review Board Application

Status: Active

Submitted On: 1/28/2026

## Primary Location

1429 MONTGOMERY HWY  
VESTAVIA HILLS, AL 35216

## Owner

Ferris Ritchey, III  
Montgomery Highway 1429 Montgomery  
Highway Vestavia Hills, AL 35216

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## Agenda Information

Agenda Schedule 

March 2026

Comment/Delay/Information: 

---

## Owner of Property

**Name\***

Ferris Ritchey

**Address\***

1429 Montgomery Highway

**City\***

Vestavia Hills

**State\***

AL

**Zip Code\***

35216

**Phone Number\***

2059794420

**Email\*** 

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### Billing/Responsible Party

**Name\***

Angela Nance

**Address\***

1429 Montgomery Highway

**City\***

Vestavia Hills

**State\***

AL

**Zip Code\***

35216

**Phone Number\***

2059794420

**Email\*** 

## Representing Attorney/Other Agent

<b>Name</b>	<b>Address</b>
Angela Nance	1429 Montgomery Highway
<b>City</b>	<b>State</b>
Vestavia Hills	AL
<b>Zip Code</b>	<b>Phone Number</b>
35216	2059794420
<b>Email</b> 	

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## Description of Property

<b>Subject Property Address</b>	<b>Property Zoning Classification</b>
1429 Montgomery Highway Vestavia Hills, AL 35216	

**Subdivision Name, Lot #, Block #, etc.**

Vestavia Bowl

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## Reason for Request

*Check all that apply*

**Preliminary Review**

**Landscape Review**

**Architectural Review**

**Final Review of Materials**

**Other**

**Detailed Explanation**

We request approval to install permanent lighting along the roof trim of the bowling center, designed to match the existing lighting on our neighboring properties, Guthrie's and Weber Mortgage.

Our goal is to enhance the visibility and curb appeal of the center while contributing to the overall beautification of the south end of Highway 31. The proposed lighting will feature programmable color options, allowing for tasteful seasonal or holiday displays that create a welcoming and vibrant atmosphere for the community.

We fully understand and acknowledge the restriction against moving or flashing lights and will ensure the installation remains compliant to avoid any potential distraction to passing motorists.

We appreciate your time and consideration of this request and believe this improvement will be a positive addition—both to our business and to the visual appeal of the surrounding area.

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**Process**

*Check all that apply*

**New Building**

**Renovation of Existing Building**

**New Landscape Plan**

**Renovation to Existing Landscaping Plan**

**Other**

**Detailed Explanation**

New Lighting added along roofline

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**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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## 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.
-

## Internal reviews/information

Meeting Date 

Preliminary Review  

Landscape Review  

Architectural Review  

Final Review of Materials  

Other  





City of Vestavia Hills  
Office of the City Clerk

**OWNER AFFIDAVIT (This form must be notarized):**

I do hereby declare that the following statements are correct concerning the subject property located at: Vestavia BOM 1429 Montgomery Hwy. Vestavia Hills 35216 Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: (please check all that apply).

the Property Owner and representing myself in said request.

the Property Owner, but I am authorizing a Representing Agent by the name of: Angela Nance to represent me in the following request:

And am requesting: (please check)

- Rezoning Request
- Preliminary Plat Approval
- Final Plat Approval
- Conditional Use Approval
- Request for Variance
- Special Exception
- Design Review Approval

Signed: [Signature]  
Owner Signature/Date

STATE OF ALABAMA  
COUNTY OF Jefferson

Given under my hand and seal  
this 16 day of Nov, 2025.

[Signature]  
Notary Public

My commission expires 30 day of JUNE, 2026

