Vestavia Hills
Planning and Zoning Commission Agenda
April 9, 2026
6:00 PM

1. Roll Call
2. Pledge Of Allegiance
3. Approval Of Minutes: February 2026

Final Plats

Consent Agenda

4. FP-26-2 **City of Vestavia Hills** is requesting **Final Plat Approval** for **Resurvey Of Lot 1 Vestavia Sports Park Survey**. The purpose of this request is to resurvey existing Lot 1 and adjacent acreage into two lots. The properties are owned By City of Vestavia Hills & Liberty Park Joint Venture and is zoned Vestavia Hills B-2 & INST-1.
5. FP-26-3 **Shelia Stephenson** is requesting **Final Plat Approval** for **Resurvey of Lots 6 & 7 Brayfield Residential Phase I**. The purpose of this request is to resurvey two existing lots and acreage into two new lots. The properties are owned Chad and Rashel Post & Patrick and Jessica Giadrosich and is zoned Vestavia Hills PUD- PR-1.

Rezoning

6. CU-26-2 **Ben Pement** is requesting **Conditional Use Approval for a Car Wash** for **2534 Rocky Ridge Road.** The Property Is Owned By Tom Allen and Is Zoned Vestavia Hills B-2
7. RZ-26-2 **Ben Pement** is requesting **Rezoning** For **2530 Rocky Ridge Road** from **Vestavia Hills R-1 to Vestavia Hills B-2,** for the purpose of a coffee shop.
8. RZ-26-3 **Hardie Kimbrough** is requesting a **Rezoning** for 2656 Alta Vista Drive from **Jefferson County A-1 to Vestavia Hills A,** for the purpose of annexation.
9. RZ-26-4 **Suzane Echols** is requesting a **Rezoning** for 2941 Old Rocky Ridge Road from **Jefferson County E-2 (Lot 17) & Jefferson County R-**

2 (Part of Parcel A) to Vestavia Hills R-1, for the purpose of annexation.

10. RZ-26-5 **Amanda Key** is requesting a **Rezoning** for **2811 Acton Place** from **Jefferson County R-1 to Vestavia Hills R-2,** for the purpose of annexation.

11. RZ-26-6 **Russ Doyle LLC** is requesting **Rezoning** For **3119 Timberlake Road** from **Vestavia Hills R-1 to Vestavia Hills O-1,** for the purpose of an office building.

PUBLIC HEARING PROCEDURES

The following procedures shall be followed for every public hearing of the Commision:

- All comments shall be limited to **3 minutes**. A countdown clock will be provided on the video screens.
- Do not duplicate comments made by previous speakers. For example, if traffic is mentioned as an issue, do not readdress that issue.
- All comments shall be directed to the presiding officer. Do not address the audience or the applicant.
- Each speaker shall identify himself, including full name and address.

SPECIAL NOTICE CONCERNING P&Z COMMISSION MEETINGS

If you prefer not to attend a meeting or work session in person, you may participate remotely:

- **Videoconference:** To participate by videoconference, you may access the meeting via Zoom at https://us02web.zoom.us/j/5539517181. When the Zoom.us window opens in your browser, click "Allow" to be placed in a virtual "waiting room." The host will open the meeting and allow all participants to join the meeting at that time. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, activate the "video" feature and unmute yourself by toggling the mute button. When the Chairman recognizes you and gives you the floor, state your name and address for the record and then you may address the Commission. Some useful Zoom functions include: microphone Mute/Unmute; Start/Stop Video; and View Participants – opens a pop-out screen that includes the "Raise Hand" icon that you may use to raise a virtual hand.
- **Teleconference:** To participate by telephone, dial 312.626.6799 and enter the meeting ID: 5539517181. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, unmute yourself by pressing *6 on your keypad. Then state your name and wait for the Chairman to recognize you. When the Chairman recognizes you and gives you the floor, state your name and address for the record and then address the Commission.

Meetings may be recorded. By participating in the meeting, you are consenting to be recorded.

"Zoom-bombing." Zoom-bombing is a cyber-crime and is punishable by law. In the event of an attendee intruding into any City of Vestavia Hills Zoom meeting, the online broadcast will be terminated immediately. Council and/or board members may be readmitted but online attendees will not. Although Zoom-bombing is not a frequent occurrence, those wishing to make public comment should attend the meeting in person.

CITY OF VESTAVIA HILLS

PLANNING AND ZONING COMMISSION

MINUTES

March 12, 2026

6:00 P.M.

The Planning & Zoning Commission of Vestavia Hills met in regular session on this date at 6:00 PM, following publication and posting pursuant to Alabama law. Due to the COVID-19 pandemic, in coordination with a Proclamation from Governor Ivey and pursuant to orders from the Jefferson County Health Department Official requiring social distancing along with limits of attendees, this meeting was held with a portion of the Commission digitally attending the meeting via remote computer locations utilizing a Zoom.com application. Staff and general public/audience members also were invited to attend via Zoom.com following publication pursuant to Alabama law. Chairman Cochran called the meeting to order and the City Planner called the roll with the following:

MEMBERS PRESENT: Lindsey Cochran, Chairman
Jonathan Romeo
Rick Honeycutt
Rusty Weaver
Ryan Blackenburg
David Maluff

MEMBERS ABSENT:
Hastings Sykes
Ryan Farrell

OTHER OFFICIALS PRESENT: Jack Wakefield, City Planner

**Appeared via Zoom*

APPROVAL OF MINUTES

Ms. Cochran stated that the minutes of the February meeting are presented for approval.

MOTION Motion to approve minutes was made by Mr. Weaver and second was by Mr. Romeo. Voice vote as follows:

Mr. Romeo – yes	Mr. Weaver – yes
Mr. Honeycutt – yes	Mr. Blackenburg – yes
Mr. Maluff - yes	Ms. Cochran – yes

Motion Carried.

Consent Agenda

Rezoning

CU-26-1 **Patrick Crabtree** Is Requesting **Conditional Use Approval** for **Pet Grooming** Located At **1401 Montgomery Hwy.** The Property Is Owned By Patrick Crabtree/Savfalk Realty and Is Zoned Vestavia Hills B-3.

The applicant was not present for the request, however there were no questions from the Commission.

There being no one from the public to address the Commission concerning this request, Ms. Cochran closed the public hearing and opened the floor for a motion.

MOTION Mr. Weaver made a motion to recommend Conditional Use Approval for 1401 Montgomery Hwy for Pet Grooming. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Romeo – yes	Mr. Weaver – yes
Mr. Honeycutt – yes	Mr. Blackenburg – yes
Mr. Maluff - yes	Ms. Cochran – yes

Motion Carried.

Jack Wakefield, City Planner

VESTAVIA HILLS

Planning and Zoning Commission
Planners Report

MEETING DATE
April 9, 2026

AGENDA ITEM

FP-26-2 **City of Vestavia Hills** is requesting **Final Plat Approval** for **Resurvey Of Lot 1 Vestavia Sports Park Survey**. The purpose of this request is to resurvey existing Lot 1 and adjacent acreage into two lots. The properties are owned By City of Vestavia Hills & Liberty Park Joint Venture and is zoned Vestavia Hills B-2 & INST-1.

BACKGROUND
Resurvey Of Lot 1 Vestavia Sports Park Survey

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS
1. FP-26-2
2. Sicard Hollow Plat
3. Owner's Affidavit

Jack Wakefield
City Planner

Record No: FP-26-2

Final Plat Application

Status: Active

Submitted On: 3/24/2026

Primary Location

4875 SICARD HOLLOW RD
VESTAVIA HILLS, AL 35242

Owner

No owner information

Agenda Information

Agenda Scheduling

April 2026

Comments/Delay/Explanation

Project Information

Property Address*

4875 Sicard Hollow Road

Parcel ID Number

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 752.13feet 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

Current Zoning Classification*

B-2 & INST-1

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. & THAT PT OF LOT 1 VESTAVIA SPORTS PARK SURVEY 2ND SECTOR PB 231 PG 66 LYING IN SW 1/4 OF SEC 8 TSP 18S R 1W LESS AND EXCEPT PT LYING WITHIN BHAM CORP LIMITS & ALSO LESS EXC COM AT NE COR OF SE 1/4 OF SW 1/4 OF SEC 8 TSP 18 R1W TH W 752.1 FT TH S 54.9 FT TO POB TH SWLY 310.6 FT TH SWLY 222.7 FT TH SW 65.4 FT TH SELY 152.4 FT TH SW 208.3 FT TH THE NELY ALG ROW 168.8 TH NELY ALG ROW 303.5 FT TH NELY 216.2 FT TH E 499.4 FT TO POB

Acreage*

38.4

Application Submission Date*

March 25, 2026

Reason for Request*

Platting Acreage

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.

By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.

☑

Owner Name*

City of Vestavia Hills

Company Name

Mailing Address*

1032 Montgomery Hwy

Owner Email

jwakefield@vhal.org

Phone Number*

205-978-0101

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.

☑

Representative for Owner

Jack Wakefield

Company Name

Email*

jwakefield@vhal.org

Mailing Address of Representative

Phone No. of Representative

Surveyor Information

Name*

Jim Ray

Company*

Ray & Gilliand PC

Mailing Address*

122 North Calhoun St Sylacauga, AL 35150

Phone Number*

256-245-3243

Registration Number

Email*

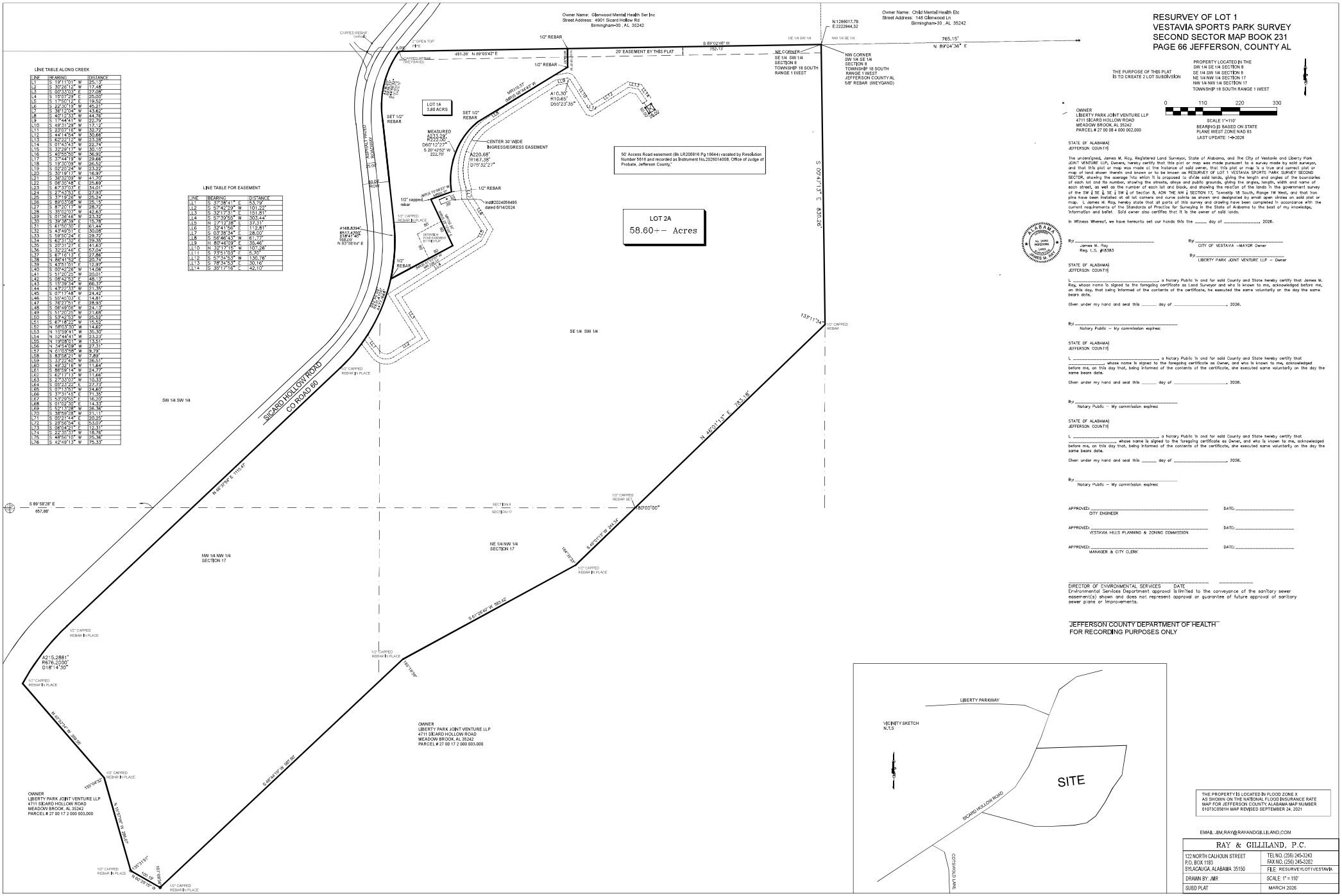
jim.ray@rayandgilliland.com

Internal Use Only

Date of Meeting

–

Approved/Denied



LINE	DIRECTION	DISTANCE
L1	S 13°13'01" W	25.13'
L2	S 30°26'12" W	17.48'
L3	S 69°49'01" E	27.08'
L4	S 15°07'39" E	25.00'
L5	S 17°50'12" E	19.52'
L6	S 22°30'15" W	40.21'
L7	S 36°13'04" W	43.82'
L8	S 40°12'33" W	44.76'
L9	S 17°43'41" W	22.79'
L10	S 49°31'29" W	17.12'
L11	S 23°07'18" W	32.72'
L12	S 44°14'54" W	30.66'
L13	S 62°22'13" W	21.38'
L14	S 01°43'43" W	22.74'
L15	S 32°29'11" W	30.13'
L16	S 42°55'26" W	36.92'
L17	S 15°23'19" W	29.66'
L18	S 19°14'09" W	26.55'
L19	S 32°25'24" W	23.23'
L20	S 36°18'17" W	16.97'
L21	S 58°32'09" W	41.70'
L22	S 06°30'48" E	25.69'
L23	S 67°37'03" E	54.01'
L24	S 27°43'53" E	27.93'
L25	S 37°19'28" W	25.24'
L26	S 85°03'08" W	25.15'
L27	S 87°20'17" W	28.72'
L28	S 85°07'07" W	40.43'
L29	S 81°58'46" W	23.32'
L30	S 89°38'19" W	15.79'
L31	S 61°00'55" E	61.44'
L32	S 43°48'31" E	30.08'
L33	S 59°00'24" E	29.72'
L34	S 62°31'35" E	29.35'
L35	S 20°31'27" E	41.63'
L36	S 32°22'46" E	57.04'
L37	S 67°16'13" E	27.86'
L38	N 86°41'59" E	20.74'
L39	S 43°51'01" E	12.97'
L40	S 89°42'28" W	14.06'
L41	S 51°20'25" W	20.01'
L42	S 88°42'53" E	48.13'
L43	S 15°39'34" W	66.17'
L44	S 49°27'33" W	71.35'
L45	S 01°17'48" W	24.42'
L46	S 52°40'01" E	14.81'
L47	S 76°27'51" E	28.93'
L48	S 08°49'06" W	24.13'
L49	S 51°20'25" W	21.68'
L50	S 89°43'53" W	25.52'
L51	S 67°18'25" W	15.53'
L52	N 58°03'59" W	14.42'
L53	N 12°59'41" W	35.35'
L54	N 52°44'11" W	23.23'
L55	N 19°08'51" W	13.51'
L56	N 34°54'09" W	27.31'
L57	N 61°03'58" W	9.79'
L58	S 83°58'21" W	7.89'
L59	S 13°29'46" W	26.51'
L60	S 49°38'16" W	11.64'
L61	S 86°58'14" W	24.77'
L62	S 42°17'13" W	11.66'
L63	S 24°33'07" W	10.33'
L64	S 09°21'29" E	27.73'
L65	S 07°15'57" W	24.60'
L66	S 37°31'45" E	71.35'
L67	S 53°29'53" E	16.20'
L68	S 01°02'39" E	14.33'
L69	S 56°13'28" W	26.36'
L70	S 38°59'28" W	21.11'
L71	S 69°31'43" E	20.29'
L72	S 29°56'54" E	53.07'
L73	S 48°58'41" W	12.31'
L74	S 25°53'51" W	18.76'
L75	S 45°50'10" W	25.36'
L76	S 42°48'13" W	75.33'

LINE	BEARING	DISTANCE
LL1	S 37°38'41" E	53.19'
LL2	S 01°42'29" W	101.29'
LL3	S 32°12'51" E	151.87'
LL4	S 57°39'05" W	303.44'
LL5	N 27°12'38" E	37.31'
LL6	S 32°41'56" E	112.81'
LL7	S 03°38'34" E	28.00'
LL8	S 59°46'41" W	61.72'
LL9	N 80°46'09" E	38.46'
LL10	N 32°17'15" W	107.26'
LL11	S 73°51'03" E	5.70'
LL12	S 01°54'53" W	136.78'
LL13	S 78°54'53" E	30.16'
LL14	S 35°17'16" E	42.10'

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: 4851 Sicard Hollow Road, 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: _____ 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: _____
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Jefferson

Given under my hand and seal
this 24 day of March, 2026.

_____
Notary Public

My commission expires 23 day of October, 2028.

VESTAVIA HILLS

Planning and Zoning Commission
Planners Report

MEETING DATE
April 9, 2026

AGENDA ITEM

FP-26-3 **Shelia Stephenson** is requesting **Final Plat Approval** for **Resurvey of Lots 6 & 7 Brayfield Residential Phase I**. The purpose of this request is to resurvey two existing lots and acreage into two new lots. The properties are owned Chad and Rashel Post & Patrick and Jessica Giadrosich and is zoned Vestavia Hills PUD- PR-1.

BACKGROUND
Resurvey of Lots 6 & 7 Brayfield Residential Phase I

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS
1. Application
2. Talus Plat
3. Owner's Affidavit

Jack Wakefield
City Planner

Record No: FP-26-3

Final Plat Application

Status: Active

Submitted On: 3/25/2026

Primary Location

1216 TALUS RD
VESTAVIA HILLS, AL 35242

Owner

Chad & Rashel Post
Talus Rd 1216 Vestavia, AL 35242

Agenda Information

Agenda Scheduling

Comments/Delay/Explanation

Project Information

Property Address*

1216 & 1212 Talus Rd

Parcel ID Number

27-00-18-2-000-053.000 & 27-00-18-2-000-052.000

Legal Description*

Lots 6 & 7 Brayfield Residential Phase I (MB 259 Pg 46)

Current Zoning Classification*

PUD-PR-1

Acreage*

1.026

Application Submission Date*

03/25/26

Reason for Request*

Request to resurvey two existing lots and acreage into two new lots

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.

By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.

☐

Owner Name*

Chad & Rashel Post, Patrick & Jessica Giadrosich

Company Name

Mailing Address*

1216 Talus Rd, 1212 Talus Rd

Owner Email

Phone Number*

205-567-5211, 205-381-6930

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.

☑

Representative for Owner

Mark Clark

Company Name

Schoel Engineering Company, Inc.

Email*

Mailing Address of Representative

1001 22nd St S Birmingham, AL 35205

Phone No. of Representative

205-313-1140

Surveyor Information

Name*

Mark Clark

Company*

Schoel Engineering Company

Mailing Address*

1001 22nd St S Birmingham, AL 35205

Phone Number*

205-313-1140

Registration Number

19251

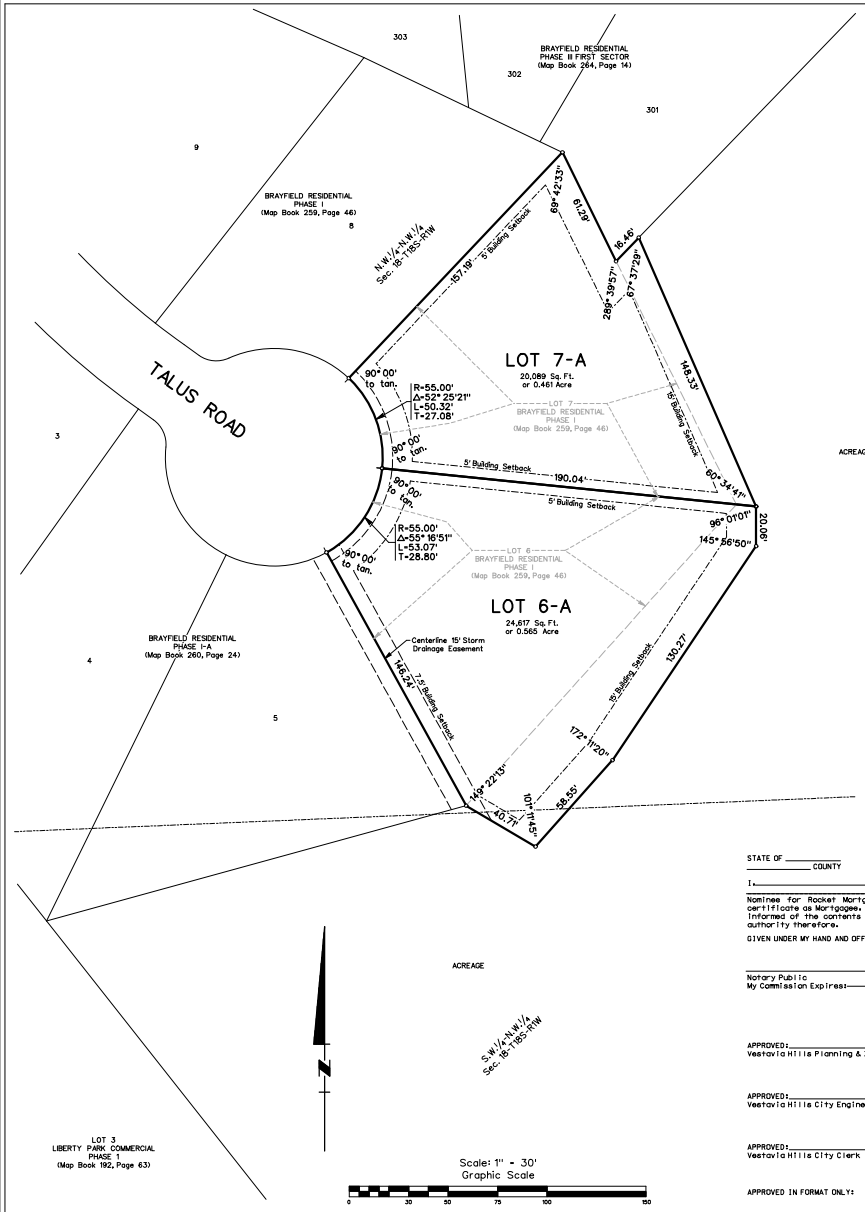
Email*

Internal Use Only

Date of Meeting

–

Approved/Denied



UTILITY SERVICE PROVIDERS:

1. Water – Public Mains System provided by Birmingham Water Works.
2. Sanitary – Provided by Enviro Services, LLC, a private utility.
3. Gas – Spire Energy.
4. Power – Alabama Power Company.
5. Telephone – AT&T.

OWNER OF LOT 6-A:
CHAD J. & RASHEL O. POST
1216 TALUS ROAD
VESTAVIA HILLS, ALABAMA 35242
(205) 567-5211

OWNER OF LOT 7-A:
PATRICK & JESSICA GIADROSICH
1212 TALUS ROAD
VESTAVIA HILLS, ALABAMA 35242
(205) 381-6930

NOTES:

1. Access to utilities for installation, maintenance and repair shall be governed by private agreement between the owner and the utility company.

2. This property is not located within the 100 year flood area and is in Unshaded Zone "X" (areas determined to be out of 0.2% annual chance floodplain) as shown on the National Flood Insurance Programs "FIRM" Flood Insurance Rate Map of Jefferson County, Alabama, according to Panel 577 of 755, Map Number 01073C0577H, dated September 24, 2021, as published by the Federal Emergency Management Agency.

3. The purpose of this plat is to resurvey two existing lots and acreage into two new lots.

STATE OF _____
_____ COUNTY

I,_____, as Notary Public in and for said County and State, do hereby certify that _____ as _____ of Mortgage Electronic Registration Systems, Inc. as Nominee for Rocket Mortgage, LLC, its successors and assigns, whose name is signed to the foregoing certificate as Mortgagee, who is known to me, acknowledged before me on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2026.

_____
Notary Public
My Commission Expires:_____

APPROVED:_____ DATE:_____
Vestavia Hills Planning & Zoning Commission

APPROVED:_____ DATE:_____
Vestavia Hills City Engineer

APPROVED:_____ DATE:_____
Vestavia Hills City Clerk

APPROVED IN FORMAT ONLY:

_____ _____
Jefferson County Department of Health Date

APPROVED IN FORMAT ONLY:

_____ _____
Director of Environmental Services Date

Environmental Services Department approval is limited to the conveyance of the sanitary easement(s) shown and does not represent approval or guarantee of future approval of sanitary sewer plans or improvements. Environmental Services acknowledges that the mains serving this property are owned by others.

STATE OF ALABAMA
JEFFERSON COUNTY

I, Mark W. Clark, a Registered Professional Land Surveyor in the State of Alabama, and Patrick Gladrosich, Jessica Gladrosich, Chad J. Post and Rashel O. Post, Owners, hereby certify that this plat or map was made pursuant to a survey made by said Surveyor and that said survey and this plat or map were made at the instance of said Owners; that this plat or map is a true and correct plat or map of the lands shown therein and known or to be known as RESURVEY OF LOTS 6 & 7, BRAYFIELD RESIDENTIAL PHASE I, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearing, width, length, and name of each street, as well as the number of each lot and block and showing the relation of the lands to Brayfield Residential Phase I, as recorded in Map Book 259, Page 46 in the Probate Office of Jefferson County, Alabama, and being situated in the West 1/2 of the N.W. 1/4 of Section 18, Township 18 South, Range 1 West, Jefferson County, Alabama; and that iron pins or other appropriate monumentation have been installed at all lot corners (or reference points to lot corners) and curve points as shown and designated by small open circles on said plat or map. This survey and drawing of the parcel described hereon, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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. Said Owners also certify that they are the Owner of said lands and that the same are not subject to any mortgage, except a mortgage to Renasant Bank and a mortgage to Rocket Mortgage, LLC.

SCHOEL ENGINEERING COMPANY, INC.

_____
Mark W. Clark, Jr., Alabama License No. 19251

_____ _____
Chad J. Post, Owner of Lot 6-A Rashel O. Post, Owner of Lot 6-A

_____ _____
Patrick Gladrosich, Owner of Lot 7-A Jessica Gladrosich, Owner of Loy 7-A

Renasant Bank, Mortgagee

Mortgage Electronic Registration Systems, Inc., Mortgagee, as Nominee for Rocket Mortgage, LLC, its successors and Assigns

By:_____ By:_____
Its:_____ Its:_____

STATE OF ALABAMA
JEFFERSON COUNTY

I, Ryan Forester, as Notary Public in and for said County and State, do hereby certify that Mark W. Clark, whose name is signed to the foregoing certificate as Surveyor, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2026.

_____
Notary Public
My Commission Expires:_____

STATE OF ALABAMA
JEFFERSON COUNTY

I,_____, as Notary Public in and for said County and State, do hereby certify that Chad J. Post, whose name is signed to the foregoing certificate as Owner of Lot 6-A, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2026.

_____
Notary Public
My Commission Expires:_____

STATE OF ALABAMA
JEFFERSON COUNTY

I,_____, as Notary Public in and for said County and State, do hereby certify that Rashel O. Post, whose name is signed to the foregoing certificate as Owner of Lot 6-A, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2026.

_____
Notary Public
My Commission Expires:_____

STATE OF _____
_____ COUNTY

I,_____, as Notary Public in and for said County and State, do hereby certify that _____ as _____ of Renasant Bank, whose name is signed to the foregoing certificate as Mortgagee, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2026.

_____
Notary Public
My Commission Expires:_____

STATE OF ALABAMA
JEFFERSON COUNTY

I,_____, as Notary Public in and for said County and State, do hereby certify that Patrick Gladrosich, whose name is signed to the foregoing certificate as Owner of Lot 7-A, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2026.

_____
Notary Public
My Commission Expires:_____

STATE OF ALABAMA
JEFFERSON COUNTY

I,_____, as Notary Public in and for said County and State, do hereby certify that Jessica Gladrosich, whose name is signed to the foregoing certificate as Owner of Lot 7-A, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2026.

_____
Notary Public
My Commission Expires:_____

SCHOEL ENGINEERING COMPANY
BIRMINGHAM 205.822.2006 HUNTSVILLE 256.539.2201 TUSCALOOSA 205.752.4568
SCHOEL.COM

RESURVEY OF LOTS 6 & 7 BRAYFIELD RESIDENTIAL PHASE I

BEING A RESURVEY OF LOTS 6 & 7, BRAYFIELD RESIDENTIAL PHASE I (RECORDED IN MAP BOOK 259, PAGE 46) AND ACREAGE SITUATED IN THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 1 WEST JEFFERSON COUNTY, ALABAMA

REVISIONS:

FINAL PLAT

DATE: MARCH 2026
DRAWN BY: J.W.H.
CHECKED BY: S.D.S. & M.W.C.
FIELD BOOK: #
FIELD CREW:
FILE NAME: 25635_Resurvey.dgn
g:\dlb\25\635\Survey\Misc\

1 OF 1

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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: 1216 Talus Rd, 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.

__X__ the Property Owner, but I am authorizing a Representing Agent by the name of: Schoel Engineering Company, Inc. to represent me in the following request:

And am requesting: (please check)

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

Signed: _____ Rachel Post
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Jefferson

Given under my hand and seal
this 18 day of March, 2026.

Maria Raven Wilmas
Notary Public

MARIA RAVEN WILMAS
My Commission Expires
NOTARY PUBLIC
09-25-2027
ALABAMA STATE AT LARGE

My commission expires 25 day of September, 2027.

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: 1212 Talus Rd, 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.

_X_ the Property Owner, but I am authorizing a Representing Agent by the name of: Schoel Engineering Company, Inc. to represent me in the following request:

And am requesting: (please check)

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

Signed: _____
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Walker

Given under my hand and seal
this 24 day of March, 2026

_____
Notary Public

RYAN FORESTER
MY COMMISSION EXPIRES
JULY 19, 2028
NOTARY PUBLIC
STATE OF ALABAMA

My commission expires 19 day of July, 2028.

VESTAVIA HILLS

Planning and Zoning Commission
Planners Report

MEETING DATE
April 9, 2026

AGENDA ITEM

CU-26-2 **Ben Pement** is requesting **Conditional Use Approval for a Car Wash** for **2534 Rocky Ridge Road.** The Property Is Owned By Tom Allen and Is Zoned Vestavia Hills B-2

BACKGROUND
Conditional Use Approval for a Car Wash

PLANNER'S REVIEW/RECOMMENDATION
The applicant is seeking conditional use approval for a car wash, as a part of a larger development coinciding with RZ-26-2. The car wash will be branded as New Day Car Wash. Given the traffic volume generated for this use, a traffic study was performed resulting in the need for a left turn lane into the development. This has received preliminary approval by Jefferson County. A proposed stormwater pond will reside in the rear of the car wash and coffee shop top collect stormwater runoff on the site. The developers have gone before the Design Review Board for preliminary feedback regarding the building exterior and the landscaping. Formal DRB Approval will be needed if the change in use is successful.

ATTACHMENTS
1. Application CU
2. Final Submittal Packet 2
3. Public Comments Redacted
4. B-2 Zoning
5. Rocky Ridge Land Use Analysis
6. Owner's Affidavit CU

Jack Wakefield
City Planner

Record No: CU-26-2

Conditional Use Application

Status: Active

Submitted On: 2/5/2026

Primary Location

2534 ROCKY RIDGE RD
VESTAVIA HILLS, AL 35243

Owner

Allen Properties South LLC
2534 Rocky Ridge Road Birmingham, AL 35243

Agenda Information

Agenda Scheduling:

April 2026

Comment/Delay/Reasons:

Jefferson County approval and need for a traffic study has pushed this case to April.

Owner Information

A notarized Owner's Affidavit must be submitted with this Conditional Use Application before it can be processed. Please prepare this affidavit prior to submission or it will not be properly filed. All documents must be filed prior to the application date to be considered on the next meeting date. If any required information is received after the application date, the application will be held until the next month.

Property Owner:*

Allen Properties South LLC

Mailing Address of Property Owner Including City, State, Zip Code:*

1432 Panorama Drive, Vestavia Hills, AL 35216

Property Owner Email:

Property Owner Telephone Number:

828-320-0096

Check Below if Property Owner is Responsible for Postage Costs

☐

Representing/Responsible Party

Representing Agent:

Ben Pement (Gonzalez-Strength & Associates)

Mailing Address of Representing Agent Including City, State, Zip:

1550 Woods of Riverchase Dr., Suite 200, Hoover, AL 35244

Representing Agent Email:

Representing Agent Telephone No.:

205-942-2486

Check Below if Representing Agent is Responsible for Postage Charges

☑

Property Information

Property Address:*

2534 Rocky Ridge Road

County Parcel ID Number:

28 00 32 2 002 059.000

Legal Description of Subject Property:*

Legal description is shown on the survey which is attached as a part of this application.

Current Zoning Classification of Subject Property:*

B-2

Requested Conditional Use Including Intended Use, Citing Appropriate Section of the Zoning Code, etc.:*

The requested conditional use for the subject parcel is for a car wash (freestanding) in the current B-2 zone.

Explanation of Reasons for Conditional Use

Upon acceptance of an application, the Commission shall consider the application during a public hearing. The Commission shall, after the public hearing, make a recommendation to the Council. Following the recommendation by the Commission, the Council shall hold a public hearing regarding the application and upon completion of said hearing, shall approve with conditions or deny the request within the time limit required by law. The recommendation by the Commission may be to approve or deny the application, which said recommendation shall be advisory only. Zoning is a legislative matter decided by the Council. The Council shall not be bound by the recommendation of the Commission. A Conditional Use approval shall lapse and be of no effect if, after the expiration of one (1) year from the date of Council approval, no construction or change in use pursuant to such Conditional Use has taken place, provided that the Council may, for good cause shown, specify a longer period of time in conjunction with its action to approve a Conditional Use.

Determination. Conditional Uses shall only be approved upon a finding by the Governing Body that all of the following criteria are satisfied. Please FULLY explain each of these conditions relative to this Conditional Use Request.

1. The use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the surrounding area:*

The uses will not be detrimental to the health, safety, or general welfare of the surrounding area. The site provides adequate on-site circulation to safely accommodate traffic and prevent congestion on public roadways.

2. The use is necessary or desirable and provides a service or facility that contributes to the general well-being of the surrounding area:*

The development provides convenient, everyday services that are currently limited in the immediate area and replaces an aging office building with active commercial uses. The resulting reinvestment enhances both the function and appearance of the corridor and contributes to the general well-being of the surrounding area.

3. The request is consistent with all applicable provisions of the Comprehensive Plan:*

The request is consistent with the goals and intent of the City's Comprehensive Plan, which emphasizes orderly growth, reinvestment in existing commercial corridors, improved aesthetics, and the provision of convenient neighborhood services.

4. The request shall not adversely affect adjacent properties:*

Operations are fully contained within the site and will not adversely affect neighboring properties. Internal stacking, controlled access, landscaping buffers, and screened equipment minimize noise, visibility, and traffic conflicts. The use remains low-impact and compatible with surrounding businesses.

5. The request is compatible with the existing or allowable uses of adjacent properties:*

The site is surrounded by established commercial and automotive-oriented uses, including a gas station, oil change facility, retail center, and service businesses. The proposed development is compatible with these adjacent properties and incorporates high-quality architecture and enhanced landscaping that improve the overall appearance of the corridor.

6. The request can demonstrate that adequate public facilities, including roads, drainage, potable water, sanitary sewer, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed:*

The project is served by existing roads, utilities, and public services. Vehicular access is being coordinated with the Jefferson County DOT. Existing water and sanitary sewer mains are available at the property, and stormwater management is being engineered on site. Police and fire protection currently serve the area.

7. The request can demonstrate adequate provision for maintenance of the use and associated structures:*

As the owner and operator of New Day, LIV Development maintains direct oversight of each facility and is responsible for ongoing upkeep. Sites are staffed daily and maintained to consistent standards for cleanliness, landscaping, and equipment maintenance. This hands-on management ensures the property remains well maintained over time.

8. The request has minimized, to the degree possible, adverse effects on the natural environment:*

The development team has minimized adverse effects on the natural environment by redeveloping an existing site, engineering stormwater management on site, and incorporating additional landscaping.

9. The request will not create undue traffic congestion:*

The design provides adequate on-site circulation and internal stacking to ensure traffic is fully contained on the property and does not create congestion on adjacent public roadways. The development team is coordinating with the Jefferson County Department of Transportation regarding site access.

That such development will comply with all applicable regulations and conditions specified within this Ordinance:*

The project will comply with all applicable zoning, engineering, and development standards. The development team will continue coordinating with City staff throughout design and construction to ensure compliance with all codes and any conditions of approval.

New Custom Section

P&Z Meeting Date

P&Z Recommendation

City Council Meeting Date

Ordinance Number

Approve/Deny & Conditions

Explanation of Reasons for Conditional Use

Upon acceptance of an application, the Commission shall consider the application during a public hearing. The Commission shall, after the public hearing, make a recommendation to the Council. Following the recommendation by the Commission, the Council shall hold a public hearing regarding the application and upon completion of said hearing, shall approve with conditions or deny the request within the time limit required by law. The recommendation by the Commission may be to approve or deny the application, which said recommendation shall be advisory only. Zoning is a legislative matter decided by the Council. The Council shall not be bound by the recommendation of the Commission. A Conditional Use approval shall lapse and be of no effect if, after the expiration of one (1) year from the date of Council approval, no construction or change in use pursuant to such Conditional Use has taken place, provided that the Council may, for good cause shown, specify a longer period of time in conjunction with its action to approve a Conditional Use.

Determination. Conditional Uses shall only be approved upon a finding by the Governing Body that all of the following criteria are satisfied. Please FULLY explain each of these conditions relative to this Conditional Use Request.

1. The use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the surrounding area: *

test

2. The use is necessary or desirable and provides a service or facility that contributes to the general well-being of the surrounding area: *

test

3. The request is consistent with all applicable provisions of the Comprehensive Plan: *

test

4. The request shall not adversely affect adjacent properties: *

test

5. The request is compatible with the existing or allowable uses of adjacent properties: *

test

6. The request can demonstrate that adequate public facilities, including roads, drainage, potable water, sanitary sewer, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed: *

test

7. The request can demonstrate adequate provision for maintenance of the use and associated structures: *

test

8. The request has minimized, to the degree possible, adverse effects on the natural environment: *

test

9. The request will not create undue traffic congestion: *

test

That such development will comply with all applicable regulations and conditions specified within this Ordinance: *

test

Back

Next

City of Vestavia Hills, AL

Your Profile

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Resources

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Claim a Record (/claimRecord)

Employee Login (https://vestaviahillsal.workflow.oper

Portal powered by **OpenGov**

LIV Development
2204 Lakeshore Dr, #450
Birmingham, AL 35209

205.484.2840

February 5, 2026

To: City of Vestavia Hills Planning Commission
City of Vestavia Hills City Council

Re: Conditional Use Permit for New Day Car Wash
2534 Rocky Ridge Road

LIV Development is pleased to submit this request for a Conditional Use Permit for the development of New Day Car Wash at 2534 Rocky Ridge Road, directly north of the Publix shopping center.

Headquartered on Lakeshore Drive in Birmingham, LIV Development is the owner and operator of the New Day Car Wash brand and directly oversees the design, construction, and day-to-day operation of each location. Many of our leadership, staff, and investors live in Vestavia and in the neighborhoods along the Rocky Ridge corridor. We have a vested interest in the success of this community and take pride in delivering a high-quality product, being a responsible corporate citizen, and actively engaging with the neighborhoods we serve.

The 2.4-acre property is planned as a coordinated, two-user development that combines New Day Car Wash with Bullet Coffee, delivered in partnership with John Benner at GenRev Properties. Together, these businesses will serve the Rocky Ridge community by providing two everyday services that are in high demand but with limited supply in the area, requiring residents to travel elsewhere. The overall development has been designed cohesively from the outset, with shared access, clear internal circulation, and complementary, low-impact commercial uses that operate safely and efficiently within the existing commercial corridor.

When New Day was first conceived, our goal was to create the absolute best car wash and provide a wash experience that communities can be proud of. Our facilities emphasize clean lines, simple colors and materials, and enhanced landscaping to create an attractive, well-maintained environment that fits comfortably within surrounding neighborhoods.

The Rocky Ridge location will be the second New Day to serve the Vestavia community. Our first location on Cahaba River Road has been well received and we frequently hear from our customers who would benefit from a location closer to their home. Each New Day location partners with local non-profits, schools, and charities to support fund raising efforts and give back to the community. Expanding to Rocky Ridge allows us to further serve residents both through convenient services and continued community involvement.

The orientation of the site at Rocky Ridge allows for several operational improvements. Pay stations are located at the rear of the property, providing ample on-site stacking so vehicles do not extend into the right-of-way. The building and vacuum areas are oriented perpendicular to the roadway, which reduces visibility and noise from the street, and enhanced landscaping along the frontage further screens the site and improves curb appeal.

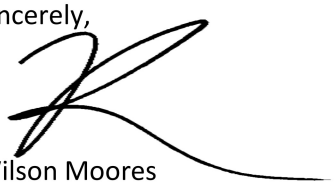
LIV Development
2204 Lakeshore Dr, #450
Birmingham, AL 35209

205.484.2840

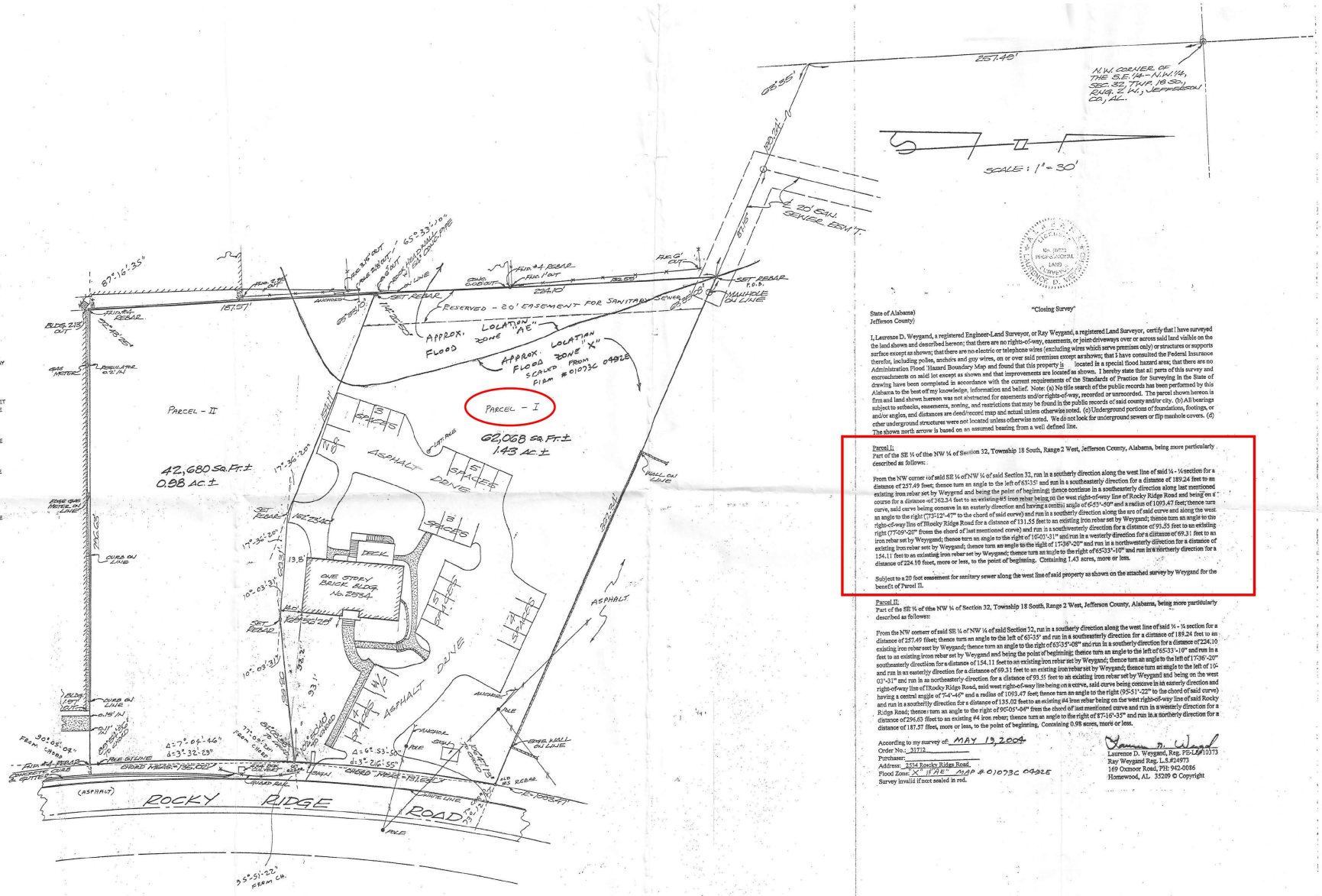
This project also represents a meaningful reinvestment in the property. The redevelopment replaces an aging office structure and underutilized portions of the site with cohesive, high-quality new construction, enhanced landscaping, and improved street presence. The result will be a development that upgrades the overall appearance of Rocky Ridge Road while remaining fully compatible with neighboring businesses and surrounding uses.

In summary, the request is compatible with surrounding development, supported by existing infrastructure, consistent with the City's Comprehensive Plan, and designed to operate safely and responsibly while improving the appearance and function of the corridor. We respectfully request approval of the Conditional Use Permit and look forward to continuing our investment in the Vestavia community.

Sincerely,



Wilson Moores
Director of Development
LIV Development
(205) 829-1145
[redacted]



"Closing Survey"

State of Alabama
Jefferson County)

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 subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, and distances are deed/record map and actual unless otherwise noted. (c) 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. (d) The shown north arrow is based on an assumed bearing from a well defined line.

Parcel I:
Part of the SE ¼ of the NW ¼ 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 ¼ of NW ¼ of said Section 32, run in a southerly direction along the west line of said ¼ - ¼ section for a distance of 257.49 feet; thence turn an angle to the left of 65°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; thence continue in a southeasterly direction along last mentioned course for a distance of 262.34 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 5°53'-50" and a radius of 1093.47 feet; thence 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; thence 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 93.55 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 16°03'-31" and run in a westerly direction for a distance of 69.31 feet to an existing iron rebar set by Weygand; thence 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; thence turn an angle to the right of 65°33'-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 ¼ of the NW ¼ 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 ¼ of NW ¼ of said Section 32, run in a southerly direction along the west line of said ¼ - ¼ section for a distance of 257.49 feet; thence turn an angle to the left of 65°35' and run in a southeasterly direction for a distance of 189.24 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 65°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; thence 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; thence turn an angle to the left of 17°36'-20" and run in a southeasterly 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; thence 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; thence turn an angle to the right of 95°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; thence 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 13, 2004
Order No.: 31712
Purchaser:
Address: 2554 Rocky Ridge Road
Flood Zone: "X" IF AE" MAP # 01073C 0492E
Survey invalid if not sealed in red.

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

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REVISIONS		
NO.	DESCRIPTION	DATE
0	-	-
1	-	-
2	-	-
3	-	-
4	-	-

SITE CONCEPT PLAN

NEW DAY - ROCKY RIDGE

2934 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
HOOVER, ALABAMA 35244
PHONE: (205) 942-2486
WWW.GONZALEZSTRENGTH.COM
an LJA company

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PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

NOT VALID UNLESS SIGNATURE IS SHOWN

DWG NO. C200 R 0
PROJECT 25-0168

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	
BUILDING HEIGHT (TABLE 6.4): MAX. ALLOWED	45-FT OR 4 STORIES	PERIMETER LANDSCAPE STRIPS: FRONT: 8' OR 4-FT WITH FENCE/WALL SIDE: 5' REAR: 5'
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	6	
ADA ACCESSIBLE	1	
TOTAL	7	

VICINITY MAP
N.T.S.

1"=30'
GRAPHIC SCALE
0 15' 30' 60' 90'

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.

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

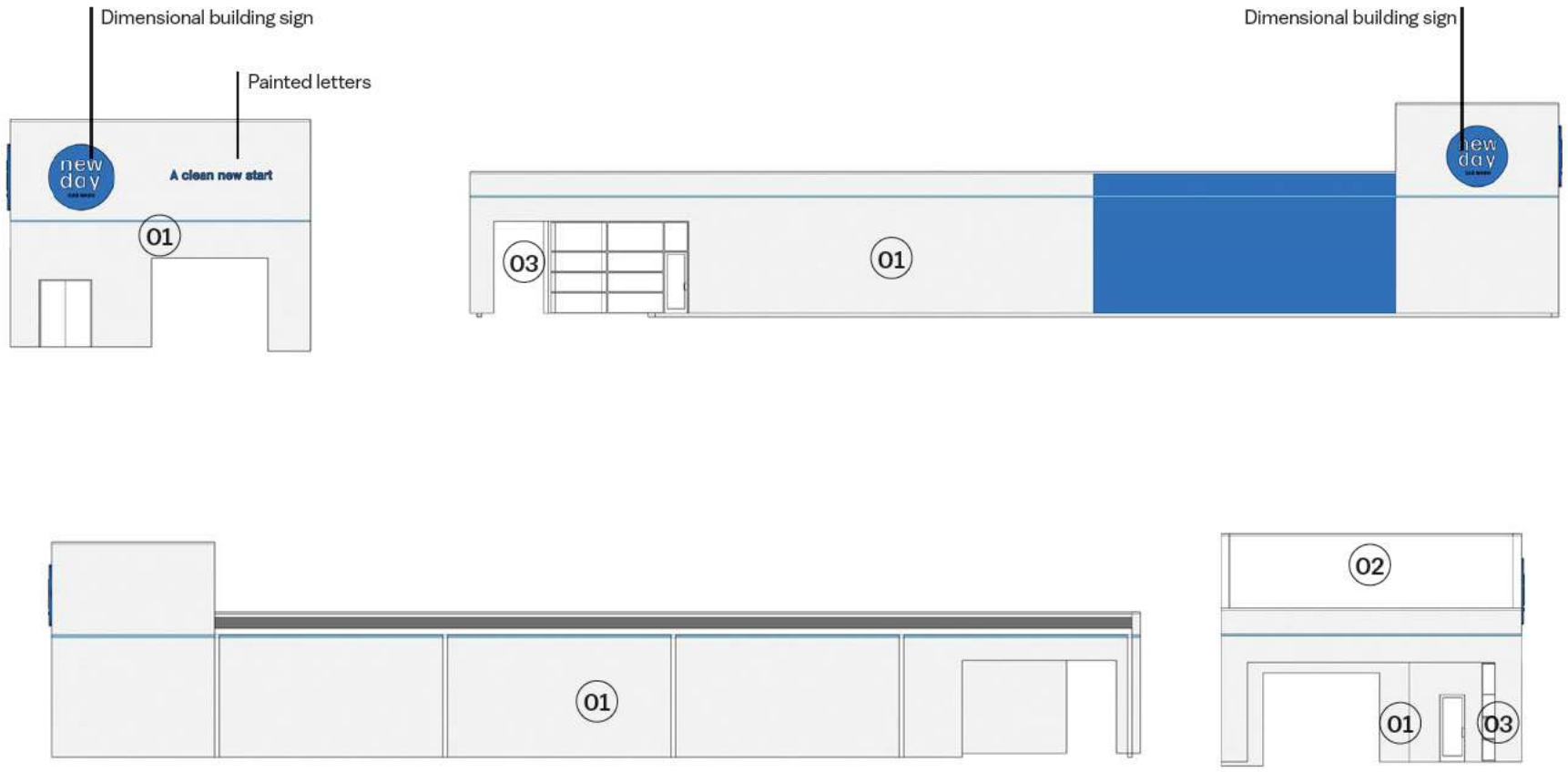
- This area is unified in it's design.
- However, its limited to the extents of the shopping center. Extending this language beyond feels less appropriate.

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


WHITE FLOWERS


Publix

Elevations - New Day



Material Legend

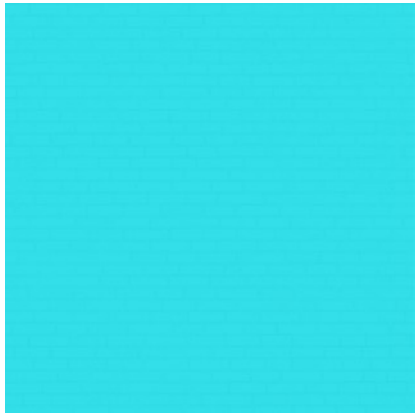
01 Painted brick veneer

02 Fiber cement siding, white

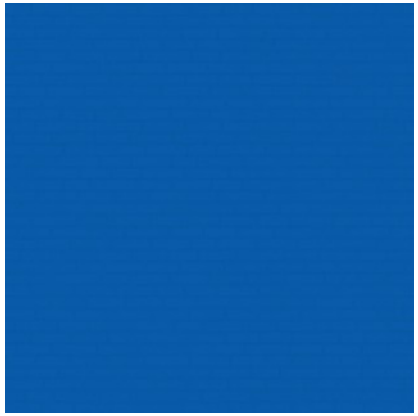
03 Anodized Aluminum Storefront, Clear

Material Palette - New Day

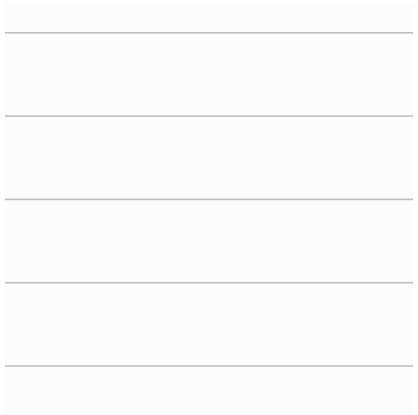
Painted Brick Veneer
Sherwin Williams “Snowbound”



Painted Brick Veneer
Sherwin Williams match to Pantone Blue 0821 C



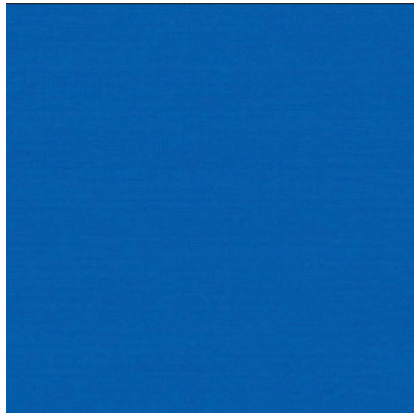
Painted Brick Veneer
Sherwin Williams match to Pantone 2935 C



Fiber Cement Siding
White

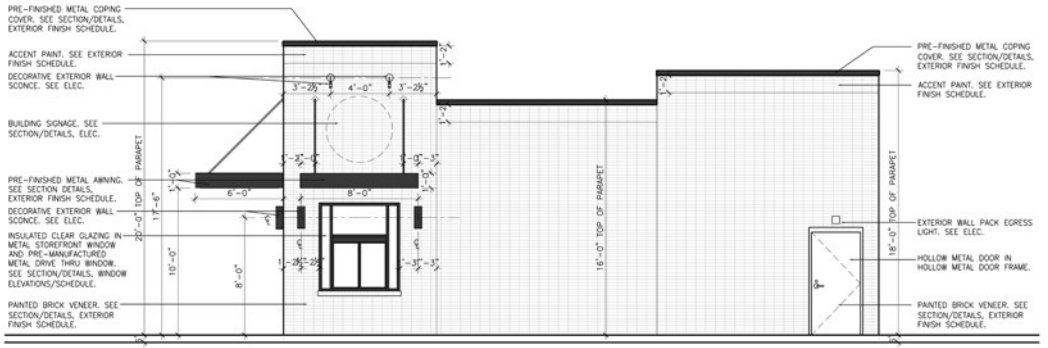
Anodized Aluminum Storefront
Clear

Vacuum Booms
Powdercoat to match to Pantone 7478 C

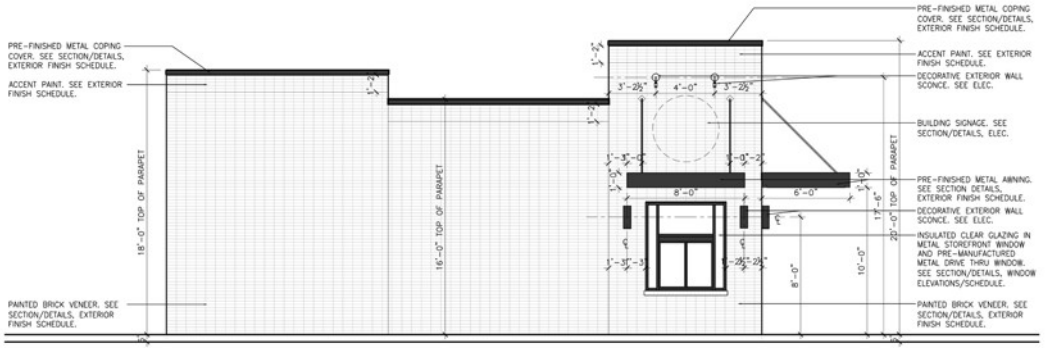


Fabric Canopies
Standard Blue

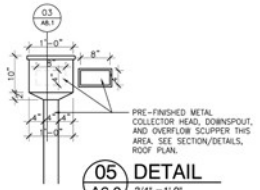
Material Palette - Bullet Coffee



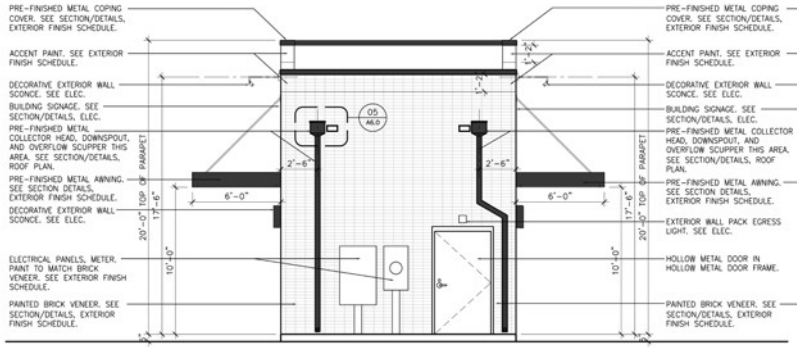
04 A6.0 RIGHT SIDE ELEVATION 1/4" = 1'-0"



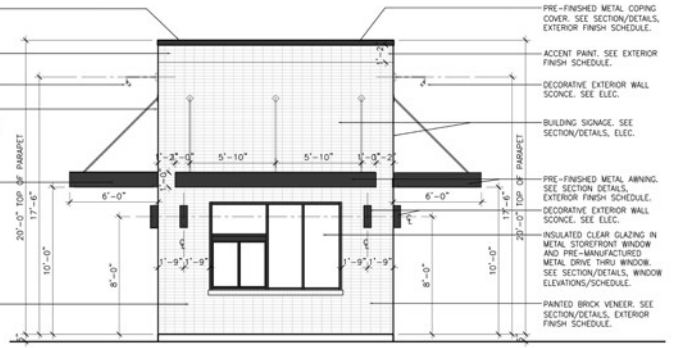
03 A6.0 LEFT SIDE ELEVATION 1/4" = 1'-0"



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



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



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

Rendering



Rendering




new day
new day
new day

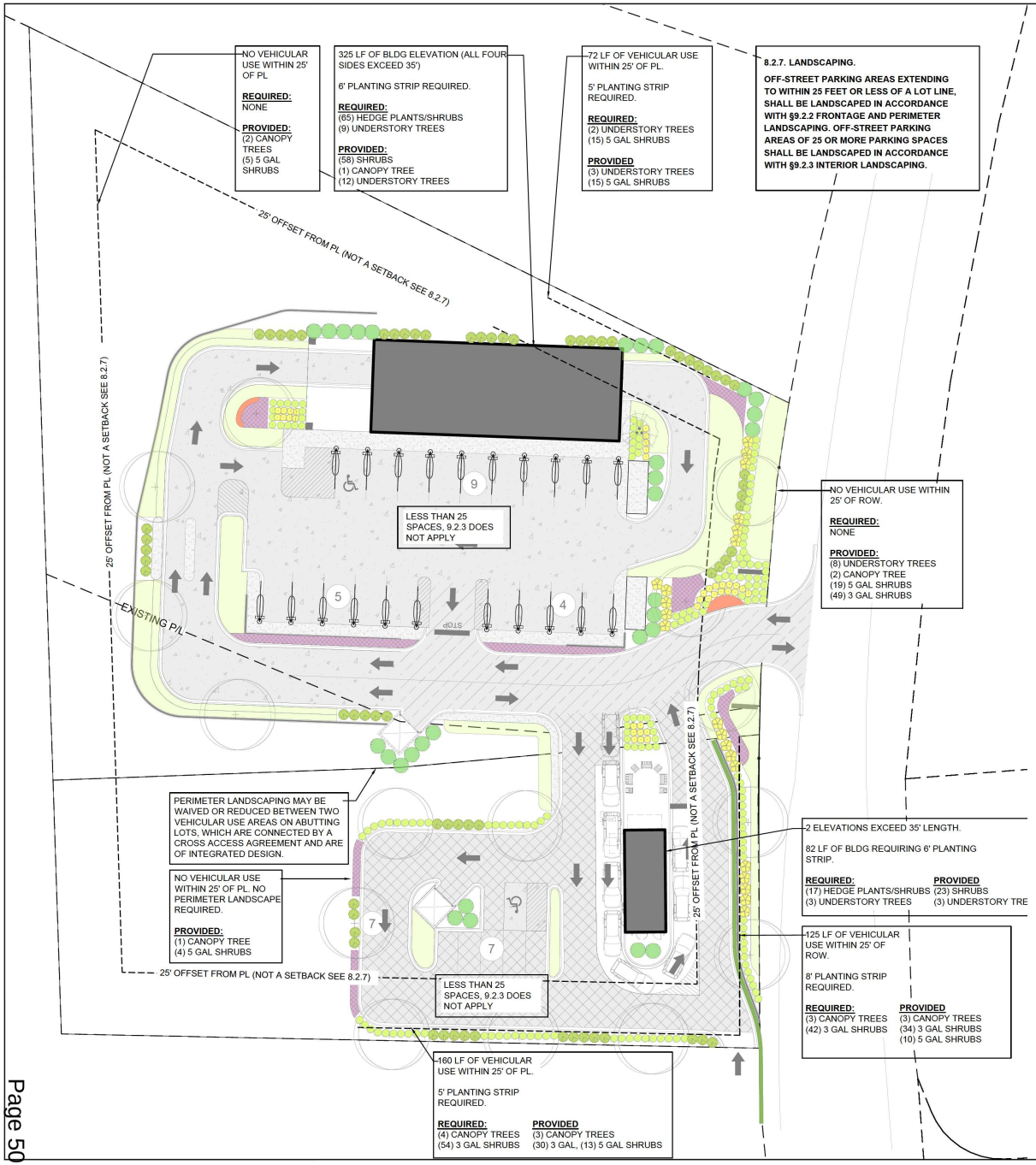

sheltonstate.edu/dual
WE ARE DUAL ENROLLMENT!
DUAL ENROLLMENT AMBASSADORS
LAMAR
new day
CAR WASH
Goodwill
new day
CAR WASH


STOP
ENTRANCE
ENTRANCE
ENTRANCE


new day
JOIN THE
NEW DAY
WASH
CLUB


new day
NEW
MEMBER


new day
CAR WASH
DATE March 8 2024
PAY TO THE ORDER OF Unless U
FOR Grand Opening Fundraiser
new day



SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	NOTES
CANOPY TREES				
	Quercus phellos	Willow Oak	B&B	2.5" Cal, Min 12' Ht
UNDERSTORY TREES				
	Ilex 'Mary Nell'	Mary Nell Holly	B&B	7' Min Ht, Full to Ground
	Magnolia virginiana 'Australis'	Sweetbay Magnolia	B&B	8-10' Min Ht, Multi-Trunk
SHRUBS				
	Abelia x grandiflora	Glossy Abelia	5 gal	Min 24" Ht x 24" Spr
	Hydrangea Paniculata 'Jane'	Little Lime Hydrangea	3 gal	Min 24" Ht x 24" Spr
	Hydrangea Paniculata 'Limelight'	Limelight Hydrangea	5 gal	Min 36" Ht x 36" Spr
	Ilex Glabra 'Shamrock'	Inkberry	3 gal	Min 24" Ht x 18" Spr
	Distylium 'PIIDIST-V' PP27,631	Cinnamon Girl Distylium	3 gal	Min 18" Ht x 24" Spr
GRASSES / GROUNDCOVERS				
	Annual Color	Annual Color		
	Cynodon dactylon	Bermudagrass	Sod	Weed free
	Liriope muscari 'Big Blue'	Lilyturf	1 gal	Full Container, 18" O.C.
	Muhlenbergia capillaris	Muhly Grass	1 gal	Full Container, 30" O.C.
	River Rock	River Rock		Decorative River Rock, 1" to 2" diameter, grays and browns

REVISIONS	DATE
XXX	XX/XX/XX

CODE LANDSCAPE PLAN

NEW DAY ROCKY RIDGE
2634 ROCKY RIDGE RD.
VESTAVIA HILLS, AL

LIV DEVELOPMENT, LLC

STATE OF ALABAMA
KATHERINE P. GLENN
REGISTERED LANDSCAPE ARCHITECT
NUMBER 978

DATE: 03-18-2022

DWG. NO. - REV.

L1.00

SCALE IN FEET
1" = 20'

new day CAR WASH

LIV DEVELOPMENT

GENERAL

1. CONTRACTOR IS EXPECTED TO CARRY OUT ALL RESPONSIBILITIES SET FORTH IN THESE NOTES AND IN THE CONTRACT DOCUMENTS WHICH WILL BE STRICTLY ENFORCED BY LANDSCAPE ARCHITECT.
2. DISCREPANCIES: THE GENERAL CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PROMPTLY UPON IDENTIFICATION OF ANY DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS, WITH THE OBJECTIVE OF RESOLVING THE CONFLICT OR DISCREPANCY IN A TIMELY MANNER AND PRIOR TO ANY IMPACT TO THE CONTRACT TIME OR PRICE.
3. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES REPRESENTED ON THE PLAN VS. QUANTITIES SHOWN ON ANY LIST, THE PLAN SHALL CONTROL.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS WORK PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE THE DRAWINGS AND OTHER INFORMATION NECESSARY TO OBTAIN ALL REQUIRED PERMITS AND SCHEDULE ALL INSPECTIONS AND TESTING ACCORDING TO THE REQUIREMENTS OF SAID AGENCIES AND THE CONTRACT DOCUMENTS. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SECURING CONSTRUCTION PERMITS.
5. ALL WORK PERFORMED BY CONTRACTOR AND BY THOSE FOR WHOM CONTRACTOR IS RESPONSIBLE SHALL COMPLY WITH APPLICABLE CODES, STANDARDS, REGULATIONS, REQUIREMENTS, AND ORDINANCES OF ANY AGENCY HAVING JURISDICTION OVER THE WORK.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND ALL PERSONNEL ASSOCIATED WITH THE WORK FOR WHICH CONTRACTOR IS RESPONSIBLE. ALL SAFETY REGULATIONS REQUIRED BY APPLICABLE CODES, REGULATIONS AND RECOGNIZED LOCAL PRACTICES SHALL BE ENFORCED BY CONTRACTOR DURING THE CONSTRUCTION AND/OR MAINTENANCE OF CONTRACTOR'S WORK ON THIS PROJECT.
7. CONTRACTOR SHALL COORDINATE WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT SO AS NOT TO IMPEDE THE ORDERLY PROGRESS OF THE WORK.
8. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF RELATED WORK PERFORMED BY OTHERS WORKING ON THIS PROJECT. WITHIN 48 HOURS OF DISCOVERY, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY POTENTIAL DEVIATIONS AFFECTING CONTRACTOR'S SCOPE OF WORK. LANDSCAPE ARCHITECT SHALL NOT BE LIABLE FOR ANY ERROR OR OMISSION THAT MAY RESULT FROM CONTRACTOR'S FAILURE TO SO NOTIFY LANDSCAPE ARCHITECT.
9. CONTRACTOR SHALL REFER TO THE CONTRACT DOCUMENTS PREPARED BY OTHERS FOR ADDITIONAL REQUIREMENTS. REFERENCE TO "OTHERS" THROUGHOUT THESE NOTES SHALL INCLUDE BUT IS NOT LIMITED TO ARCHITECT, MECHANICAL, ELECTRICAL, PLUMBING, POOL ENGINEER, IRRIGATION, STRUCTURAL, AND CIVIL ENGINEER.
10. REFER TO MANUFACTURERS' RECOMMENDATIONS AND INSTALLATION GUIDELINES / INSTRUCTIONS. IF THERE IS A DISCREPANCY BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING WITHIN 48 HOURS OF DISCOVERY. LANDSCAPE ARCHITECT SHALL NOT BE LIABLE FOR ANY ERROR OR OMISSION THAT MAY RESULT FROM CONTRACTOR'S FAILURE TO SO NOTIFY LANDSCAPE ARCHITECT.
11. REFER TO ARCHITECTURAL PLANS FOR THE DIMENSIONS OF ALL BUILDINGS.
12. REFER TO CIVIL ENGINEERING PLANS FOR OVERALL SITE LAYOUT/DIMENSIONS.

MAINTENANCE AND GENERAL CLEAN-UP

1. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS INSTALLED AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. THIS WORK AND MATERIALS REQUIRED ARE INCLUDED IN THE CONTRACT SCOPE OF WORK.
2. MAINTENANCE WORK SHALL CONFORM TO GOVERNING LAWS AND ACCEPTED HORTICULTURAL PRACTICES. CONTRACTOR SHALL FOLLOW OWNER'S LANDSCAPE MAINTENANCE STANDARDS, SPECIFICATIONS, AND INSTRUCTIONS.
3. THE GENERAL CONTRACTOR SHALL INCLUDE ONGOING CLEAN-UP OF THE PROPERTY AND BUILDING AS IT RELATES TO THE SCOPE OF WORK OUTLINED IN THESE HEREIN CONSTRUCTION DOCUMENTS. RECYCLING OF CONSTRUCTION WASTE IS ENCOURAGED.

GRADING AND TREE PROTECTION

1. ALL REQUIRED TREE PROTECTION, SEDIMENT AND EROSION CONTROL MEASURES INSTALLED AS PART OF THIS PROJECT SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETE. SEE THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
2. PRIOR TO CLEARING TREES, CONTRACTOR SHALL INSTALL REQUIRED TREE PROTECTION MEASURES AND REVIEW WITH LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR PROTECTING TREES TO BE SAVED FROM DAMAGE OR REMOVAL AND WILL REPLACE ALL TREES DAMAGED OR REMOVED THAT ARE DESIGNATED TO BE PROTECTED.
3. REFER TO THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR COMPREHENSIVE GRADING OF THE SITE, INCLUDING BUT NOT LIMITED TO, GRADING FOR ALL VEHICULAR AREAS, BUILDINGS, DRAINAGE, AND UTILITY STRUCTURES. REFER TO THE LANDSCAPE CONTRACT DOCUMENTS FOR FINE GRADING OF PEDESTRIAN HARDSCAPE AREAS AND PLANTING AREAS. FINE GRADING OF THESE AREAS SHOULD BE FINISHED AND COORDINATED WITH CIVIL ENGINEER'S GRADING PLANS TO ELIMINATE GAPS / DISCREPANCIES.
4. WHERE NEW CONSTRUCTION ABUTS EXISTING PAVEMENT TO REMAIN, MATCH PAVEMENT GRADES WITH EXISTING PAVEMENT SURFACE GRADES TO PROVIDE FLUSH TRANSITIONS WITH ABUTTING SURFACES.
5. FINE GRADE PEDESTRIAN AND LANDSCAPE AREAS TO MAINTAIN POSITIVE FLOW TO DRAINAGE STRUCTURES AND AWAY FROM THE BUILDING IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
6. FINE GRADING TOLERANCE FOR PEDESTRIAN HARDSCAPE AREAS ARE PLUS OR MINUS (+/-) 0.02 FOOT (1/4 INCH) AND FOR LANDSCAPE AREAS ARE PLUS OR MINUS (+/-) 0.04 FOOT (1/2 INCH).

ACCEPTANCE

1. CONTRACTOR SHALL CORRECT DEFECTIVE AND/OR REJECTED WORK IMMEDIATELY UPON NOTIFICATION OF THE REJECTION OF THE WORK.
2. WARRANTY PERIOD SHALL BEGIN UPON FINAL ACCEPTANCE OF THE WORK BY LANDSCAPE ARCHITECT AND OWNER / OWNER'S REP. WARRANTY PERIOD WILL NOT BEGIN UNTIL ALL PUNCH LIST ITEMS HAVE BEEN ADDRESSED. IF THE WORK IS ACCEPTED IN PHASES, THERE MAY BE MULTIPLE WARRANTY PERIODS.
3. DURING CONSTRUCTION OR DURING THE WARRANTY PERIOD, THE OWNER MAY INSPECT THE WORK AT ANY TIME FOR DEFECTS. CONTRACTOR SHALL IMMEDIATELY REPAIR ALL DEFECTS IN MATERIAL, CONDITIONS, AND WORKMANSHIP UNDER WARRANTY.

SOIL PREPARATION AND SOIL MIX NOTES

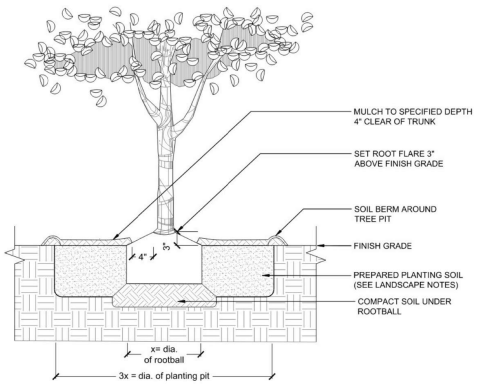
1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT HEALTH IN ON-SITE SOILS AND SITE CONDITIONS. COMMENCEMENT OF PLANTING ACTIVITY IS AN ACKNOWLEDGEMENT OF CONTRACTOR'S ACCEPTANCE OF SOILS AND CONDITIONS. IF, DURING DIGGING, CONTRACTOR DISCOVERS SOIL THAT IS WATER-LOGGED, CLAY-LIKE, COMPACTED, POORLY DRAINED, OR OTHER HIDDEN CONDITIONS DETRIMENTAL TO PLANT HEALTH, IMMEDIATELY NOTIFY LANDSCAPE DESIGNER.
2. CONTRACTOR SHALL CLEAN SUBGRADE SOIL IN PLANTING AREAS OF LIME ROCK AND CONSTRUCTION DEBRIS TO THE SATISFACTION OF LANDSCAPE DESIGNER.
3. MANUFACTURED PLANTING MIX SHALL CONFORM TO THE CONTRACT DOCUMENTS.
4. TOPSOIL, SAND, ORGANIC MATERIAL, PEAT, FERTILIZER, AND OTHER AMENDMENTS FOR PLANTING MIX SHALL CONFORM TO THE CONTRACT DOCUMENTS.
5. IF APPROVED BY LANDSCAPE DESIGNER, ON-SITE SOIL MAY BE SUBSTITUTED FOR TOPSOIL AND/OR SAND BASED ON A SOILS TEST REPORT INDICATING ACCEPTABLE CHARACTERISTICS. ACCEPTED ON-SITE SOIL MAY BE USED IN EITHER THE PREPARED OR AMENDED PLANTING MIXES. REFER TO GEOTECHNICAL REPORT AND CIVIL ENGINEER'S PLANS FOR USE OF ON-SITE SOILS IN OTHER APPLICATIONS.

PLANTING NOTES

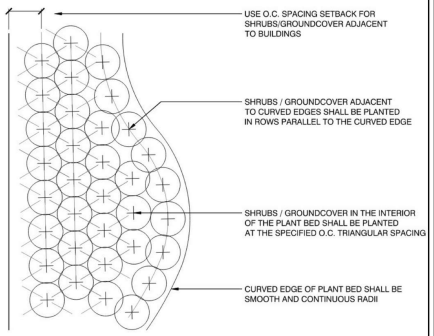
1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL QUANTITIES AND NOTIFYING LANDSCAPE DESIGNER OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO THE AWARD OF CONTRACT AND/OR COMMENCEMENT OF WORK.
2. LANDSCAPE DESIGNER SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ANY PLANT MATERIAL THAT DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED IN THE CONTRACT DOCUMENTS AND WILL REQUIRE CONTRACTOR TO REPLACE THE REJECTED MATERIAL WITH MATERIAL MEETING THE REQUIREMENTS. MAINTENANCE OF ALL MATERIAL SHALL CONTINUE UNTIL FINAL ACCEPTANCE.
3. LANDSCAPE DESIGNER MAY ADJUST THE LOCATION OF THE PLANT MATERIAL SHOWN ON THE PLANS TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
4. NO PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF LANDSCAPE DESIGNER.
5. THE INSTALLATION OF ALL PLANT MATERIAL SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS, REQUIREMENTS, AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK.
6. ALL AREAS DISTURBED ON THE SITE BY CONSTRUCTION ACTIVITY, NOT COVERED ON THE HARDSCAPE PLANS, SHALL RECEIVE PERMANENT VEGETATIVE GROUND COVER. NOTIFY LANDSCAPE DESIGNER OF ANY DIFFICULTY INTERPRETING THE PLANS.
7. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE FOLLOWING REQUIREMENTS:
   i. AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1
   ii. FLORIDA GRADE NO. 1 (SOURCE: FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS LATEST EDITION).
8. PLANTS SHALL BE SYMMETRICAL AS IS TYPICAL FOR THEIR VARIETY AND SPECIES. THEY SHALL BE FREE FROM DISEASE AND INSECTS OR THEIR EGGS.
9. NURSERY GROWN STOCK SHALL BE GROWN UNDER CLIMATE CONDITIONS LIKE THOSE IN THE LOCALITY OF THE PROJECT.
10. ALL SPECIFIED PLANT MATERIAL SIZES ARE MINIMUM SIZES. ANY MATERIAL NOT MEETING THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
11. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED WHEN THE ROOT BALL HAS BEEN CRACKED OR BROKEN.
12. PLANTS GROWN IN GROW BAGS ARE PROHIBITED.
13. SOD SHALL BE THE SPECIES AS CALLED FOR ON THE DRAWINGS. SOD SHALL BE WELL MATTED WITH HEAVY ROOT DEVELOPMENT AND FREE OF WEEDS, FUNGUS, AND OTHER DISEASES.
14. SOD SHALL BE MACHINE CUT TO A COMMERCIAL SIZE WITH A UNIFORM THICKNESS.
15. CONTRACTOR SHALL ENSURE TOTAL WEED ERADICATION PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL SUBMIT WEED CONTROL SOLUTIONS THAT CONFORM TO STATE AND LOCAL CODES. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY. DO NOT APPLY WITHIN ROOT ZONES OF EXISTING PLANT MATERIAL TO REMAIN.
16. CONTRACTOR SHALL CONFIRM THAT ALL ORGANICS, SOD, WEEDS, ROOTS AND DEBRIS HAVE BEEN REMOVED FROM ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED. ALL PAVEMENT AND PAVEMENT BASE MATERIAL SHALL BE REMOVED COMPLETELY IN ALL AREAS WHERE PLANT MATERIAL IS TO BE INSTALLED. ANY DEPRESSIONS OR EXCAVATIONS BELOW THE APPROVED FINISHED GRADES CREATED FOR OR BY THE REMOVAL OF SUCH OBJECTS SHALL BE FILLED WITH APPROVED PLANTING MIX AND COMPACTED TO A DENSITY CONFORMING TO THE SURROUNDING GROUND.
17. ALL SHRUBS AND TREES SHALL BE PLANTED ABOVE SURROUNDING FINISH GRADE.
18. CONTRACTOR SHALL MAINTAIN TREES IN A STRAIGHT AND PLUMB POSITION FOR ONE YEAR. IF CONTRACTOR CHOOSES TO STAKE TREES CONTRACTOR SHALL SUBMIT A STAKING PLAN / PROCEDURE / DETAIL TO LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL.
19. AREAS TO RECEIVE SOD SHALL BE GRADED TO LEVEL OUT ALL UNDULATIONS OR IRREGULARITIES IN THE SURFACE RESULTING FROM TILLAGE, FERTILIZING OR OTHER OPERATIONS. THE RESULTING SURFACE SHALL BE ROLLED WITH THE RESULTING GRADE TO BE NO HIGHER THAN THE ADJACENT PAVING OR OTHER GRADE ELEMENTS AFTER SOD HAS BEEN INSTALLED.
20. APPLY APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS ACCORDING TO THE MANUFACTURER'S RECOMMENDED RATE.

IRRIGATION NOTES

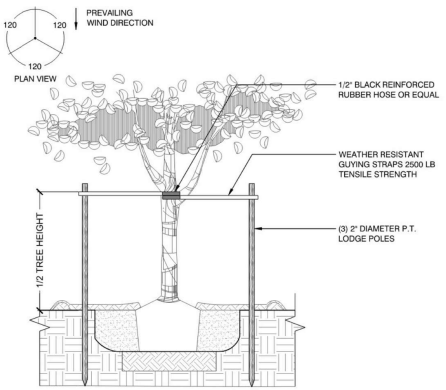
1. PERMANENT, AUTOMATIC IRRIGATION TO BE INSTALLED IN ALL PLANTING AREAS.
2. IRRIGATION DESIGN WILL BE DESIGN-BUILD BY CONTRACTOR.
3. CONTRACTOR TO SUBMIT FULL IRRIGATION SHOP DRAWINGS TO OWNER AND LANDSCAPE DESIGNER FOR REVIEW PRIOR TO INSTALLATION.



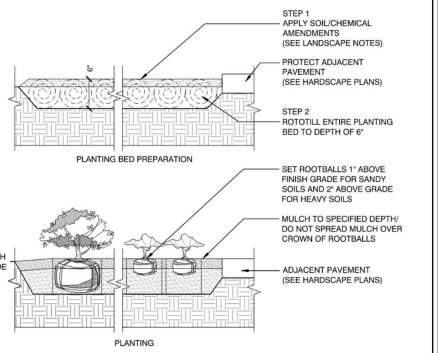
1 TREE PLANTING B
NTS



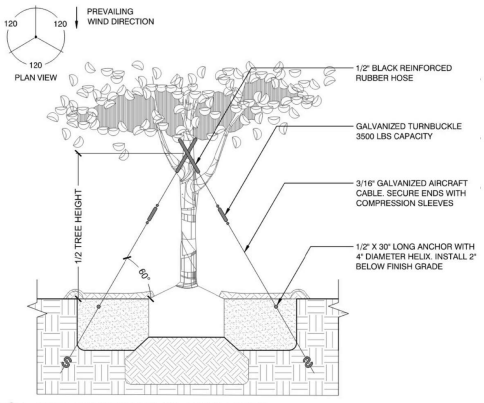
4 SHRUB / GROUNDCOVER LAYOUT
1 1/2" = 1'-0"



2 TREE STAKING B: <3" CALIPER
NTS



5 SHRUB / GROUNDCOVER PLANTING
NTS



3 TREE STAKING B: 3" - 7" CALIPER
NTS

new day CAR WASH

LIV DEVELOPMENT

REVISION:	DATE:
XXX	XX/XX/XX

LANDSCAPE NOTES & DETAILS

NEW DAY ROCKY RIDGE
2634 ROCKY RIDGE RD.
VESTAVIA HILLS, AL

LIV DEVELOPMENT, LLC

STATE OF ALABAMA
KATHERINE P. GLENN
REGISTERED LANDSCAPE ARCHITECT
NUMBER 978

DATE: 03-18-2022

DWG. NO. - REV.

L1.01

Mr Wakefield,

I am reaching out to you regarding the proposed re-zoning of the properties located at 2530 and 2534 Rocky Ridge Road that will be considered in tonight's Planning and Zoning Commission Meeting. I will be unable to attend and wanted to offer my comments on agenda item CU-26-2.

Specifically, I would take issue with the following statements made in the materials included in the agenda packet https://urldefense.proofpoint.com/v2/url?u=https-3A__vestaviahillsal.portal.civicclerk.com_event_461_files_agenda_3284&d=DwIDaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=YnJUvwWA7b1kF7cTIC9PWSQKA-x4OLzD3mydpRvCidw&m=VAJakZ3G17E_gDzCrFZqXgEdpOQdawdtrLR-XMQ2NQLZ0sdWfDviWf7EmEgTtnoT&s=mfzA1RKhyDI6C4nIqy8bmlOsMft3JHn45qkN4U_-nyw&e=

Item 4 The request shall not adversely affect adjacent properties

The proposed site plan and traffic flows would adversely impact the Mountain Chapel Methodist Church property located at 2541 Rocky Ridge Road which is across the street from the properties to be rezoned. As submitted on the Site Concept Plan, the driveway for the proposed car wash is directly across Rocky Ridge Road from the church's driveway. The addition of a left-turn lane on Rocky Ridge to accommodate the car wash will impede access to the church property for west-bound traffic on Rocky Ridge.

Item 5 The request is compatible with the existing or allowable uses of adjacent properties

The proposed development is located directly across the street from the Mountain Chapel Methodist Church Pre-School. The planning document states that the site is "surrounded" by commercial and automotive-oriented uses but does not mention the church property with its associated pre-school. Additional traffic including the proposed addition of a left turn lane on Rocky Ridge would impact access for pre-school parents bringing children to/from pre-school. This is not compatible with the additional traffic associated with a car wash facility.

Thank you for taking the time to consider these impacts.

Dear Mr. Wakefield - I am writing to express my strong opposition to the proposed rezoning for a car wash on Rocky Ridge Road. Apparently that request will be considered at a meeting tonight which I am unfortunately unable to attend.

A car wash of the type that is being contemplated is an eyesore that will add to already extremely challenging traffic on Rocky Ridge Road. I watched the one near Patchwork Farms be constructed and it just added an eyesore to that otherwise nice part of Vestavia that had been developed (with Lifetime and the shopping center) thoughtfully.

Please do not let Rocky Ridge become that kind of commercial blight on Vestavia Hills. It is my understanding that with the sidewalks, etc., the plan has been to make Rocky Ridge have more of a "village" feel. This will completely obliterate any chance of that happening.

Please ensure that this awful request is, at a minimum, delayed to another meeting where more notice is given so that the public can have real input.

Dear Mr. Wakefield,

In keeping with the neighborhood feel and not a strip mall feel, as a homeowner in Miller Hill, I am opposed to a car wash at that site. A coffee shop yes but not a car wash.

My husband & I have lived in Miller Hill since 2012 and are very proud of our neighborhood.

We are 100% against building a car wash on this lot (or any other lot) in this area of RR Road. We do not need this type of retail down and across the street from all the beautiful neighborhoods. It will surely affect our property values.

My belief is that the developer is proposing a Coffee Shop as a way to get his foot in the door to add a car wash.

Jack,
Against this proposed development! It’s already a cluster at that main intersection, and no matter what turn lane you put in - will only make it worse! Be smart! Why in the world would you even consider this!
Sincerely,

Mr. Wakefield,

I have been a resident along Rocky Ridge Road in Vestavia Hills for the past 53 years. In that time, traffic has increased exponentially. The recent approval of a new townhouse and retail development will only add to this congestion.

Was a proper traffic study performed on this development produced by an independent professional? If so, provide public access to it.
No one wants any additional traffic signals on this already crowded roadway, have proper restrictions been imposed to preclude any future requests to add signals to this new entrance in the future, when the tenants change and want it, as they surely will?

This development will have a negative impact on the residential lots surrounding this property. The keystone attraction of Vestavia Hills is residential property values. The city government is considering changes in commercial properties that will negatively impact the value of residential property flies in the face of what they are elected to do. Do we want to be more like Hoover? Answer = NO. The neighborhood feel of the Rocky Ridge Business District must be maintained with its small-town personality and low traffic footprint. Unless this developer is willing to connect his road through to Lime Rock Road to assure no negative impact on the traffic flow on Rocky Ridge this request should be summarily dismissed.

At a minimum significant improvements to walk ability of this area (such as extending the sidewalks to Countrywood) and traffic flow (inclusive of decelleration and turning lanes on the Southbound side of Rocky Ridge for customers to turn right into the property) and extension of the center left turn lane well beyond the new street (for instance to Countrywood or a minimum to Grace Covenant Church) should be mandated.

Any of these improvements will require months of construction and likely detours of all of the busy morning and afternoon traffic through Countrywood around the construction zone while the storm sewer, and likely utilities, are modified, relocated, and rerouted, and the road widened. Do the residents of Countywood understand what will happen if they need to sell their house during this time and perspective buyers witness the amount of traffic in their neighborhood?

I object to this modification of the current zoning and use of this property.

Mr. Wakefield,
I am a resident of Miller Hill and have been a resident of Vestavia Hills for 40 years. I am unable to attend the meeting tonight, so am writing to express my opposition to the development of a coffee shop/car wash on Rocky Ridge Road. The traffic in that area is already an issue and I believe this will exacerbate the situation.
In my opinion, this huge unsightly development is not something we need in our neighborhood.

Thank you.

Just NO. I was commenting to my husband just the other day, what a nice community the Rocky Ridge Publix area has become. Adding a car wash will destroy the charm of the area besides adding traffic, something we don't need.

Please do not allow this- I would like that area preserved in the quaint area it has become.
Thank you,

We definitely do not want a car wash on Rocky Ridge Rd in Vestavia Hills.

Hello,

I wanted to reach out now, even though this may take time to become official city council business. My hope is that you will hear from many neighbors who are also concerned about the proposed development on Rocky Ridge/ Morgan area of a car wash and coffee drive thru.

We have lived in Countrywood since 2014 and purposefully chose this area over the 31 area, or even the busier streets near the country club and 31— with the desire to be away from large commercial businesses such as a car wash. We love the Morgan road publix shopping center of local businesses and the convenience of some great places here on Rocky Ridge. None of those have the feel of a giant commercial carwash. This 2 lane road cannot support that sort of traffic! There is A New Day car wash truly around the corner- near Patchwork Farms and slice- we certainly do not need another. This is the sort of business that belongs on highway 31, and there are plenty there too.

Please consider standing with the neighbors and neighborhoods along Rocky Ridge Road- speaking out on our behalf that this is NOT desired. Increased Traffic, environmental concerns of a nearby creek that children do love to play in, and just the general look of this area are all my concerns. We do not wish this area to look like a small highway!

Thank you for your time. Please feel free to reach out if you have any questions. We appreciate all you do for the city of Vestavia,

I oppose! This will add more congestion to the already very heavy congestion. It would be too close to intersection and Ingress and Egress is next to impossible for existing businesses now, this will magnify the problem. Plus a car wash would be hideous on that parcel it is too close to the quaint Rocky Ridge District. The City invested in the area to create quaintness and this would destroy the original goal.

Sincerely,

Dear Mr. Wakefield:
It has come to our attention that there is a request to rezone the office building property to the left of the Chevron station to enable a developer to build a coffee shop with the intention of building a commercial car wash on the adjacent lot. We wish to express our opposition to such proposal.
Rocky Ridge Road has become a major thoroughfare, especially with high school traffic in the morning and afternoon and also with business traffic later in the day.
In addition, there is available space for a coffee shop in vacant nearby retail space and a car wash is available at the Chevron station and on highway 31.
This is not the kind of development we need in this area.
Thank you for your attention to this matter.

site. There is already a ton of traffic and it is very dangerous for Cars to drop off and pull out in the mornings on Rocky Ridge Road. Add this car wash and coffee shop and it will be a nightmare. I am really opposed to this because there are better locations for it and the dangers it presents to our citizens. Heck, there was an opportunity to turn the old Starbucks back into a coffee shop and that never happened. Cramming it in with a car wash at this location is not a good idea. I would also think having a car wash so close to the creek could create an environmental issue. These are my concerns and want them to be presented. Sometimes, safety is more important than tax revenue.

Sincerely,

Please reconsider granting the zoning variance for the proposed car wash and drive-through coffee shop. The pinch point of traffic at that intersection of Morgan and Rocky Ridge is absolutely horrendous already. Adding a left turn lane off of Rocky Ridge will not help. You're going to have people trying to turn left out of the coffee shop and car wash onto Rocky Ridge when traffic is already bumper-to-bumper and often at a complete standstill at high traffic times which is much of the day. Rocky Ridge already has a high traffic count and adding cars trying to turn in and out of a business at an unregulated intersection is asking for traffic accidents. This would be one of the worst additions in terms of a business model to Rocky Ridge.

Mr Wakefield,

Please consider the long term as well as short term effects on the local neighborhood as well as traffic patterns on allowing a car wash/ coffee shop near Morgan Rd and Ricky Ridge Rd.
This road is used by many people traveling through Vestavia to Hoover etc. The congestion at the intersection at times stretches as far as Morningstar. We need to entice businesses into our city that enhances our community and adds to our neighborhood atmosphere.
The majority of residents do NOT want this type of business at this location. There is a car wash nearby in Hwy 31.
I urge you to consider all factors and do what is best for the area and the citizens of Vestavia.

Please do not build this in our neighborhood! I live in Timber Ridge neighborhood and it's a nightmare getting out. Traffic is terrible, I have seen it backed up from Morgan Drive to Tanglewood!

Please get the turn lane fixed for Dolly Ridge!

I'm voting against this proposal!

Mr. Wakefield -

I have learned of the proposed car wash to be built on Rocky Road near Morgan Road if the zoning request goes through. I am opposed to this - living in the area on Wren Road, I deal with the traffic on Rocky Ridge and in this general shopping area. Merchants in this area have made efforts to create a village feel - a car wash is not conducive to supporting the desired aesthetics of this area. In addition, proximity to Morgan Road makes this a logistic nightmare.

I so hope a car wash is not allowed to take root in this area. A car is available on Highway 31,

Please vote NO for car wash on Rocky Ridge Road!!!

I am against the rezoning proposal on Rocky Ridge Road near Publix and Morgan Road to build a car wash. My main concern is environmental issues associated with Little Shades Creek. I live upstream of where this would be located and I am not in a flood zone however over the past 15 years I have lived on the creek I have noticed more issues with flooding. It has progressively gotten worse. Will we re-zone to allow places like this to be built that could have an environmental impact? Will our homes that have been built along this creek eventually flood and have to be stated as flood plain? I don't think this is a wise decision. Please take my concern into consideration.

Hi Mr. Wakefield,
I am writing as a concerned citizen. I currently live at 2667 Dolly Ridge Road, and have lived in the Rocky Ridge area since 1987. I have never felt the need to oppose a planning and zoning proposal until now. Rocky Ridge area is a small town feel with families and children walking or riding bikes all around. My personal child walks from Mountain Chapel to Moe's and Subway multiple times per week. Adding a 24 bay car wash with bright lights, even more traffic, and constant noise is not safe or appropriate for the Rocky Ridge area. When I pass the New Day car wash at Patchwork farms it is always bright (even when they're closed). I appreciate your time and consideration and ask you to listen to the people that love living here. We do not want a car wash in our neighborhood.

Thank you,

Good morning Jake,

I am emailing you about the zoning meeting that will take place tonight regarding the property on Rocky Ridge Rd.

While I am all about being pro business, and I understand that companies have the right to try and put a business where they think said company will benefit the most - I do not like the idea of this car wash in that spot on Rocky Ridge Rd. It belongs on Highway 280 or Highway 31 not so close to all of the residential areas along Rocky Ridge Rd. (Where I live as well).

I understand that this is a commercial area, but I really don't think this is the kind of commercial business that should go in that spot. If I could, I would take out everything from Express Oil change all the way down to the center on the corner of Rocky Ridge and Morgan Road and turn that into something that looks more in line with an entertainment type district. We don't need a car wash!

Thank you for your time.

Mr. Wakefield,

As a resident of Vestavia Hills that lives off Rocky Ridge Rd in the Miller Hill subdivision, I wanted to express my opposition to the proposed car wash/coffee development on Rocky Ridge Rd due to its potential impact on traffic in the area.

Unfortunately, I am not able to attend tonight's meeting, but I wanted to ensure our concerns are on the record.

Thank for your time and consideration.

Mr. Wakefield- as a resident that lives off rocky ridge road, we do NOT want a car wash near Morgan road. That area is already traffic prone and don't need to add to it. Please consider the residents thoughts as we do NOT want this. And honestly, I don't think it will do well considering how many other car washes are nearby. Please vote NO. I am not able to attend a meeting but please take into consideration that I haven't heard anyone that is for this. Terrivle terrible idea.

Dear Mr Wakefield,

If there were a large billboard with a rendering of this proposed development placed on the property in question this morning, I believe you would hear protests in a matter of days. The idea that a development much bigger, brighter, and more obnoxious than any billboard, could possibly be approved and built there is appalling. Especially when it seems no residents in the area have been made aware of such a proposal until a few days ago. It is a given assumption when we see those little rezoning signs that an upgrade around the same size and scope is being considered; or just annexed into the city, which no one opposes. This is an entirely different thing. 24 car wash bays???? The negative impact on Little Shades Creek alone would be detrimental. Erosion, flooding, and runoff would affect every home and business in the surrounding area. Not to mention negative impact with additional traffic flow issues which are already a nightmare. This car wash/drive through coffee vendor would also go against the area's village atmosphere. We have just recently begun to attain that sort of community space. This monstrosity will be a source of constant light pollution, noise, and a wildlife killer that we do not welcome so close to residential streets. Potential damage to the rare commodity we have in the diverse ecosystem our creek provides should be enough of a reason to block this.
As to a coffee retailer-none have ever survived in the area. If one were built to reflect the village atmosphere, made accessible to pedestrian traffic, and marketed as a morning/evening gathering place to compliment events at the nearby schools and businesses it could be a lovely addition, but a drive through??? To add more traffic flow problems?? Even the disruption of adding a turn lane would be a nightmare. Please consider ways to manage traffic with new lights or a turn lane/intersection overhaul to Dolly Ridge instead… If you ever drive on Rocky Ridge, you know how bad it is already. It needs thoughtful improvement.

I feel the city should invest time and effort into filling the empty spaces that are available in this area with sustainable businesses that have positive future impact, not create a potential major problem that will negatively affect this area not only during construction, but for years to come. Once those trees are gone, the dirt below has eroded, the ecosytem damaged, and traffic increased, we can't undo the mistake.

Thank you for your consideration.

We move to Vestavia Hills, Rocky Ridge Road near Publix 3 years ago….and we are totally opposed to building the car wash on Rocky Ridge Road!

Hey Jack,

I’m a vestavia resident who lives off Dolly Ridge Road and who grew up off Rocky Ridge Road. I do not think the proposed car wash by Publix would be in any of the residents best interests. It doesn’t fit well with the aesthetics of the area. It would be an eyesore, and doesn’t fit with the neighborhood feel. The big billboard there is already awful!

I am unable to attend the rezoning meeting tomorrow 4/9 at 6PM but I have concerns about the item to rezone the two plots of land behind the shopping center on Rocky Ridge road to ultimately become a car wash/coffee shop. The traffic at this exact spot is a nightmare every M-F, especially from 3:30-5:30. It will back up at the light at Morgan Road all the way back to the Coventry neighborhood (1 mile). Please do a traffic study to ensure the road can handle the increased traffic before agreeing to rezone this land.

Hi there,

Writing to inform you that I strongly oppose the car wash development on rocky ridge road. We have enough car washes in the area. This doesn't encompass the family vibes vestavia is known for and it's tacky.

Mr. Wakefield,

I have been a resident of Rocky Ridge Road in Vestavia Hills for 20 years. During this time, traffic has increased exponentially, particularly with high school traffic in the mornings and commuters cutting through from Highway 280 and Highway 31 in the afternoons. The recent approval of a new townhouse development will continue to add to the congestion in this area.

I am deeply concerned that Rocky Ridge Road cannot handle the additional traffic a proposed coffee shop and loud, open-bay car wash would generate. Our neighborhood includes many elderly drivers and young residents who are just learning to drive; both groups are already intimidated by the daily traffic volume when exiting our street, as well as the opportunity for car accidents.

Please do not add to this traffic burden. I ask that you listen to the residents of Rocky Ridge Road who are vehemently opposed to this project.

Sincerely,

Mr. Wakefield:
My family is unable to attend the meeting tonight to discuss the proposed development of property next to Chevron on Rocky Ridge. I was told that we could send an email to you in order to voice our opposition. There is already far too much traffic on Rocky Ridge and this will only add to that, as well as take away any "village" feel for the businesses that are located close by. We definitely do not want this to go forward and hope that they are denied approval to do so.
Thanks so much for your time.

My husband Tim and I are longtime residents of Vestavia in the Countrywood neighborhood. We have noted increasing traffic with both morning and evening backups of heavy traffic. We are opposed to allowing zone variance for a car wash in this area. This could not help but

adversely affect property values as well as quality of life in our neighborhood. Instead of commercial car washes, we need more sidewalks, more underground utilities, and more small boutiques!

Our name is [redacted] We live in Miller Hill off Rocky Ridge Road. [redacted] Miller Hill Way, Vestavia Hills, AL 35243. We are totally opposed to any commercial building next to the Chevron in Rocky Ridge Road- coffee shop and/or especially a car wash. Thank you for your consideration.

Dear Mayor and Council -

I wanted to voice my concern and opposition to the proposed Rocky Ridge development consisting of a carwash and drive through coffee kiosk for the lot adjacent to the Publix grocery.

This area has made strides recently with some attractive and outstanding additions, such as White Flowers, Mark's Mart and the Taylor Burton office. All of these properties are reflective and respectful of the increasing home values for the surrounding neighborhoods. Coupled with the sidewalks planned for construction, the area is evolving as a walkable retail and residential center.

Traffic at the proposed site is already a nightmare during peak traffic times (high school and 8 a.m./5 p.m. traffic). Turning left out of my neighborhood (Countrywood/Countrywood Highlands) is already nearly impossible during these time periods, as traffic backs up well beyond our Rocky Ridge entrance. Traffic in and out of the coffee kiosk in particular would likely coincide with those peak times and cars entering and leaving the roadway would further exacerbate the problem with a only small footprint to circle the building (as the current proposal illustrates). Any backup at the coffee shop would negatively impact Rocky Ridge. Also, any traffic flow across rocky ridge (attempting to enter from the Hoover side, or leaving the property and turning towards 280) would be a major disruptor.

--- side note...I don't think a Bullet Coffee would have the same draw as a 7-Brew or Dutch Brothers, but having recently spent 40 minutes in a Dutch Brothers line...WITH cops directing traffic...while with my daughter in daughter in Winston-Salem...I have some major concerns there. ---

Finally - adding a carwash would be an eyesore to an area that has potential to further evolve into a village aesthetic and may have a negative environmental impact on nearby Little Shades Creek, which already struggles with runoff and high e-coli and other pollutant levels. While we have existing automotive and gas stations in the area, new development should reflect the evolving character and property values of the neighboring homes.

I am unaware if design standards exist for the Vestavia section of Rocky Ridge, but if not, I would encourage the City to consider requiring landscaping or other buffers for future commercial developments that would provide a visual "break" or better yet, hide, unsightly businesses such as a car wash.

A developer has proposed to build a 18 bay car wash and drive through coffee shop next to the Publix shopping center. Jefferson County has apparently approved widening the intersection at Morgan Drive and RRR to put a turn lane to allow access.The sign the city put up regarding the rezoning is no more than a small handwritten sign that has been up since about March 26th...I myself didn't notice it until it was pointed out to me.

I am against this for the following reasons:

1: The traffic is already horrendous and this will make it even worse, especially during school and rush hour traffic. I live in a subdivision on RRR; we already have a difficult time turning in either direction. Look at the ingress and egress. This will be a nightmare, especially for inexperienced drivers. I would say this design is a recipe for disaster unless VHPD wants to dedicate a traffic policeman to direct traffic during the intended operational hours of 8am to 8pm.

Has a traffic study been completed, and if so, available to the citizens and tax payers of Vestavia? I realize this is a Jefferson county road, but it runs right through the heart of Vestavia, and I've always thought we should have a say, but have been put off by city officials.

2: The architectural design does not align with the "neighborhood feel" the city has always said they wanted for this area. This was designated an entertainment district a while back. Sidewalks were supposed to be installed. I would not feel safe, nor my children or grandchildren walking those sidewalks considering the traffic congestion now, much less what these structures would contribute.

3: It will be an eyesore to say the least. I understand wanting the zoning to be commercial….but this type of commercial, I believe, would not be beneficial to the community, and as such would decline property values.

4. The one sided small sign was sufficient to notify the neighboring communities of this possible development. No one I've talked to even noticed it until it had been pointed out via social media or word of mouth a few short days ago. It's insulting to the citizens that would be affected most, much less all citizens of Vestavia who travel this road regularly.

Vestavia can do better. We ARE BETTER THAN THIS!

I have talked to several people in surrounding neighborhoods, and the feeling is no one wants this, but it seems it has been under the radar, so no one really knew about it. I realize this is a

rezoning and design and review meeting, but please consider the impact on our lovely community going forward.

Jack,

I am unable to come to the meeting tonight. I just would like to let you know that as a resident of Vestavia and someone that drives down Rocky Ridge Road multiple times a day, I strongly oppose the development of a New Day Car Wash and Bullet Coffee coming to our area. I appreciate your time, and thank you for all that you do!

Thank you,

Dear Councilors,

A developer has proposed to build a 24 bay car wash and drive through coffee shop next to the Publix shopping center. Jefferson County has already approved widening the intersection at Morgan Drive and RRR to put a turn lane to allow access.

I agree with Ann Cruit and borrow/ add to her reasons against this.

1: The traffic is already horrendous and this will make it even worse. Look at the ingress and egress. This will be a nightmare.

2: The architectural design does not align with the "neighborhood feel" the city has always said they wanted for this area.

3: It will be an eyesore to say the least.

4. Additional noise and light pollution into the evenings.

Please vote “no” to this development.

Dear Councilors,

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I agree with Ann Cruit and borrow/ add to her reasons against this.

1: The traffic is already horrendous and this will make it even worse. Look at the ingress and egress. This will be a nightmare.

2: The architectural design does not align with the "neighborhood feel" the city has always

said they wanted for this area.

3: It will be an eyesore to say the least.

4. Additional noise and light pollution into the evenings.

Please vote “no” to this development.

I vote NO to this. Would create more traffic on Rocky Ridge Road and not be a good addition to our quaint community.
Thank you,

I am writing to document my family's opposition to the proposed variance to build a car wash on Rocky Ridge Road as well as our opposition to the Bullet Drive Thru coffee structure proposed for this same location.

I will share these same concerns with the P&Z Committee at tonight's (April 9th) meeting but I also wanted all councilors to understand our concerns as they may well have this come before the full council for a vote.

Our concerns are as follows:

Traffic & Safety Impact
This section of Rocky Ridge is already a busy 2-way street (with no turn lanes) and there is no signalized intersection at the proposed entry to both of these proposed businesses to allow for safe entering/exiting to this parcel. We need to ensure safety for our young high schoolers driving to/from Vestavia Hills High School + car pool traffic to the Ninth Grade Center + other traffic navigating between our side of Vestavia to the Montgomery Highway area. It will be no surprise that customers trying to turn left out of this location are going to cause an increase in accidents. Even the slope of the connecting driveway is going to cause issues with seeing oncoming traffic.

Noise & Environmental Impact
The noise of an automatic car wash + the car wash dryers, car vacuums, and other machinery will be disruptive to our local neighbors. The potential for chemical spills from the car wash or fluid spills from the vehicles using this car wash that end up draining into the adjacent creek is not worth the risk. Then queuing of cars at the proposed Bullet Drive Thru are simply going to introduce more pollutants into our air and degrade the quality of our neighborhoods.

Quality of Life / Entertainment District Designation Impact
Vestavia Hills has done a tremendous job over the past decade (thanks to our city councilors and Jeff Downes) of being focused on improving our quality of life and a encouraging a sense of place that will provide life-long memories to those that live in our community….these business don't add to either of those aspirations.

The Rocky Ridge shopping area has already been designated an Entertainment Zone. Our city leadership should be focused on guiding the development of this area with the existing landlords & property owners to add to (not subtract) from the momentum of the existing service & restaurant businesses located here. Clearly, an automated car wash adds nothing to either aspiration.

Coffee drinkers can stop by Alabama Biscuit for their own roasted bean coffee or Cafe Iz… both existing businesses that have plentiful parking and safer ingress/egress to Rocky Ridge. A "drive thru only" coffee business also adds no value to our Entertainment District or our "sense of place". If Starbucks couldn't make their coffee shop a success with the excellent location they previously operated in this shopping area + the signalized intersection they enjoyed, I seriously doubt that a Bullet Coffee Drive Thru is going to be successful.

Thank you for your consideration of our concerns and opposition to these proposed businesses in the Rocky Ridge District.

Thanks,

1) Traffic on Rocky Ridge near the Publix would become worse than it already is
2) Loud music from the car wash would be heard around the clock in neighborhoods along Rocky Ridge
3) Soap and vehicle discharge from the car wash would leak into the creek and be an environmental issue

This proposed car wash seems to have come out of nowhere with no community support. As a resident of Countrywood, I can assure you that the entire neighborhood is against this. I'm less against the proposed coffee shop that is being discussed, although traffic issues apply to that as well. And a Starbucks less than 100 yards away went out several years ago.

Thank you for your consideration.

To whom it may concern,

My name is [redacted] and I am a homeowner in the Rocky Ridge area of Vestavia. I have very recently been made aware of a proposed New Day Car Wash and drive-through coffee shop for the Rocky Ridge business District. I am firmly against this plan and wish for our city Council members and planning and zoning commission to stand up for homeowners in this area and protect our neighborhood.

I am firmly against widening the intersection of Rocky Ridge and Morgan Drive. I do not wish to see any additional traffic in this area as we are already very congested. I do not wish to see a drive thru coffee shop in this area. We already tried unsuccessfully to support a Starbucks in the Shops at Oak Park. The Starbucks caused a significant aesthetic decline in the shopping center when the large oak trees were removed for the building to be built front and center. The retaining wall is an eye sore and the building sat empty for years until very recently.

We do not need an additional car wash in our neighborhood. I can count at least three car washes within a five minute drive from this intersection. A car wash in this neighborhood would add extreme noise and light pollution as well as potential pollution to the creek.

I stand firm with my neighbors in opposition to this potential development.

Please let me know that you have received this correspondence as I am unable to attend the meeting due to family caregiving this evening My husband and I are available to answer any questions you may have. Thank you for your time and attention to this very concerning matter.

Mr. Wakefield,
I am strongly opposed to the addition of a 24 bay car wash off Rocky Ridge Road.
As a 35 year resident of the Rocky Ridge corridor I have seen the massive growth in traffic along that stretch over the years.
This addition, in that location, will further add to the problem. Traffic is frequently backed up from the proposed building site to Tanglewood on any given day.
I asked the powers that be consider alternative plans.
Respectfully,

Hello Mr. Wakefield,
My husband Thomas and I are residents of the Miller Hill Community in Vestavia Hills. Our neighborhood is located less than a mile from the proposed site of a coffee shop and/or car wash.
We are very much opposed to a coffee shop/car wash as it would have adverse effect on the surrounding communities.

Thank you,

Mr Wakefield,
I am writing to express my concern of a rezoning application to Rocky Ridge Road for a proposed car wash and coffee shop.
I am vehemently opposed to this proposal as that road is as busy as the 280 highway due to the high school and multiple after school and before school activities. It is already a traffic nightmare.
I protest that application for rezoning for this business.
Do a traffic assessment on that road before you agree to any rezoning .
Sincerely,

Dear Mr. Wakefield,

I am writing to express my opposition to the proposed car wash development adjacent to our residential neighborhood.

While I understand the importance of supporting local business growth, this particular project raises several concerns for nearby residents. Increased traffic, noise, bright lighting, and potential environmental impacts could significantly affect the safety, peace, and overall quality of life in our community.

Our neighborhood is a place where families live, children play, and residents expect a reasonable level of quiet and security. A commercial operation of this nature, located so close to homes, is not compatible with that environment.

I respectfully ask that you reconsider the approval of this project or explore alternative locations that are more suitable for this type of business.

Thank you for your time and consideration.

I wanted to voice my disapproval for the car wash on Rocky Ridge. The traffic is horrible most of the day at Morgan drive intersection. It's easier and better to use car wash on 31, Lorna Rd, or across from slice pizza. Keep our neighborhoods more neighnor friendly not congested.

Thank you

Mr. Wakefield:

My husband and I are residents of Vestavia Hills; we live in Countrywood. As such, we would like to register our opposition to the proposed rezoning of the property on Rocky Ridge Road next to Champion Cleaners. It is our understanding that the plan is to replace existing structures with a New Day Car Wash.

Given the current traffic on Rocky Ridge Road, and the current composition of the immediate neighborhood, we feel strongly that such a use would be totally incompatible with the area, and would endanger the safety of all who travel Rocky Ridge Road.

We are not opposed to commercial use of the property, but we believe that the highest and best use is a retail or office space, NOT a car wash.

What in the Center Point is going on? A 24 bay car wash is not suited for the quaint Rocky Ridge area. Please don't go car wash low in that spot!

Mr. Wakefield:

I am unable to attend the meeting tonight to discuss the proposed rezoning and development of property at 2534 Rocky Ridge Road for a car wash and want to express my concern and opposition. I am strongly opposed to this rezoning. I am a Vestavia resident and an active member of Mountain Chapel Methodist Church located directly across Rocky Ridge Road from the proposed car wash.

Mountain Chapel includes Preschool and Mother's Day Out programs which operate weekdays in addition to normal church activities and services throughout the week.

I believe the proposed car wash would significantly affect access to our church and negatively impact the neighborhood environment. I believe the proposed new turn lane would impede access to existing driveways at Mountain Chapel. There are already problems in getting to church at peak traffic times and increased traffic and a new turn lane blocking one driveway would cause additional problems.

I definitely do not want this to go forward and request that approval to do so is denied.

Thanks so much for your consideration.

It just came to my attention that there is a plan for a pretty large car wash on Rocky Ridge. I sure would hate to see that happen! Traffic is already busy in that stretch of Rocky Ridge. But more than that, it doesn't seem that a car wash is in keeping with everything else on that road. It is primarily residential from 280 to Lorna Road. Typically you see car washes on busy roads like Lorna, 31, or 280! Please
Don't destroy our neighborhood feel by allowing commercial businesses to line the road!

Dear Ali and Jack,

Please allow this email to express our great concern over the proposed car wash / coffee shop development to be located at 2530/2534 Rocky Ridge Road. We have lived in the nearby Countrywood subdivision for over 30 years. During this time we have seen steady increases in traffic on Rocky Ridge Road with traffic density being particularly heavy near the intersection of Rocky Ridge Road and Morgan Drive.

When we became aware of this proposed development, we reviewed all available information including a proposed site plan, aerial photographs and we personally visited the proposed site. Based on these actions, we want to share the following concerns:

1. We believe this proposed development will materially increase traffic congestion in the area as both proposed businesses are dependent on drive through traffic. Because of this, a large number of vehicles would be entering and exiting this property regularly. Further, the entrance/exit it too close to the intersection of Rocky Ridge Road and Morgan Drive to accommodate an additional traffic signal. As a result, cars exiting the site and turning north (towards Highway 280) will create a significant safety hazard.

2. The site plan we reviewed does not contain a secondary entrance/exit to the property. If an accident were to occur at the proposed entrance/exit on Rocky Ridge Road, not only would traffic be delayed but clients of the two proposed businesses run the risk of being trapped on the property for an extended period of time.

3. We have additional concern that increased traffic at or near the intersection of Rocky Ridge Road and Morgan Drive would impair the ability of emergency vehicles stationed at Vestavia Hills Fire Station 3 (near the high school) to quickly arrive at some neighborhoods including Countrywood, Tanglewood, Miller Hill, etc.

In closing, please know that we support the continued development of businesses in Vestavia Hills. Our tax base very much needs additional income from businesses and there are many ways to address this but we do not believe that creating additional traffic problems and potential safety issues is a prudent way to move Vestavia forward. We would welcome the opportunity to talk with you further and hopefully develop better options for the business spaces near our home. Thanks.

Jake,

I am opposed to the rezoning of the property on Rocky Ridge Road for a 24 bay car wash and drive through coffee shop next to the Publix shopping center.

Thanks

My husband and I would like to express our concern as citizens of Vestavia and as people who live near and frequently access the area of Rocky Road and Morgan Road near Publix.

We have just this morning learned of the proposal for a car wash and coffee shop and want to let you know we are opposed to this plan. The traffic through this area is a huge concern, especially during morning and afternoon hours when people are commuting to and from the high school, as well as during any community event in the area or at the school.

Also, the commotion and disruption, light pollution, and after hours traffic caused by an industrial car wash, as well as the waste runoff that will end up in the creek, are all massive reasons for our community to oppose this plan.

Car washes are better suited for main highways and highly commercialized areas, and not suited for the Rocky Ridge district.

Thank you for your attention to this matter.

Dear Mr. Wakefield,

I will not be able to attend tonight's P&Z meeting to register my objections to the proposed car wash in the Morgan Road area but I did want to speak out about the car wash project being considered.

My husband and I have lived at 1808 Indian Creek Circle since 1988 and would like to see Vestavia maintain the appearance that reflects the investment of living here. We also contend with Rocky Ridge Road traffic every day and this addition would most likely make negotiating the area even more challenging.

Please do not support this car wash project's approval.

Good evening,
I am writing to letter to express my strong disapproval of the carwash in my backyard. I live in Countrywood and I love the community feel of this neighborhood and all the neighborhoods along Rocky Ridge. Most families interact and are very close between neighborhoods. We love our little village district that provides a grocery story(Publix), a locally owned boutique to run up and buy sweet gifts from for all occasions. We frequent the locally owned icecream store in the same area. I will just name a few more locally owned shops Alabama biscuit, Rocky Ridge Hardware, Vestavia Nails and many more locally owned stores. Our community strongly supports these businesses. It is so nice to walk in a business and to be around people who take great pride in their community. I say all of this to explain how much we love the small town feel of our entertainment district. All the businesses seem to have a specific look that goes with the surrounding neighborhoods. This provides a cohesiveness to the area.

I know there is a suggestions of a possible carwash being placed right in the middle of this amazing, aesthetically pleasing entertainment center.
The carwash design has extremely bright lights than will be glaring until at least 10 pm at night. The neon blue sign is an eyesore and does not match anything in the community. The noise of machines constantly going is annoying. I do know that million dollar homes have just been built across the street. How do you expect someone to walk out and see a carwash with bright lights on at all hours and the noise of vacuums at all hours while they are in their yard playing with their kids. That is not ok!
Now let's talk about pollution. I do know that chemicals will be used in the carwash and there would the run off of chemicals. We have creeks that run right behind where the carwash is going. Those creeks run to our beautiful park a little further down Rocky Ridge. My child often go to that park and plays in the creek. Multiple family in Vestavia frequent that park. It would be a shame to have a car wash cause pollution to such a beautiful park and the wonderful creeks that run through our community.
I hope that we as a community stand strong against this eyesore that will be bright and loud and lead to polluting our beautiful creeks that our children often play in.
Thank you for your time

I am a Vestavia Hills resident and I strongly oppose the zoning for a car wash to be built on Rocky Ridge Road. That road is busy enough as it is and these car washes are a complete eye sore. Please do not approve this.

Thank you for your service to our community!

Dear Council Members,

I’m writing to express my deep concern about the proposed car wash complex in our community. My family chose Vestavia for its charm and small, close-knit feel. A large car wash complex would not only increase traffic and headaches, but it would detract from the very character that makes this place home.

Additionally, we already have multiple car washes in the area. This proposal doesn’t align with what our community genuinely needs from a commercial perspective. I urge you to consider the broader picture of what enhances our neighborhood’s quality of life and help keep this from happening.

Thank you for your consideration and commitment to preserving what makes Vestavia special.

Honorable Mayor and City Council Members,

We respectfully submit this response in opposition to the proposed construction of a new car wash within our community. While we recognize the City Council's responsibility to encourage thoughtful economic development, we believe this proposal is not consistent with the character, scale, or long-term vision of the area it is intended to serve.

Our community has made a deliberate effort to preserve a quaint, low-impact environment that reflects its established identity. A commercial car wash represents an intensive use that would introduce persistent noise, bright lighting, increased vehicle turnover, and a commercial aesthetic that is incompatible with the surrounding area. Once introduced, these impacts would be difficult to mitigate and could permanently alter the community's character.

Traffic and infrastructure concerns are also significant. Car washes typically generate short-duration but frequent vehicle queues throughout the day. This type of activity can lead to congestion, access challenges for nearby properties, and increased demands on roadways and public services that were not designed for this level of commercial intensity.

Expanding Rocky Ridge Road should be considered more for encouraging walking or biking to nearby restaurants and shopping, not bringing more vehicles and unnecessary redirection of traffic.

Environmental considerations further weigh against approval. Car wash facilities consume substantial volumes of water and require ongoing management of wastewater and chemical runoff. In a time when responsible resource use is a stated priority, approving a water-intensive operation raises valid questions about sustainability and long-term environmental stewardship.

Additionally, approving this proposal may set an unintended precedent for future development. Allowing a high-impact commercial use in this location could encourage similar proposals, gradually eroding the qualities that residents value and expect their elected officials to protect. Growth that disregards community character risks undermining public trust in planning and zoning decisions.

We urge the City Council to consider alternative uses for this site that would better align with the area's established character and the community's expectations—options that provide value without compromising the qualities that make this area distinct.

For these reasons, we respectfully request that the City Council deny the proposed car wash application and continue to prioritize development that reflects thoughtful planning, compatibility, and the preservation of our community's unique character.

Thank you for your time, consideration, and service.

Dear City Council Members,

I am writing to express my concern regarding the proposed rezoning of the property on Rocky Ridge Road, to the left of the Chevron, for the development of a New Day Car Wash by LIV Development.

While I fully support thoughtful growth and the presence of thriving businesses in our community, I do not believe this particular project is an appropriate fit for this location. There is a significant difference between development that enhances our community and development that fundamentally alters its character and livability.

Currently, the site consists of a residential-style office building that blends well with the surrounding area. Replacing it with a high-traffic, high-intensity commercial operation raises several concerns:

- **Traffic Impact:** This intersection already experiences challenging traffic conditions. The fact that Jefferson County has approved widening Rocky Ridge Road underscores the anticipated strain this development will bring. Also the other new day in another part of town brings lots of traffic and backs up on the road causing horrible traffic conditions.
- **Noise Pollution:** A typical New Day Car Wash includes approximately 17 vacuum bays. With each industrial vacuum producing around 85 decibels, combined with wash tunnels, dryers, and music, the cumulative noise level would be substantial and disruptive.
- **Light Pollution:** Extended hours of operation and bright lighting will negatively impact nearby homes and diminish the quality of life for residents.
- **Environmental Concerns:** Increased runoff, water usage, and overall environmental impact should be carefully considered.
- **Aesthetics and Community Character:** This type of development does not align with the vision of a walkable, community-oriented Rocky Ridge District. It would significantly change the look and feel of the area.

I want to emphasize that I am not opposed to developing this property. However, this particular use does not reflect the kind of thoughtful, community-focused growth that residents value and expect.

I respectfully urge the City Council to carefully consider the long-term impact of this project and to vote against the rezoning request for this development.

Thank you for your time and consideration, and for your continued service to our community.

Sincerely,

Dear Members of the Vestavia Hills Planning and Zoning Commission,

I am writing to respectfully express my concern regarding the proposed car wash development for 2534 Rocky Ridge Road.

Rocky Ridge Road already experiences significant congestion, particularly during peak morning and afternoon travel times. The addition of a car wash at this location would likely increase turning movements, traffic backups, and general congestion in an area that already struggles with traffic flow.

Car washes typically generate a steady stream of vehicles entering and exiting throughout the day, and during busy periods vehicles often queue onto nearby roads. Given the current traffic conditions on Rocky Ridge Road, this raises concerns about safety, accessibility for nearby residents, and the overall efficiency of the roadway.

This corridor serves as an important connector for Vestavia Hills residents, and additional commercial traffic could negatively affect daily commuting, school travel, and emergency access.

I respectfully ask the Council to carefully consider the traffic and safety impacts before approving this development. Many residents value the livability and functionality of this area, and thoughtful planning is essential to preserving those qualities.

Thank you for your time and consideration.

Sincerely

Hello,
I just wanted to write and let you know that we oppose the car wash and coffee shop that is being proposed on Rocky Ridge. We live in the countryWood neighborhood and oppose this plan.

Thank you,

Mr. Wakefield,
As a resident who often spends 5 minutes or
longer trying to pull out onto Rocky Ridge Road, I am opposed to the proposed car wash beside the Chevron station. We don't need anymore congestion on that road, and I and many others are adamantly opposed to the creation of a turn lane for said car wash. Thank you for your consideration of this matter.

Dear Mr. Wakefield,

My name is [redacted] Our preschool and parking lot are directly across the street from the development being discussed tonight. While I am unable to attend the meeting, I wanted to respectfully express my opposition and share my concerns.

My concerns fall into two primary categories: the safety of the preschool children we serve as part of our outreach ministry, and the safety of the 65 to 75 families who rely on safe access when entering and exiting our parking lot each day.

For over 30 years, our church and preschool have made the safety of our children a top priority. The proposed addition of a coffee shop and car wash would likely result in a significant increase in traffic, with potentially hundreds of additional vehicles entering and exiting Rocky Ridge Road daily—directly across from our entrance.

Traffic along Rocky Ridge Road is already heavily congested, particularly during peak hours due to nearby high school traffic and neighborhood flow into the intersection. Introducing a high-turnover commercial development in such close proximity would further intensify this congestion and create increased risk for accidents.

This situation raises serious concerns about the ability of families to safely access our facility, especially during drop-off and pick-up times when young children are present and pedestrian activity is high. Increased traffic volume and turning movements could significantly compromise visibility and reaction time for drivers in this area.

Given these concerns, I respectfully request that a comprehensive traffic study be conducted before any decisions are made regarding this development. Such a study should evaluate current traffic patterns, projected increases in vehicle volume, and the potential impact on nearby schools, churches, and residential areas. It is critical that any findings be carefully reviewed to ensure that appropriate safety measures are in place and that the development does not pose undue risk to the community.

I respectfully ask that these safety concerns, along with the results of a thorough traffic study, be carefully considered when evaluating the proposed development. The well-being of young children and families in our community should remain a priority in any planning decision.

Thank you for your time and consideration.

I am writing to express our concerns for the rezoning and possible development of a car wash and drive thru coffee shop on Rocky Ridge Rd. We live very close to the proposed site and see the daily traffic on Rocky Ridge Rd first hand.

With people commuting to and from work, school traffic and patrons visiting restaurants/shops - this area is already a very congested traffic area and cannot withstand anymore than it currently receives. It also brings concerns of travel issues and safety.

It will also be an eyesore to the area.

This proposed rezoning and development seems to have been under the radar as a lot of local residents are just learning about it from concerned citizens sharing it on Facebook. The collective overall feeling and response from the community seems to be one of hoping this zoning and development does not proceed.

Large commercial developments and car washes is not the answer in the area of Rocky Ridge. This seems to be more of a fit for a location such as Highway 31.

Please look past bringing in revenue and please consider the community and preserving what the community loves as it is. There are other ways to do so.

April 9, 2026

Vestavia Hills City Council
City of Vestavia Hills
1032 Montgomery Highway
Vestavia Hills, AL 35216

Dear Mayor Curry, Members of the City Council and Members of the Planning and Zoning Committee:

As sixteen-year residents of Vestavia, we are highly discouraged to learn of the proposed development of 2534 Rocky Ridge Road as part of a larger development by LIV Development and GenRev Properties proposing the construction of a New Day Car Wash and Bullet Coffee. While we recognize and support the city's desire to incorporate new businesses, we firmly oppose the construction of New Day Car Wash and Bullet Coffee at the proposed location. There are multiple reasons why we see this to be of great concern, and we respectfully urge the Planning and Zoning Board and Vestavia Hills City Council to seek resident input on the profound negative effects of the developers' proposed use of this property. A few matters of great concern are:

1) **AESTHETICS AND BUILDING STANDARDS**: In the proposed plan for the Rocky Ridge Business and Entertainment District, New Day Carwash and Bullet Coffee do not meet the village, Tudor-style aesthetics the district is set to uphold. New Day Carwash and Bullet Coffee follow their modern franchise branding and facility standards, which are not conducive to the surrounding businesses. Bullet Coffee operates as freestanding, coffee drive-thru kiosk, which also does not meet the village aesthetics met by Rocky Ridge Shopping District.

2) **NOISE POLLUTION:** New Day Car Wash operates from 8 am to 8 pm (or 9 pm if it follows the same schedule as the location at Patchwork Farms). There are 18 industrial vacuum bays proposed for this location, which each vacuum carries a noise decibel level between 70-90. In addition to the vacuums, the wash tunnel, complete with a dryer fan, which also carries a decibel level of 100 (comparable to a motorcycle or a chainsaw). In addition to dryer fans and vacuums, there is also music playing at their locations. We understand this is a customer experience feature, but 12 hours of music playing, coupled with running vacuums and dryer fans along the valley of Rocky Ridge Road is simply not desirable or acceptable for this highly residential area.

3) **LIGHT POLLUTION**: New Day Car Wash requires that their locations be well-lit after dark for customer use and safety. While we do not object to the matter of safety, this artificial lighting- even during closing hours- will have a profound negative impact on surrounding residents' sleep and outdoor enjoyment of their homes.

4) **ENVIRONMENTAL**: New Day Car Wash utilizes substantial amounts of water and chemicals to operate and contain their waste. Without strict disposal and containment of the soaps, dirty water, degreasers, the proposed carwash proximity to Shades Creek waterways will have a profound negative effect on the wildlife, soil drainage, stormwater and groundwater.

5) **TRAFFIC AND SAFETY:** With Rocky Ridge Road**, a**s a main arterial traffic corridor for the City of Vestavia Hills, New Day Car Wash and Bullet Coffee will have a negative impact on the already strained traffic congestion of the Rocky Ridge Road/Morgan Road Intersection. Residents of the Rocky Ridge Road area With the high-volume of student drivers in this area

It is our understanding that the LIV Development and GenRev purchase of 2534 Rocky Ridge Road is contingent upon rezoning. In the event all planning and zoning conditions are met and approved, and the companies acquire this property, we respectfully urge the Vestavia Hills City Council to deny the proposed development for New Day Car Wash and Bullet Coffee from LIV Development and GenRev Properties. We encourage the developer to seek a better solution to the development of this property that is cohesive with the adjacent shopping district and residential areas.

We welcome the opportunity to discuss these concerns and thank you for your time and service to our community and the City of Vestavia Hills.

Sincerely,

Mr Wakefield,
My husband and I have lived off of Rocky Ridge Rd since 1985; 27+ years in Countrywood and 13+ years in Miller Hill. We have experienced many changes and much growth in those years, as one would expect. We have chosen to make this part of Vestavia Hills our home….and we love loving here. These residential areas are a very important part of our VH community, and we do understand
that we need commercial additions to make our lives comfortable. HOWEVER, we do NOT think the proposed coffee shop/ car wash is a good fit adjacent to residential areas we as VH residents have chosen to invest in. Traffic on Rocky Ridge Rd is an issue, for us driving ……..and for our grandchildren driving to VHHS.
We strongly oppose this proposal for the building of the coffee shop/ car wash!

Please help us protect the residential community we love.

Mr. Wakefield- I would like to voice my opposition to the proposed rezoning for a car wash and drive thru coffee shop on Rocky Ridge "behind" the Publix center.
This area is already EXTREMELY conjested, especially during the morning & afternoon commute/rush hour and when Vestavia High School starts/ ends each day. There are few turn lanes, making this a dangerous area for drivers and certainly for local traffic.
A car wash would be a serious eyesore and NOT in keeping with the city's master plan to enhance a village concept in the Rocky Ridge area. In addition, housing prices would be negatively impacted by additional traffic & congestion.
I am unable to attend the hearing this evening but wanted to voice my thoughts on this TERRIBLE idea.

Many thanks

I live in Tanglewood and am OPPOSED To the rezoning plans. The traffic is so heavy on this road and that location is extremely difficult to imagine constant traffic and delays from both directions. Please do a traffic study before moving forward.

I am writing in total and absolute opposition to the proposed car wash development on Rocky Ridge Road. That is the worst thing that could happen to that community. First, there would safety and traffic issues, especially during school traffic hours. Traffic is already getting out of control, plus exiting from one of the parking lots onto Rocky Ridge Road now is almost impossible at times.

Second, the entire community has a neighborhood charm, which is what likely brought many residents to the area to begin with. Adding an unnecessary commercial car wash would destroy that. This area was not designed as a commercial thoroughfare.

I have lived in this neighborhood for 40+ years and have seen it develop over time, but so far nothing like this has threatened to make the neighborhood so unappealing to us residents. It's disheartening to see our city of Vestavia Hills turn their backs on the wishes of this community.

Good afternoon,

We are residents of Countrywood neighborhood and just recently learned of the upcoming planning and zoning proposal of the space adjacent to the Publix on Rocky Ridge and its proposed use for a New Day car wash/coffee shop.

After talking to numerous neighbors, there are significant concerns regarding the addition of a car wash including some of the reasons mentioned below:

- Environmental Impact – This commercial car wash would be located near a creek/water source, which will introduce pollutants into waterways.
- Traffic & Safety – Rocky Ridge Road already has significant traffic issues. Cars back up at the intersection of Morgan Drive/Rocky Ridge Road past Tanglewood neighborhood during peak commuting hours in the afternoons/early evenings. A car wash will continue to increase traffic flow in this area, and there aren't any alternative routes for those who live in the Rocky Ridge area. Also, turning from local neighborhoods, including Tanglewood, Coventry, and Countrywood, onto Rocky Ridge Road can be challenging at peak times due to blind spots and traffic. A car wash is only going to exacerbate these issues for residents in those communities as well as those who use these neighborhoods as an avenue to travel through Vestavia.
- Light/Noise Pollution – We are worried the addition of a car wash will add significant lighting and noise pollution that might be disruptive to surrounding neighborhoods.

Can the City Council ask the developer how they plan to mitigate these issues, especially the traffic and safety issue? We respectfully ask the City Council to veto the car wash as Vestavia already has several businesses in the community that meet this need. This would **not** be an ideal location to route significant additional traffic as Rocky Ridge/Morgan Road is a main throughfare for those traveling to Vestavia City schools including Pizitz, the 9th grade campus, and Vestavia Hills High School from numerous neighborhoods located on Rocky Ridge Road.

Thank you for your consideration!

I am writing to express my strong opposition to the proposed construction of a car wash near the Rocky Ridge Village.

First and foremost, this type of development is inconsistent with the established character and aesthetic vision of our neighborhood. The village and entertainment district were thoughtfully designed to foster a welcoming, walkable environment with cohesive architecture, local charm, and community-oriented businesses. A commercial car wash—with its industrial appearance, large-scale equipment, and constant vehicle flow—does not align with these goals and would detract from the overall visual appeal and identity of the area.

In addition, the potential for excessive light pollution is a major concern. Car washes typically operate with bright exterior lighting for extended hours, which can disrupt nearby homes, diminish the ambiance of the entertainment district, and negatively impact residents' quality of life.

Environmental considerations are equally troubling. The proposed site's proximity to the nearby creek raises serious questions about runoff, chemical

exposure, and long-term ecological impact. Even with standard safeguards, the risk of detergents, oils, and other pollutants entering the water system cannot be ignored. Protecting our natural resources should remain a priority in any development decision.

Traffic congestion is another critical issue. The roads surrounding this area are already heavily traveled, particularly during peak hours and community events. Introducing a high-turnover business like a car wash would significantly increase traffic volume, leading to further congestion, safety concerns, and inconvenience for residents and visitors alike.

For these reasons, I respectfully urge the Council to deny approval of this project and instead support developments that align with the vision, safety, and environmental stewardship of our community.

Thank you for your time

Dear Members of the Vestavia Zoning Committee and Vestavia City Council Members,

As a resident of Coventry, I am writing to express my opposition to the proposed development of a New Day car wash and drive-through coffee shop on Rocky Ridge. Our community is concerned about the negative impacts this project will have on the safety, character, and quality of life of our residential area.

Our primary concerns include:

• Significant Traffic Congestion on Rocky Ridge: High-volume drive-through businesses are known magnets for traffic. We are particularly concerned that peak-hour queues for coffee and car washing will spill out onto public roads, creating dangerous "traffic snarls" on an already busy area

• Noise and Light Pollution: These facilities often operate with long hours, seven days a week. The constant noise from vacuum systems, high-pressure car wash equipment, and idling vehicles—along with bright commercial lighting—will disrupt the peace of nearby homes.

• Incompatibility with Residential Character: A heavy commercial use like a car wash does not fit the established nature of a residential corridor. Such developments can lead to decreased property values as the quiet, "walkable" feel of our neighborhood is replaced by car-centric industrial activity.

• Environmental Impact: Idling cars in drive-through lines contribute to poor air quality and increased emissions. Furthermore, even with recycling systems, commercial car washes introduce risks

of chemical runoff and noise that are unsuitable for locations directly adjacent to homes.

I urge the Zoning Commission to reject this proposal in favor of development that better aligns with our residential needs and safety.

Thank you for your time and for considering the voices of the residents who will be most affected by this decision.

Sincerely,

Dear Members of the Vestavia Zoning Committee and Vestavia City Council Members,

As a resident of Coventry, I am writing to express my opposition to the proposed development of a New Day car wash and drive-through coffee shop on Rocky Ridge. Our community is concerned about the negative impacts this project will have on the safety, character, and quality of life of our residential area.

Our primary concerns include:

• Significant Traffic Congestion on Rocky Ridge: High-volume drive-through businesses are known magnets for traffic. We are particularly concerned that peak-hour queues for coffee and car washing will spill out onto public roads, creating dangerous "traffic snarls" on an already busy area.

There is a New Day car wash on Cahaba River Road that I have to pass to drop my son at daycare. Traffic will wait at the gate and back up onto the road waiting for it to open in the mornings. Rocky Ridge cannot afford that with school traffic in almost every direction.

• Noise and Light Pollution: These facilities often operate with long hours, seven days a week. The constant noise from vacuum systems, high-pressure car wash equipment, and idling vehicles—along with bright commercial lighting—will disrupt the peace of nearby homes.

• Incompatibility with Residential Character: A heavy commercial use like a car wash does not fit the established nature of a residential corridor. Such developments can lead to decreased property values as the quiet, "walkable" feel of our neighborhood is replaced by car-centric industrial activity.

• Environmental Impact: Idling cars in drive-through lines

contribute to poor air quality and increased emissions. Furthermore, even with recycling systems, commercial car washes introduce risks of chemical runoff and noise that are unsuitable for locations directly adjacent to homes.

I urge the Zoning Commission to reject this proposal in favor of development that better aligns with our residential needs and safety.

Thank you for your time and for considering the voices of the residents who will be most affected by this decision.

Sincerely,

April 9, 2026

Vestavia Hills City Council
City of Vestavia Hills
1032 Montgomery Highway
Vestavia Hills, AL 35216

Re: Opposition to Proposed New Day Car Wash –
Rocky Ridge Road

Dear Members of the Vestavia Hills City Council,

I am writing as a resident of the neighborhood adjacent to the proposed development site on Rocky Ridge Road

to formally express my opposition to the construction of a New Day Car Wash next to the Chevron station at that location. While I recognize the city's interest in supporting commercial development, I believe this particular project would cause significant and lasting harm to our residential community. I respectfully urge the Council to deny the necessary zoning approval.

Traffic Congestion and Public Safety
Rocky Ridge Road is already one of the more congested corridors in Vestavia Hills, particularly during morning and evening peak hours. Residents of our neighborhood currently face significant difficulty safely entering and exiting our streets due to the volume of existing traffic. A high-throughput commercial car wash operation would generate substantial additional vehicle trips throughout the day, including queuing on Rocky Ridge Road as customers wait to enter the facility. This stacking of vehicles would further obstruct sight lines and create dangerous conditions for residents attempting to pull out onto the road. The increased congestion is not a minor inconvenience — it is a genuine public safety concern.

Environmental and Quality-of-Life Concerns
Beyond the traffic impact, a commercial car wash facility raises several environmental concerns that deserve careful consideration:

Water runoff and chemical discharge. Car wash operations use large volumes of water combined with detergents, degreasers, and other chemical agents. Without rigorous containment and filtration measures, this runoff can enter local storm drains and ultimately affect nearby waterways, soil quality, and groundwater. Rocky Ridge Road's proximity to residential areas makes this a particular concern.

Noise pollution. Commercial car wash equipment — including blowers, vacuum stations, and conveyor machinery — operates at sustained high decibel levels. Given the proximity to our neighborhood, this noise would significantly diminish the quality of life for nearby residents, particularly those whose homes and yards face the

Rocky Ridge Road corridor.

Light pollution. Car wash facilities typically require extensive overhead lighting for safety and operations, often running into the late evening hours. This artificial lighting would disrupt the residential character of our neighborhood and negatively affect residents' sleep and enjoyment of their properties.

Visual impact and neighborhood character. A large commercial car wash facility, with its industrial equipment, canopy structures, and high customer volume, would be an eyesore directly across from our residential neighborhood. It is incompatible with the character of the surrounding area and would likely have a negative effect on residential property values.

Request for Council Action

I understand that growth and development are important to the vitality of Vestavia Hills. However, the appropriate placement of commercial businesses must take into account the well-being of existing residents and the established character of our neighborhoods. This proposed location, given the existing traffic burden and the proximity to homes, is simply not the right fit for this type of high-volume commercial operation.

I respectfully request that the City Council deny the zoning approval for the proposed New Day Car Wash on Rocky Ridge Road and encourage the developer to identify a more appropriate commercial location that does not impose these burdens on residential neighbors.

Thank you sincerely for your time and for your service to our community. I welcome any opportunity to discuss these concerns further.

Respectfully,

Dear City Council Members,

I am writing to express my concern regarding the proposed rezoning of the property on Rocky Ridge Road, to the left of the Chevron, for the development of a New Day Car Wash by LIV Development.

While I fully support thoughtful growth and the presence of thriving businesses in our community, I do not believe this particular project is an appropriate fit for this location. There is a significant difference between development that enhances our community and

development that fundamentally alters its character and livability.

Currently, the site consists of a residential-style office building that blends well with the surrounding area. Replacing it with a high-traffic, high-intensity commercial operation raises several concerns:

- **Traffic Impact:** This intersection already experiences challenging traffic conditions. The fact that Jefferson County has approved widening Rocky Ridge Road underscores the anticipated strain this development will bring. Also the other new day in another part of town brings lots of traffic and backs up on the road causing horrible traffic conditions.
- **Noise Pollution:** A typical New Day Car Wash includes approximately 17 vacuum bays. With each industrial vacuum producing around 85 decibels, combined with wash tunnels, dryers, and music, the cumulative noise level would be substantial and disruptive.
- **Light Pollution:** Extended hours of operation and bright lighting will negatively impact nearby homes and diminish the quality of life for residents.
- **Environmental Concerns:** Increased runoff, water usage, and overall environmental impact should be carefully considered.
- **Aesthetics and Community Character:** This type of development does not align with the vision of a walkable, community-oriented Rocky Ridge District. It would significantly change the look and feel of the area.

I want to emphasize that I am not opposed to developing this property. However, this particular use does not reflect the kind of thoughtful, community-focused growth that residents value and expect.

I respectfully urge the City Council to carefully consider the long-term impact of this project and to vote against the rezoning request for this development.

Thank you for your time and consideration, and for your continued service to our community.

Sincerely,

Dear Ms Pilcher

Please count me among Vestavia citizens who are opposed to the New Day car wash being proposed for Rocky Ridge Road.

I have concerns that it will bring increased traffic to a road that already carries significant traffic for a mostly residential road. A car wash is more appropriate for Hwy 31 or 280, not a two lane road adjacent to neighborhoods.

My second concern is the runoff that will inevitably find its way to Little Shades Creek. No matter the promises at the outset, over time I believe an oily runoff will dump into the creek, which will turn the pleasant McCallum Park stream into unsafe water for children and

dogs.

I was a few minutes late to the zoning meeting, but if this item stays on the agenda for May, I will definitely be there to express my opposition.

Feel free to share my email with members of the zoning board.

Good morning Ali,

Just a short follow up to the email that Scottie and I sent you yesterday regarding the proposed car wash development. First, thanks very much for allowing us to share our thoughts with you on this issue.

It seems to me that the potential traffic burden of this project is a key issue. With that in mind, I recached out to a carwash owner/operator not associated with this project. I asked him what the target daily car count was when a new, full service car wash is started. He responded that 200-300 cars a day for the first few days was typical.

If the council has not already done so, it might be helpful to ask the developers for the projected daily car counts for both the car wash and the coffee shop. I'm sure they have those figures and it would help everyone get a better idea of traffic load.

Ali –
I am opposed to a car wash on Rocky Ridge rd. next to the Chevron station. Rocky Ridge Road is a very busy road and that area is mostly residential in nature. A car wash would add greatly to the traffic issue we already have, especially in the morning and late afternoon. This would not good for the neighborhood.

We can not attend the meeting tonight.

However, we are not in favor of the proposed new business development on Rocky Ridge Road for a car wash and coffee shop.

This will only increase traffic issues and add to safety concerns with cars entering and exiting the proposed site.

I live off of Rock Ridge and I do not agree with the proposal to have a car wash next to the Chevron station.

It would be a major issue during rush hour and after students leave the High School.

Also many cars come that way from Highway 280 at all times of the day.

Thank you for your service to the community.

Hey Ali!

Not sure if it's too early to email about this, but I wanted to voice a strong "no" to the car wash on Rocky Ridge Rd. We live near the corner of Dolly Ridge and Rocky Ridge and the traffic is significantly worse in the afternoons. The car wash would only add to the bad traffic and create a hazardous situation for high school drivers coming from school.

Thanks!

>>
>> Ali-
>> My wife and I live on timberline way. I heard about the proposal for a car wash and drive thru coffee shop on rocky ridge. I am in opposition to the idea- the car wash is a terrible idea- it will create noise pollution, air pollution from idling vehicles, traffic congestion, and will not benefit the most local economy we share. The businesses and economy of rocky ridge have issues but this benefits nobody. I would never use the business. The coffee shop will be a bunch of over caffeinated high school kids in oversized vehicles and similarly doesn't add to the local economy. I suspect both of these ideas will be despised by the local home owners. Hope you can share this opinion with the developers and local government. In the future I will not vote for anyone who supports this plan. We need improved walkability between the multiple shopping centers on rocky ridge and Morgan drive if we really want to improve the local businesses.
>> THANK YOU FOR YOUR ATTENTION TO THIS MATTER!

>>>>
>>>> 1) Traffic on Rocky Ridge near the Publix would become worse than it already is
>>>> 2) Loud music from the car wash would be heard around the clock in neighborhoods along Rocky Ridge
>>>> 3) Soap and vehicle discharge from the car wash would leak into the creek and be an environmental issue
>>>>
>>>> This proposed car wash seems to have come out of nowhere with no community support. As a resident of Countrywood, I can assure you that the entire neighborhood is against this. I'm less against the proposed coffee shop that is being discussed, although traffic issues apply to that as well. And a Starbucks less than 100 yards away went out several years ago.
>>>>
>>>> Thank you for your consideration.
>>>>

>>
>> I live in Countrywood Highlands and feel strongly against a car wash on Rocky Ridge Road. The traffic is bad enough for all the surrounding residents during rush hours due to the “cut-through” traffic going to Hoover and beyond! A car wash will make it worse and actually be a noisy eye-sore on a 2-lane road they can’t expand. We are a residential-lined road for the majority of it, not a 4-lane business-lined Highway 31 where the Mister car wash already exists! I have lived here 34 years and dislike the loss of the quiet (figuratively and literally) community it was when we bought our current home. Surely Vestavia Hills can do what’s in the best interest of its tax-paying residents in the Rocky Ridge area and maintain its desirability for future homeowners.
>>

>> Thank you,

>>
>> Hello Ali - I hope you are doing well!
>>
>> We heard from Kristen about the proposal for the car wash next to the Chevron gas station. We might not have all the information but - from what we read - it sounds like a terrible idea. Traffic on Rocky Ridge is hectic enough already - always backed up, especially in the evenings and even more so with high school games/events.
>>
>> More generally, the Rocky Ridge area is the closest thing Vestavia has to Mtn. Brook Village or Downtown Homewood. It seems to us that we need to try to protect the quaintness of that area. In fact, we would hope that the City Council would have plans to improve it to make it even more village-y!
>>
>> Thank you for all you do!

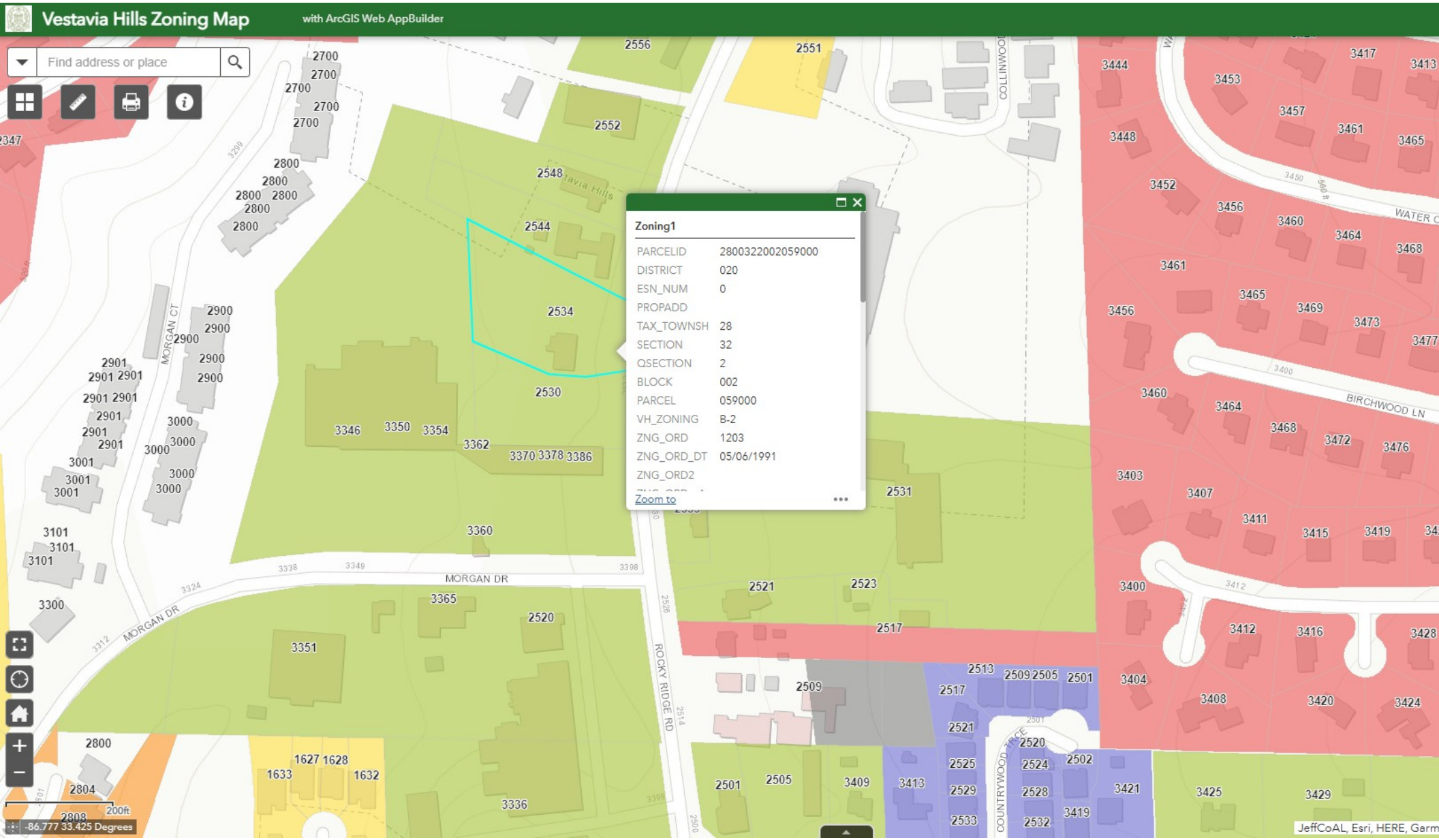
>>
>> Dear Council Member Pilcher,
>> I write to ask your assistance in opposing the creation of a car wash facility in a far too congested area off Rocky Ridge Road.
>> As a 35 year resident of the Rocky Ridge corridor I can attest to the explosive growth in the volume of traffic in that area.
>> Traffic can easily be backed up for a mile back to Tanglewood in the morning or afternoon.
>> Please seek other opportunities for that lot.
>> Respectfully,

>> Hi Ali,
>>
>> I hope you're well. The Bannon's are a NO for the car wash proposed on Rocky Ridge. Too much potential traffic in an already congested area, risk of property devaluation, potential ecological issues with the run off next to the creek. Also there are multiple car washes already in the general area including the gas station 100yds down the road.
>>
>> The owner of this establishment is also most likely going to sell at some point in the near future as he does with his multi family real estate company LIV Development and who knows what that will bring.

>>

>>
>> It’s a huge NO for me! Already way too congested and I fear there will be many wrecks. It’s a terrible location for something that has that much going in and out. I sure hope it doesn’t happen. Thank you.
>> I can’t be at meeting tonight. Sorry!
>> Sent from my iPhone

>>
>> I vote NO to this. It would create more traffic on Rocky Ridge Road and not be a good addition to our quaint community.
>> Thank you,


Vestavia Hills Zoning Map
with ArcGIS Web AppBuilder
Find address or place
Zoning1
PARCELID 2800322002059000
DISTRICT 020
ESN_NUM 0
PROPADD
TAX_TOWNSH 28
SECTION 32
QSECTION 2
BLOCK 002
PARCEL 059000
VH_ZONING B-2
ZNG_ORD 1203
ZNG_ORD_DT 05/06/1991
ZNG_ORD2
Zoom to
MORGAN DR
MORGAN CT
ROCKY RIDGE RD
BIRCHWOOD LN
WATER
COUNTRYWOOD TRCE
COLLINWOOD
JeffCoAL, Esri, HERE, Garm

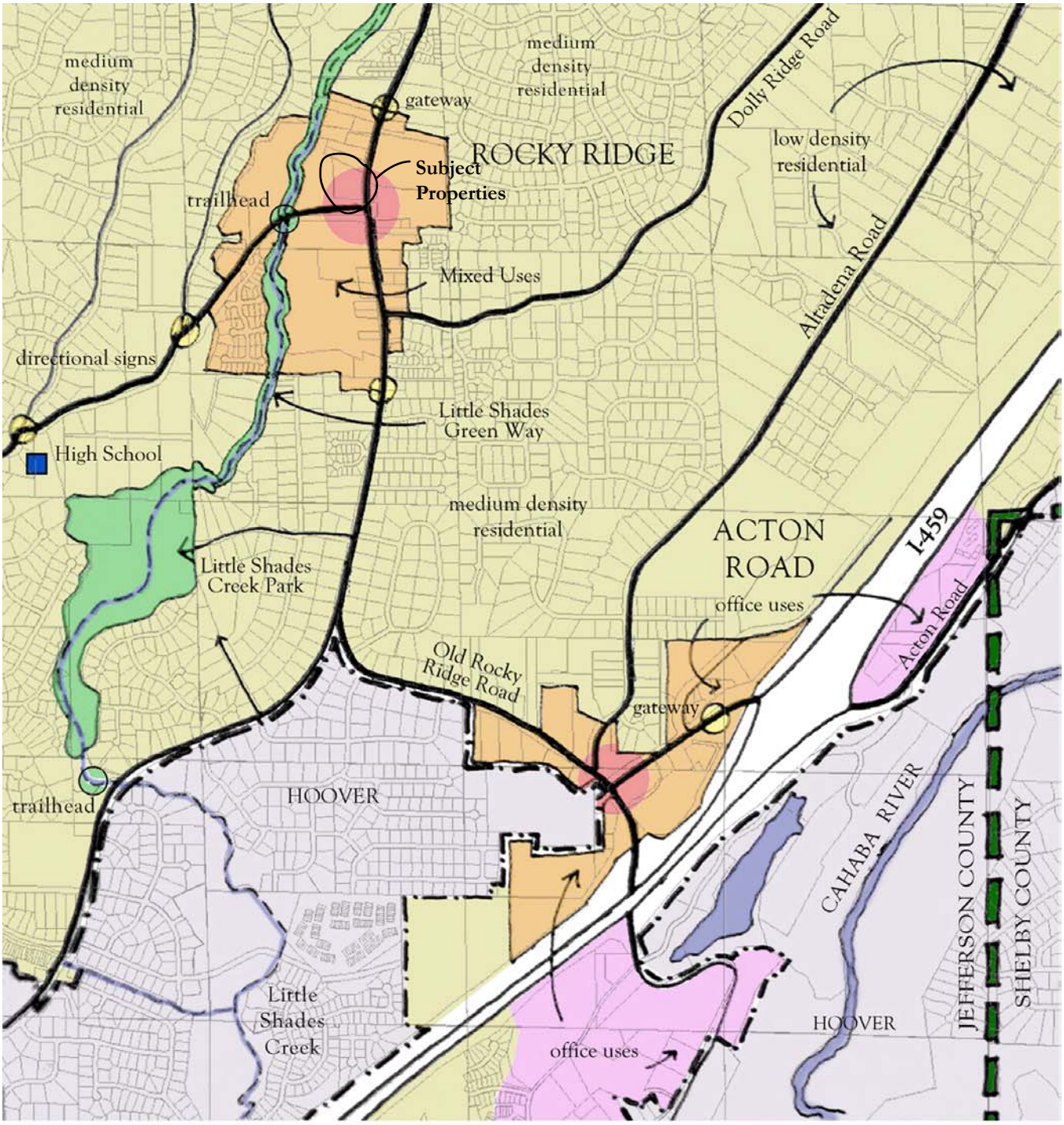


Figure 21: Rocky Ridge Road / Acton Road West
Land Use Analysis

Neighborhood - primarily low / medium density single-family residential areas with higher densities near village center(s). Other uses may include schools, places of worship, recreational areas, and open space.

Village Center - mixed use centers with highest densities in core areas. Mix of uses should include retail and service businesses, professional offices, high density residential areas, institutions, recreation areas, and public spaces.

Commercial Core - primarily high density, retail and service business areas with professional offices and multi-family residences on upper floors or on periphery. Other uses may include institutions and public space.

Gateways and Nodes - Gateways are entryways into the community or village enhanced with consistent signage, landscaping, and other elements. Nodes are sites, such as transit stops, where public spaces, signage, and other public design elements should be considered.

Professional Offices - primarily professional office uses. Density should vary according to surroundings. Other uses may include retail and services (supporting offices and employees), places of worship, public spaces, and open space.

Recreation and Open Space - public and private recreation facilities and preserved natural spaces. Recreation facilities may be active, passive or combined. Open spaces are areas preserved in a natural state and may include passive recreational uses.

Trailheads - Trailheads are public sites along a trail, where bike racks, seating, parking, and public amenities are provided for trail users.

Schools - School facilities administrated by the Vestavia Hills School System.

N W E S

500 0 500 1000 1500 feet

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: 2534 Rocky Ridge Road, 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.

X the Property Owner, but I am authorizing a Representing Agent by the name of: Ben Pement (Gonzalez-Strength & Associates) to represent me in the following request:

And am requesting: (please check)

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

Signed: _____
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Shelby

Given under my hand and seal
this 29th day of January, 2026.

Rebekah Elaine Clayton
Notary Public

REBEKAH ELAINE CLAYTON
MY COMMISSION EXPIRES
NOTARY PUBLIC
03-20-2029
ALABAMA STATE AT LARGE

My commission expires 20th day of March, 2030.

VESTAVIA HILLS

Planning and Zoning Commission
Planners Report

MEETING DATE
April 9, 2026

AGENDA ITEM
RZ-26-2 **Ben Pement** is requesting **Rezoning** For **2530 Rocky Ridge Road** from **Vestavia Hills R-1 to Vestavia Hills B-2,** for the purpose of a coffee shop.

BACKGROUND
Vestavia Hills R-1 to Vestavia Hills B-2

PLANNER'S REVIEW/RECOMMENDATION
The applicant is seeking a rezoning from a residential lot to a commercial lot, for the purpose of a coffee shop. This request is a part of a larger commercial development, and coincides with CU-26-2. The proposed coffee shop will be branded as Bullet Coffee and will be drive-thru only.

ATTACHMENTS
1. Application
2. R-1 Zoning
3. Rocky Ridge Land Use Analysis
4. Owner's Affidavit RZ

Jack Wakefield
City Planner

Record No: RZ-26-2

Rezoning Application

Status: Active

Submitted On: 2/5/2026

Primary Location

2530 ROCKY RIDGE RD
VESTAVIA, AL 35216

Owner

Allen Properties South LLC
2534 Rocky Ridge Road Birmingham, AL 35243

Agenda Scheduling Information

Agenda Schedule

April 2026

Comment/Reschedule/Delay & Reason

Jefferson County approval and need for a traffic study has pushed this case to April.

Property Information

Subject Property Address*

2530 Rocky Ridge Road

Tax Parcel ID Number

28 00 32 2 002 027.000

Legal Description

Legal Description is shown on the attached survey which is included as a part of this application.

Existing Parking Spaces

0

Proposed Parking Spaces

7

Submission Date*

02/05/2026

Type of Project*

New Commercial Development

Action Requested:

From Existing Zoning Classification*

R-1

To Requested Zoning Classification*

B-2

For the Intended Purpose of:*

Drive-Thru Coffee Shop

Acreage of Subject Property*

0.91

Acreage of Property to be Disturbed*

0.80

Setbacks

Front

30

Back

30

Side

10

Open Space

–

Lot Coverage Percentage

41

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). *

☑

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*

Tom Allen

Company Name

Allen Properties South LLC

Owner Address City State Zip*

1432 Panorama Drive, Vestavia Hills, AL 35216

Owner's Phone Number*

828-320-0096

Email Address of Owner*

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

Ben Pement

Company Name

Gonzalez-Strength & Associates

Contact Email of Responsible Party

bpement@gonzalez-strength.com

Mailing Address of Responsible Party

1550 Woods of Riverchase Dr., Suite 200, Hoover, AL 35244

Phone No. of Responsible Party

205-942-2486

Email Address of Responsible Party

Project Engineer Information (if applicable)

Name

Carey Daniel, PE

Company

Gonzalez-Strength & Associates

Mailing Address

1550 Woods of Riverchase Dr., Suite 200, Hoover, AL 35244

Phone Number

205-942-2486

Email

Internal Reviews

Date of P&Z Meeting

–

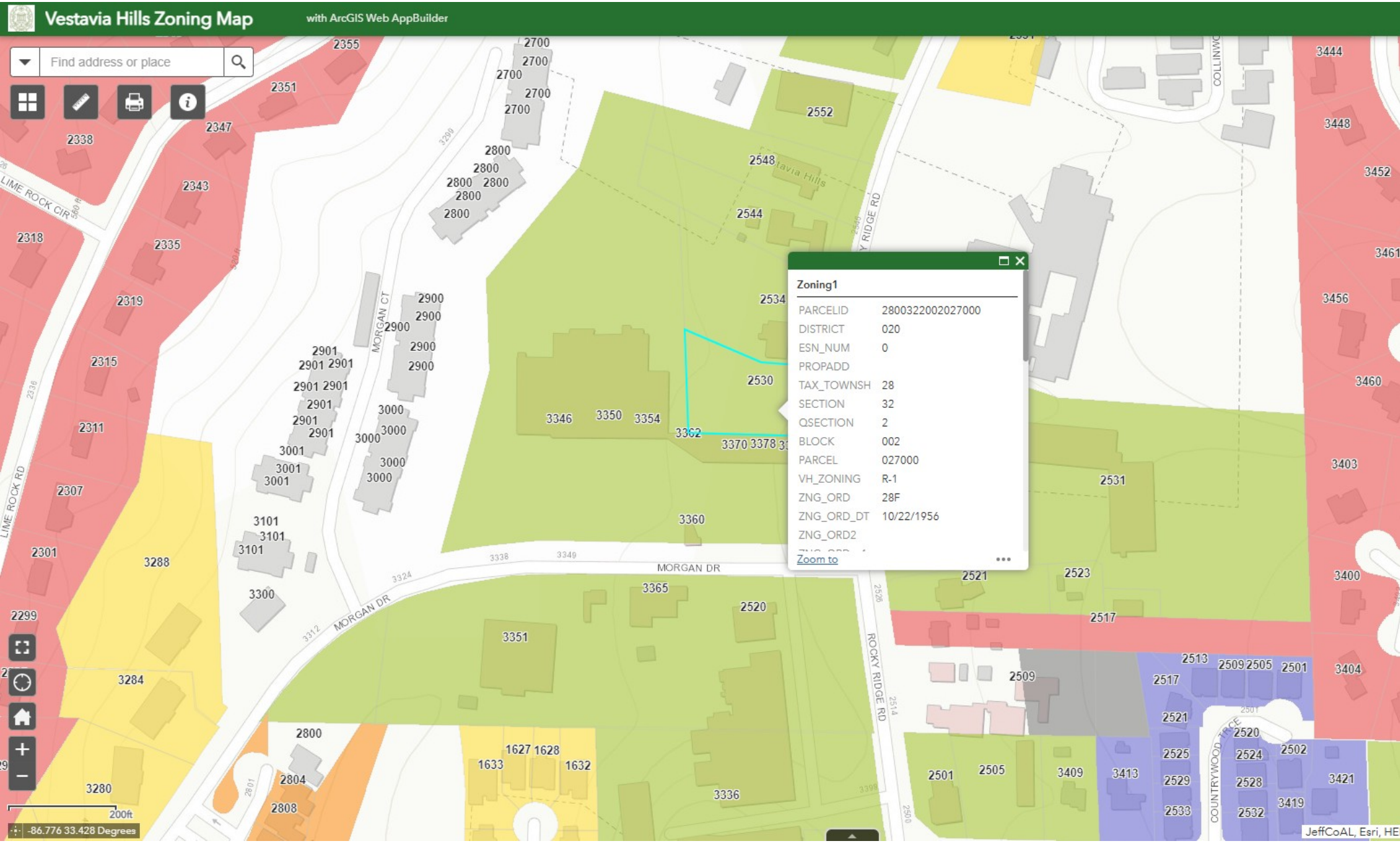
P&Z Recommendation & Vote

Date of City Council Presentation

—

Proposed Ordinance No.

City Council Decision, Conditions, Reason for Denial


Vestavia Hills Zoning Map
with ArcGIS Web AppBuilder
Find address or place
Zoning1
PARCELID 2800322002027000
DISTRICT 020
ESN_NUM 0
PROPADD
TAX_TOWNSH 28
SECTION 32
QSECTION 2
BLOCK 002
PARCEL 027000
VH_ZONING R-1
ZNG_ORD 28F
ZNG_ORD_DT 10/22/1956
ZNG_ORD2
Zoom to
MORGAN DR
MORGAN CT
ROCKY RIDGE RD
LIME ROCK CIR
LIME ROCK RD
COUNTRYWOOD TRCE
200ft
-86.776 33.428 Degrees
JeffCoAL, Esri, HE

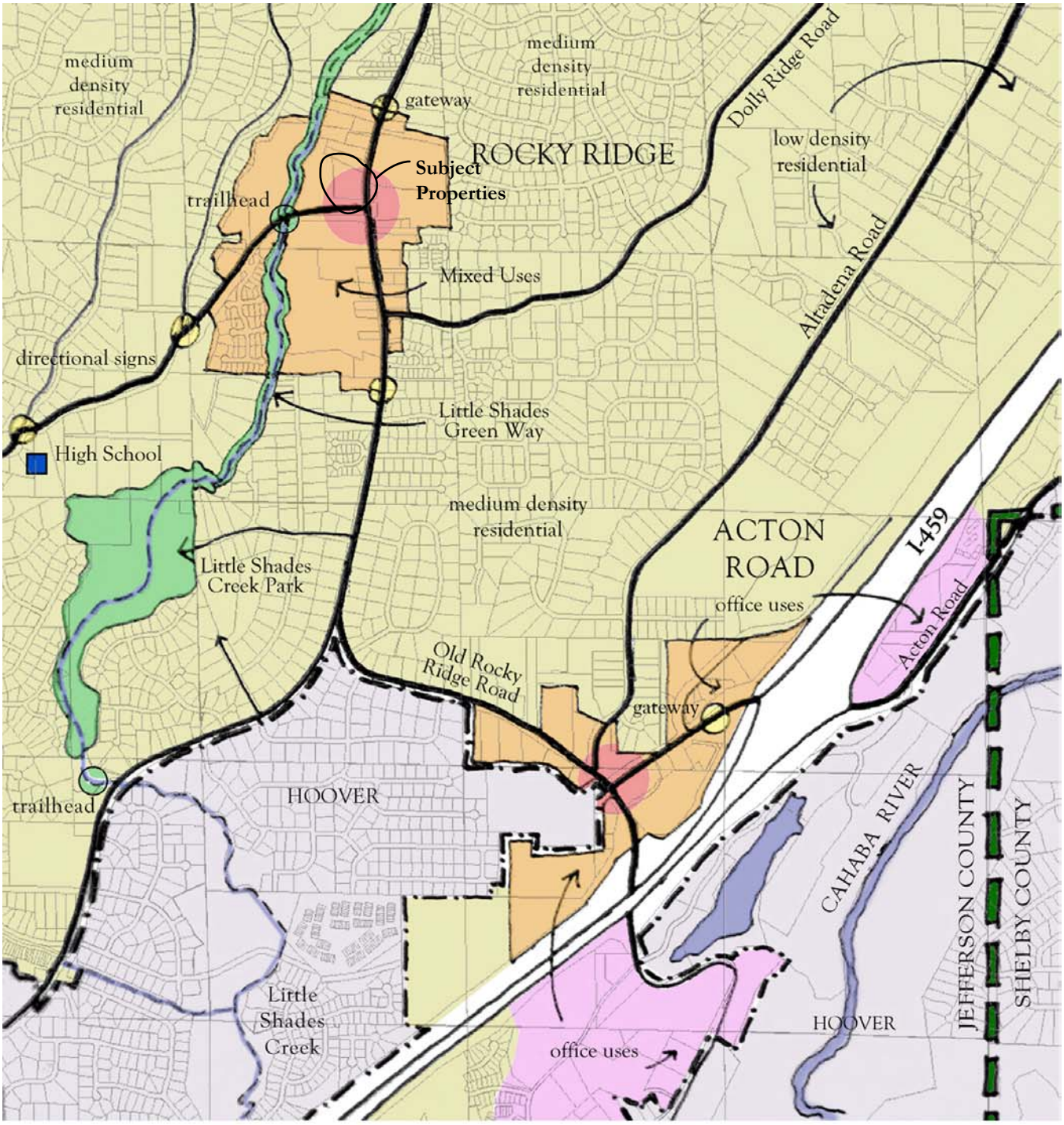


Figure 21: Rocky Ridge Road / Acton Road West
Land Use Analysis

Neighborhood - primarily low / medium density single-family residential areas with higher densities near village center(s). Other uses may include schools, places of worship, recreational areas, and open space.

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Trailheads - Trailheads are public sites along a trail, where bike racks, seating, parking, and public amenities are provided for trail users.

Schools - School facilities administrated by the Vestavia Hills School System.

N W E S

500 0 500 1000 1500 feet

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: 2530 Rocky Ridge Road, 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.

X the Property Owner, but I am authorizing a Representing Agent by the name of: Ben Pement (Gonzalez-Strength & Associates) to represent me in the following request:

And am requesting: (please check)

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

Signed: _____
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Shelby

Given under my hand and seal
this 29th day of January, 2026.

Rebekah Elaine Clayton
Notary Public

REBEKAH ELAINE CLAYTON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 03-20-2029

My commission expires 20th day of March, 2030.

VESTAVIA HILLS

Planning and Zoning Commission
Planners Report

MEETING DATE
April 9, 2026

AGENDA ITEM
RZ-26-3 **Hardie Kimbrough** is requesting a **Rezoning** for 2656 Alta Vista Drive from **Jefferson County A-1 to Vestavia Hills A,** for the purpose of annexation.

BACKGROUND
Jefferson County A-1 to Vestavia Hills A

PLANNER'S REVIEW/RECOMMENDATION
Property was annexed into City on 02/18/2026 with Ord. 3317. This is a compatible rezoning.

ATTACHMENTS
1. Application
2. Map
3. Owner's Affidavit

Jack Wakefield
City Planner

Record No: RZ-26-3

Rezoning Application

Status: Active

Submitted On: 2/18/2026

Primary Location

2656 ALTA VISTA DR
VESTAVIA HILLS, AL 35243

Owner

Hardie Kimbrough
Alta Vista Drive 2656 Alta Vista Drive
BIRMINGHAM, AL 35243

Agenda Scheduling Information

Agenda Schedule

April 9th Planning & Zoning Meeting

Comment/Reschedule/Delay & Reason

Property Information

Subject Property Address*

2656 Alta Vista Drive

Tax Parcel ID Number

28 00 33 4 002 008.000

Legal Description

SUB DIVISION 1: ALTADENA VAL-COU 28-33-4
MAP BOOK: 66 PAGE: 39
PRIMARY LOT: 22

Existing Parking Spaces

2

Proposed Parking Spaces

2

Submission Date*

02/18/2026

Type of Project*

Annexation of a Single-Family Home

Action Requested:

From Existing Zoning Classification*

JC A-1 (Agricultural)

To Requested Zoning Classification*

VH A (Agricultural District)

For the Intended Purpose of:*

Rezoning of Single-Family home.

Acreage of Subject Property*

0.56

Acreage of Property to be Disturbed*

0

Setbacks

Front

–

Back

–

Side

–

Open Space

–

Lot Coverage Percentage

–

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). *

☑

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*

Hardie Kimbrough

Company Name

Owner Address City State Zip*

2656 Alta Vista Drive, Birmingham, AL 35243

Owner's Phone Number*

205-936-9188

Email Address of Owner*

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

Company Name

Contact Email of Responsible Party

Mailing Address of Responsible Party

Phone No. of Responsible Party

Email Address of Responsible Party

Project Engineer Information (if applicable)

Name

Company

Mailing Address

Phone Number

Email

Internal Reviews

Date of P&Z Meeting

–

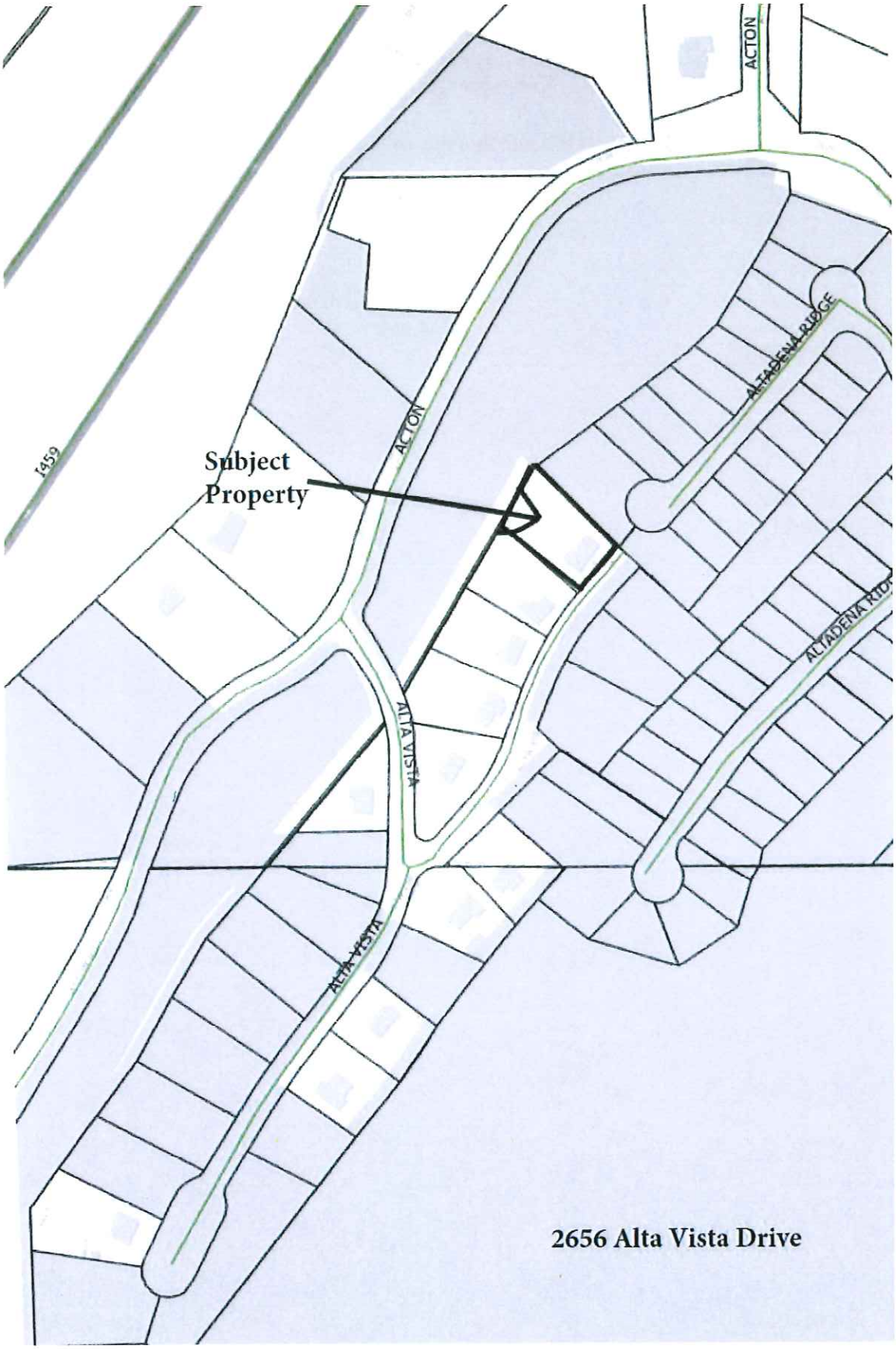
P&Z Recommendation & Vote

Date of City Council Presentation

–

Proposed Ordinance No.

City Council Decision, Conditions, Reason for Denial


ACTON
ALTADENA RIDGE
Subject Property
ACTON
ALTADENA RIDGE
ALTA VISTA
ALTA VISTA
2656 Alta Vista Drive

City of Vestavia Hills
Office of the City Clerk

OWNER AFFIDAVIT (This form must be notarized):

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, or caused these presents to be executed by their duly authorized representatives, with full authority that we are the owners of said property requesting annexation:

SIGNATURES: Hardie Kimbrough Katherine Kimbrough

Altadena Valley- COU 28-33-4 Lot 22 Blk N/A Survey Book 66, Page 39

_____ Lot _____ Blk _____ Survey _____

_____ Lot _____ Blk _____ Survey _____

_____ Lot _____ Blk _____ Survey _____

_____ Lot _____ Blk _____ Survey _____

_____ Lot _____ Blk _____ Survey _____

STATE OF ALABAMA

JEFFERSON COUNTY

Hardie Kimbrough being duly sworn says: I am one of the persons who signed the above petition, and I certify that said petition contains the signatures of the owners of the property to be annexed by this petition.

Hardie Kimbrough
Signature of Certifier

Subscribed and sworn before me on this 7th day of November, 2025.

Heather Larson Kadman
Notary Public

HEATHER LARSON KADMAN NOTARY PUBLIC STATE OF ALABAMA AT LARGE

My Commission Expires: 10/14/2026

VESTAVIA HILLS

Planning and Zoning Commission
Planners Report

MEETING DATE
April 9, 2026

AGENDA ITEM
RZ-26-4 **Suzane Echols** is requesting a **Rezoning** for 2941 Old Rocky Ridge Road from **Jefferson County E-2 (Lot 17) & Jefferson County R-2 (Part of Parcel A) to Vestavia Hills R-1,** for the purpose of annexation.

BACKGROUND
Jefferson County E-2 (Lot 17) & Jefferson County R-2 (Part of Parcel A) to Vestavia Hills R-1

PLANNER'S REVIEW/RECOMMENDATION
Property was annexed into City on 02/18/2026 with Ord. 3316. This is a compatible rezoning

ATTACHMENTS
1. Application
2. Map
3. Owner's Affidavit

Jack Wakefield
City Planner

Record No: RZ-26-4

Rezoning Application

Status: Active

Submitted On: 2/18/2026

Primary Location

2941 OLD ROCKY RIDGE ROAD
VESTAVIA HILLS, AL 35243

Owner

Suzanne & Patrick Echols
Old Rocky Ridge Road 2941 OLD ROCKY RIDGE RD Birmingham, AL 35243

Agenda Scheduling Information

Agenda Schedule

April 9th Planning & Zoning Meeting

Comment/Reschedule/Delay & Reason

Property Information

Subject Property Address*

2941 Old Rocky Ridge Road

Tax Parcel ID Number

40 00 05 2 001 021.000

Legal Description

Lot 17, Buckhead, 1st Sector **AND** a Part of Parcel A, Buckhead

Existing Parking Spaces

–

Proposed Parking Spaces

–

Submission Date*

02/17/2026

Type of Project*

Annexation of a Single-Family Home

Action Requested:

From Existing Zoning Classification*

JC E-2 (Lot 17) & JC R-2 (Part of Parcel A)

To Requested Zoning Classification*

VH R-1 (Low Density Residential District)

For the Intended Purpose of:*

Annexation of single family home

Acreage of Subject Property*

0.99

Acreage of Property to be Disturbed*

0

Setbacks

Front

0

Back

0

Side

0

Open Space

0

Lot Coverage Percentage

0

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). *

☑

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*

Suzanne & Patrick Echols

Company Name

Owner Address City State Zip*

2941 Old Rocky Ridge Road
Birmingham, AL 35243

Owner's Phone Number*

205-657-2356

Email Address of Owner*

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

SAA

Company Name

Contact Email of Responsible Party

Mailing Address of Responsible Party

Phone No. of Responsible Party

Email Address of Responsible Party

Project Engineer Information (if applicable)

Name

Company

Mailing Address

Phone Number

Email

Internal Reviews

Date of P&Z Meeting

–

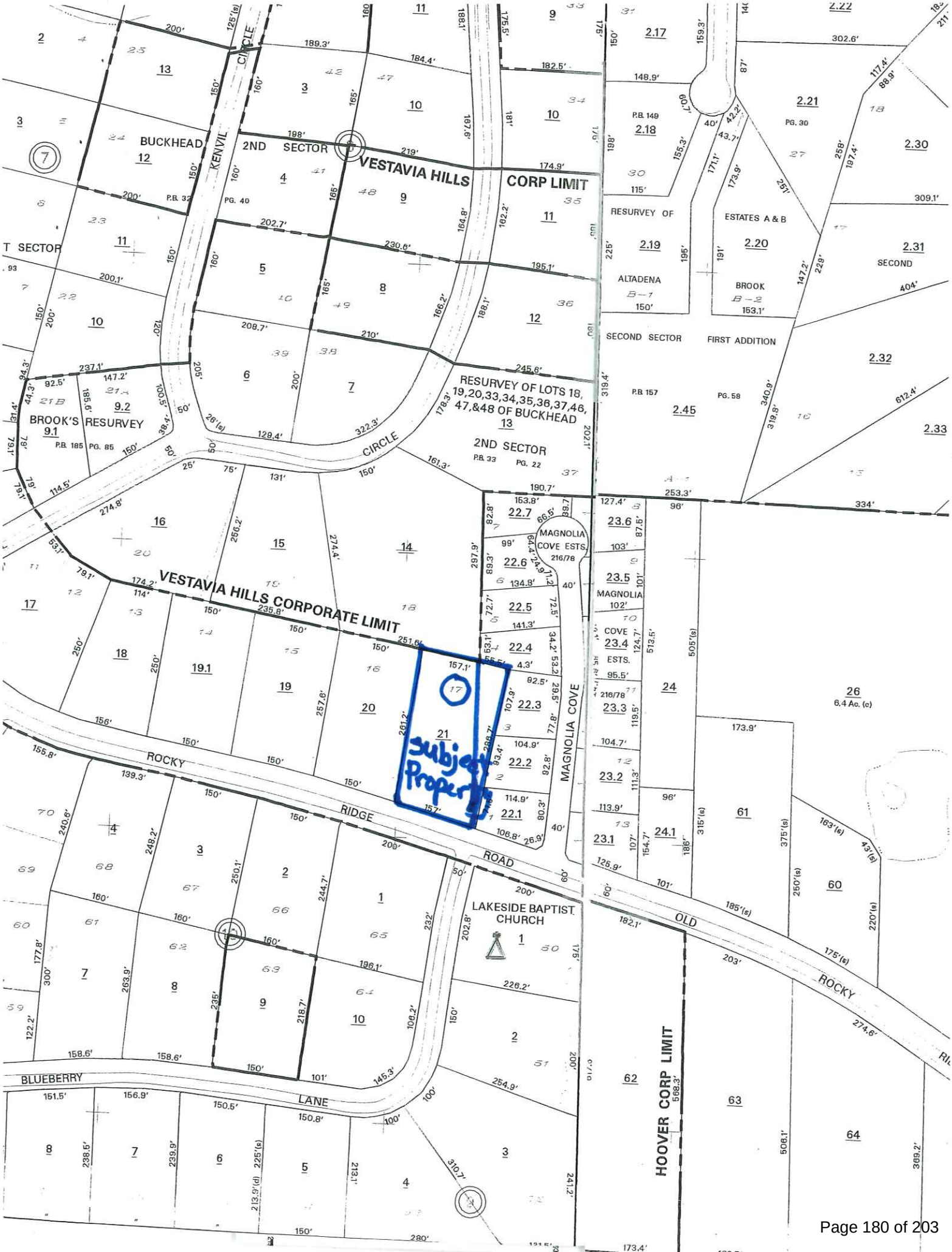
P&Z Recommendation & Vote

Date of City Council Presentation

–

Proposed Ordinance No.

City Council Decision, Conditions, Reason for Denial


VESTAVIA HILLS CORP LIMIT
VESTAVIA HILLS CORPORATE LIMIT
HOOVER CORP LIMIT
CIRCLE
KENVIL CIRCLE
BUCKHEAD 2ND SECTOR
RESURVEY OF LOTS 18, 19,20,33,34,35,36,37,46, 47,&48 OF BUCKHEAD 13 2ND SECTOR
P.B. 33 PG. 22
BROOK'S RESURVEY 9.1
P.B. 185 PG. 85
RESURVEY OF ALTADENA
ESTATES A & B BROOK
SECOND SECTOR FIRST ADDITION
P.B. 157 PG. 58
MAGNOLIA COVE ESTS. 216/78
MAGNOLIA COVE
MAGNOLIA
COVE ESTS.
ROCKY RIDGE ROAD
OLD ROCKY
BLUEBERRY LANE
LAKESIDE BAPTIST CHURCH
Subject Property
17
21
26
6.4 Ac. (c)

NOTARIZED LETTER OF AUTHORIZATION

Rezoning Application – City of Vestavia Hills

Date: February 18, 2026

To Whom It May Concern,

Suzanne & Patrick Echols are the current legal owner of the real property described below:

Property Address: 2941 Old Rocky Ridge Road
City, State, Zip: Birmingham, AL 35243
Parcel / Tax ID Number (if applicable): 40 00 05 2 001 021.000

The above-referenced property is currently located within **Unincorporated Jefferson County** and is proposed to be rezoned and/or annexed into the **City of Vestavia Hills**.I acknowledge that I am the current owner of record for this property and that this authorization is granted voluntarily and with full knowledge of its intent and effect.

Phone: 205-657-2356
Email: se@shanwalt.com

Owner Signature: Suzanne Echols

Printed Name: Suzanne Echols

Date: 2/19/26

NOTARY ACKNOWLEDGMENT

State of Alabama
County of Blount

On this 18th day of February, 2026, **20, before me, a Notary Public in and for said State and County, personally appeared** ** Suzanne Echols **, known to me or satisfactorily proven to be the person whose name is subscribed above, and acknowledged that he/she executed the foregoing instrument for the purposes therein stated.

Notary Public Signature: Debbie J. Bishop

Printed Name: Debbie J. Bishop

My Commission Expires: 04-07-2029

DEBBIE J. BISHOP
NOTARY PUBLIC
STATE OF ALABAMA

VESTAVIA HILLS

Planning and Zoning Commission
Planners Report

MEETING DATE
April 9, 2026

AGENDA ITEM
RZ-26-5 **Amanda Key** is requesting a **Rezoning** for **2811 Acton Place** from **Jefferson County R-1 to Vestavia Hills R-2,** for the purpose of annexation.

BACKGROUND
Jefferson County R-1 to Vestavia Hills R-2

PLANNER'S REVIEW/RECOMMENDATION
Property was annexed into City on 02/18/2026 with Ord. 3314. This is a compatible rezoning.

ATTACHMENTS
1. Application
2. Map
3. Owner's Affidavit

Jack Wakefield
City Planner

Record No: RZ-26-5

Rezoning Application

Status: Active

Submitted On: 2/18/2026

Primary Location

2811 ACTON PL
VESTAVIA HILLS, AL 35243

Owner

amanda key
acton pl 2811 vestavia , al 35243

Agenda Scheduling Information

Agenda Schedule

April 9th Planning & Zoning Meeting

Comment/Reschedule/Delay & Reason

Property Information

Subject Property Address*

2811 Acton Place

Tax Parcel ID Number

2800342000014.002

Legal Description

acton-altadena FO 28-34-2 P LOT: 1&2 P BLK: S LOT: 0 S BLK:0 MAP BOOK: 131 MAP PAGE: 28 S: 34 T: 18S R: 02W ACRES:0.00

Existing Parking Spaces

2

Proposed Parking Spaces

–

Submission Date*

02/18/2026

Type of Project*

Annexation of a Single-Family Home

Action Requested:

From Existing Zoning Classification*

JC R-1

To Requested Zoning Classification*

VH R-2 (Medium Density Residential District)

For the Intended Purpose of:*

VESTAVIA HILLS CITY SCHOOLS

Acreage of Subject Property*

.98

Acreage of Property to be Disturbed*

.98

Setbacks

Front

–

Back

–

Side

–

Open Space

–

Lot Coverage Percentage

–

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). *

☑

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*

AMANDA KEY

Company Name

Owner Address City State Zip*

2811 ACTON PLACE, VESTAVIA AL 35243

Owner's Phone Number*

2055634651

Email Address of Owner*

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

Company Name

Contact Email of Responsible Party

Mailing Address of Responsible Party

Phone No. of Responsible Party

Email Address of Responsible Party

Project Engineer Information (if applicable)

Name

Company

Mailing Address

Phone Number

Email

Internal Reviews

Date of P&Z Meeting

–

P&Z Recommendation & Vote

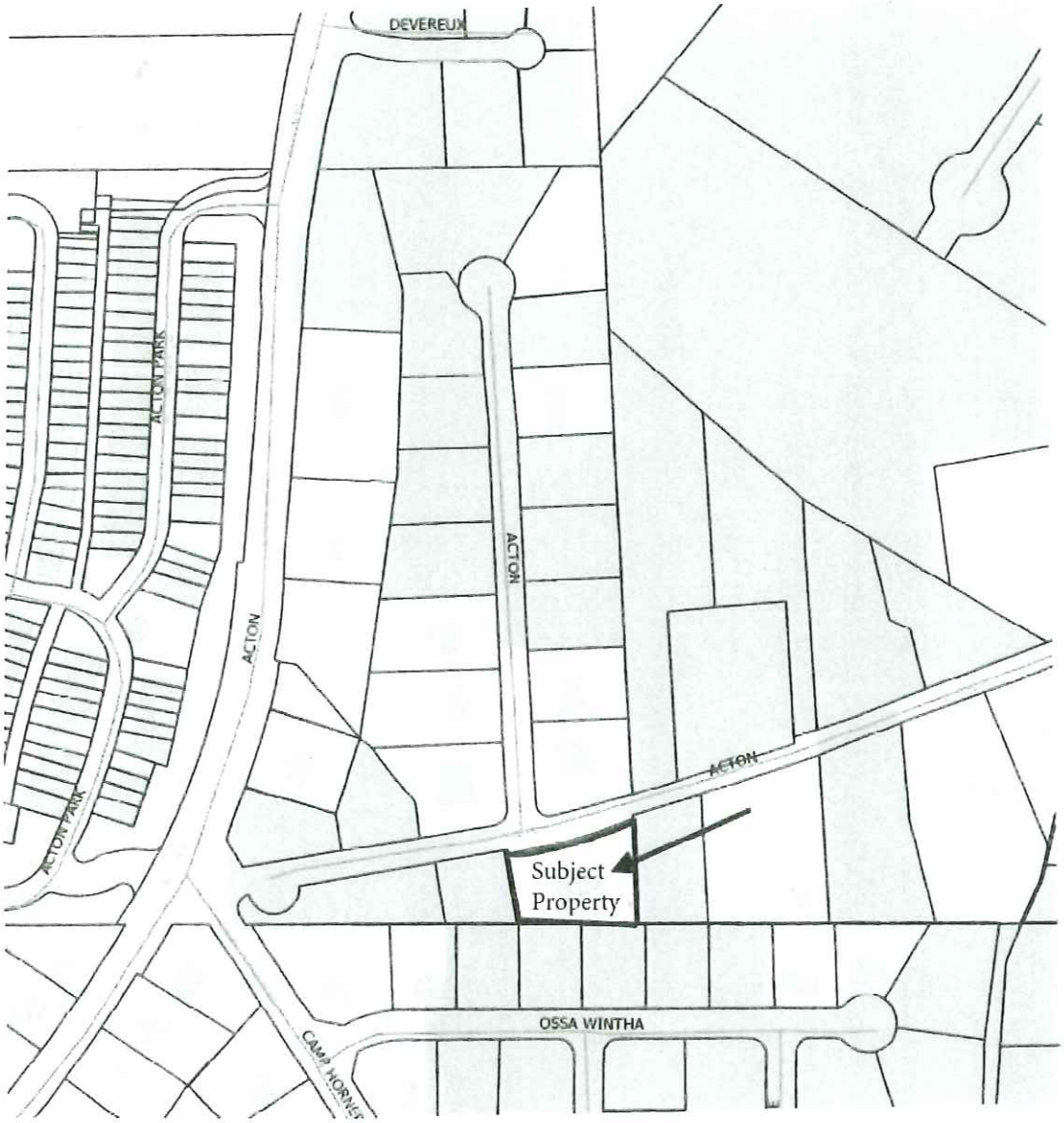
Date of City Council Presentation

–

Proposed Ordinance No.

City Council Decision, Conditions, Reason for Denial

2811 Acton Place



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: 2811 Acton Place, 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: _____ 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: Amanda Kay 2/18/2026
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Jefferson

JESSICA NICOLE CAMPBELL
Notary Public
Alabama State at Large

Given under my hand and seal this 18th day of February, 2026

Jessica Nicole Campbell
Notary Public

My Commission Expires
September 12, 2026

My commission expires _____ day of _____, 20____.

VESTAVIA HILLS

Planning and Zoning Commission
Planners Report

MEETING DATE
April 9, 2026

AGENDA ITEM
RZ-26-6 **Russ Doyle LLC** is requesting **Rezoning** For **3119 Timberlake Road** from **Vestavia Hills R-1 to Vestavia Hills O-1,** for the purpose of an office building.

BACKGROUND
Vestavia Hills R-1 to Vestavia Hills O-1

PLANNER'S REVIEW/RECOMMENDATION
The applicant is seeking a rezoning on Timberlake Drive for an office building. This proposed office building will tie into the adjacent development of office buildings. The building will be 2 stories and 8600 SF. There will be a parking lot connection between the two developments, the rear. The developer is also proposing underground stormwater detention on the lot.

ATTACHMENTS
1. Application
2. Timberlake Site Plan
3. Timberlake Building Elevations
4. Timberlake Tree Save Plan
5. Current Zoning
6. Land Use Plan
7. Map
8. Owner's Affidavit

Jack Wakefield
City Planner

Record No: RZ-26-6

Rezoning Application

Status: Active

Submitted On: 3/5/2026

Primary Location

3119 TIMBERLAKE RD
VESTAVIA HILLS, AL 35243

Owner

John Bryant
Timblerlake dr 3119 Vestavia, Al 35243

Agenda Scheduling Information

Agenda Schedule

Comment/Reschedule/Delay & Reason

Property Information

Subject Property Address*

3119 Timberlake Rd

Tax Parcel ID Number

2800274001005.000

Legal Description

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 2 WEST AND RUN NORTH ALONG
THE WEST LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 804.5 FEET
(MEASURES 810.63); THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES-00 MINUTES
AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 15.0 FEET (MEAS. 14.88) TO A
POINT ON THE EAST LINE OF TIMBERLAKE ROAD (ALSO KNOWN AS PUMP HOUSE ROAD), SAID
POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE
CONTINUE EASTWARD ALONG THE SAME COURSE AS BEFORE FOR 200 FEET (CALC. 199 .66);
THENCE TURN AN ANGLE TO THE LEFT OF 89 DEGREES-O5 MINUTES (CALC. 89 DEGREES-46
MINUTES) AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 128.92 FEET (CALC.
129.28 FEET); THENCE TURN AN ANGLE TO THE LEFT OF 4 DEGREES-12 MINUTES AND RUN IN
A NORTHERLY DIRECTION FOR A DISTANCE OF 4.48 FEET (MEASURED 4.43); THENCE TURN AN
INTERIOR ANGLE OF 89 DEGREES-25 MINUTES (MEASURED 98 DEGREES-25 MINUTES) AND
RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 200.26 FEET (MEAS. 200.48 FEET) TO A
POINT ON THE EAST LINE OF SAID TIMBERLAKE ROAD; THENCE TURN AN ANGLE OF 94
DEGREES-18 MINUTES (MEASURED 94 DEGREES-27 MINUTES) LEFT AND RUN 149.25 FEET
SOUTHERLY ALONG THE EAST LINE OF TIMBERLAKE ROAD TO THE POINT OF BEGINNING. SAID
PARCEL CONTAINS 0.649 ACRES MORE OR LESS.

Existing Parking Spaces

–

Proposed Parking Spaces

25

Submission Date*

03/05/2026

Type of Project*

New Commercial Development

Action Requested:

From Existing Zoning Classification*

R-1 Low Density Residential

To Requested Zoning Classification*

O-1 Office Park District

For the Intended Purpose of:*

Construction of an office building and associated infrastructure.

Acreage of Subject Property*

0.65

Acreage of Property to be Disturbed*

0.9

Setbacks

Front

30

Back

30

Side

20

Open Space

–

Lot Coverage Percentage

15.2

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). *

☑

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*

Bryant B Steven

Company Name

Owner Address City State Zip*

2820 Acton Place, Birmingham, AL 35243

Owner's Phone Number*

205

Email Address of Owner*

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

Russ Doyle

Company Name

HD Holdings, LLC

Contact Email of Responsible Party

russ@harrisdoyle.com

Mailing Address of Responsible Party

3111 Timberlake Dr, Vestavia Hills, AL 35243

Phone No. of Responsible Party

205-307-5366

Email Address of Responsible Party

Project Engineer Information (if applicable)

Name

Nathan Spence

Company

Foresite Group

Mailing Address

51 12th St S, Birmingham, AL 35233

Phone Number

205-397-0370 ext. 360

Email

Internal Reviews

Date of P&Z Meeting

–

P&Z Recommendation & Vote

Date of City Council Presentation

—

Proposed Ordinance No.

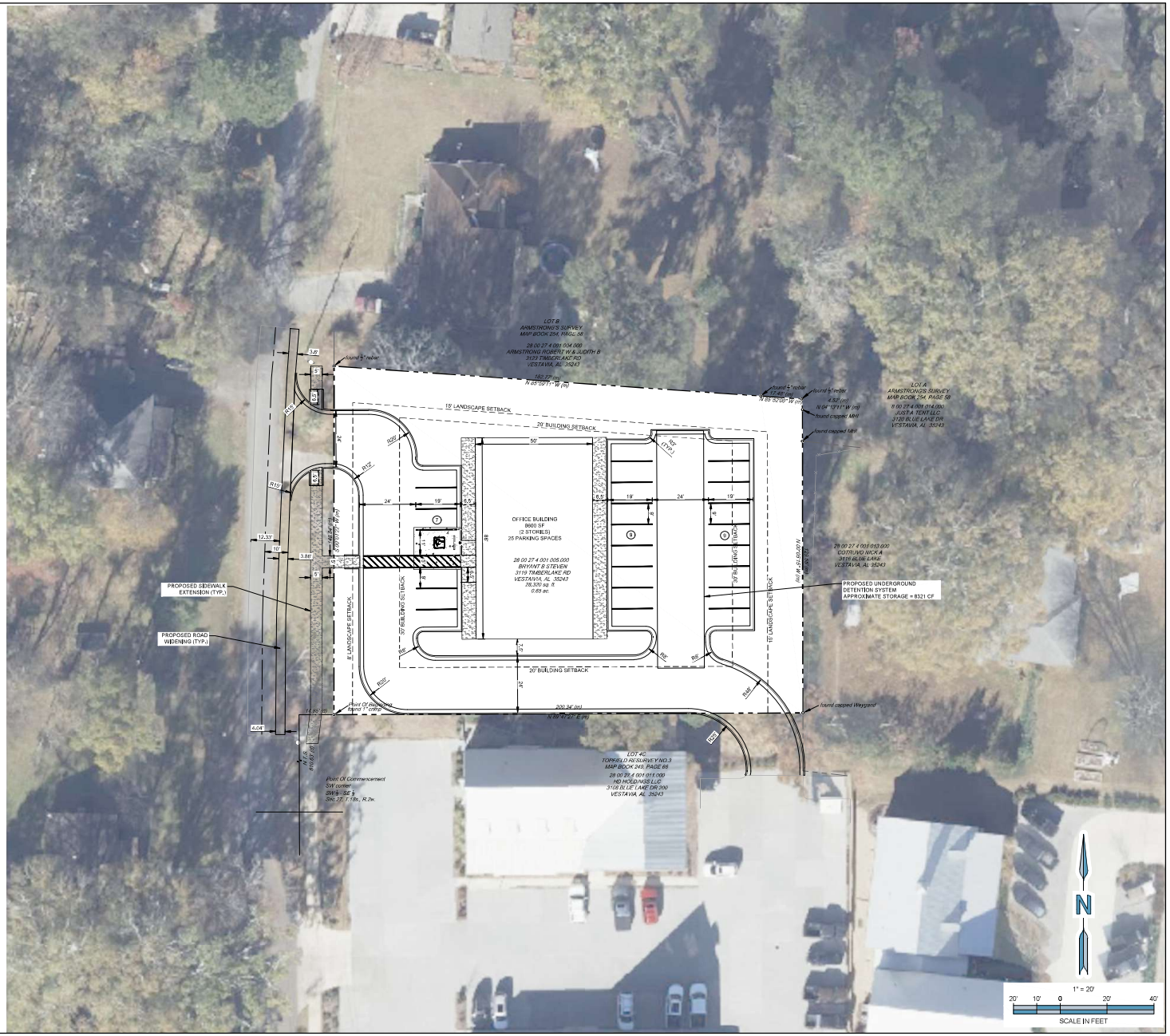
City Council Decision, Conditions, Reason for Denial

SITE DATA		
CURRENT ZONING:		R-1 (LOW DENSITY RESIDENTIAL)
PROPOSED ZONING:		O-1 (OFFICE PARK DISTRICT)
PARCEL IDENTIFICATION NUMBER:		28002740010050
TOTAL SITE AREA:		0.85 AC.
IMPERVIOUS SURFACE AREA PROPOSED (%):		0.51 AC. (85.9%)
IMPERVIOUS SURFACE AREA EXISTING (%):		0.05 AC. (36.9%)
PERVIOUS SURFACE AREA PROPOSED (%):		0.14 AC. (14.1%)
LANDSCAPE BUFFER -	FRONT (WEST):	8 FT
	SIDE (NORTH):	15 FT
	SIDE (SOUTH):	0 FT
	REAR (EAST):	15 FT
BUILDING SETBACK -	FRONT:	30 FT
	SIDES:	20 FT
	REAR:	30 FT
TOTAL GROUND AREA:		4,300 S.F.
BUILDING FLOOR AREA:		8,600 S.F.
MAXIMUM BUILDING AREA:		25.00%
BUILDING AREA PROPOSED:		15.18%

PARKING		
REQUIRED PARKING RATIO:		1 SPACE/250 S.F. GFA
EXISTING GROSS FLOOR AREA:	3108 BLUE LAKE DR	5,005 S.F.
	3112 BLUE LAKE DR	6,497 S.F.
	3107 TIMBERLAKE RD	7,451 S.F.
	3111 TIMBERLAKE RD	7,450 S.F.
	3115 TIMBERLAKE RD	7,495 S.F.
EXISTING GROSS FLOOR AREA TOTAL:		33,898 S.F.
PROPOSED GROSS FLOOR AREA:		8,600 S.F.
TOTAL GROSS FLOOR AREA:		42,498 S.F.
EXISTING PARKING:		140 SPACES (136 REQUIRED)
PROPOSED ADDITIONAL PARKING ON EXISTING PARCEL:		5 SPACES
PROPOSED PARKING:		25 SPACES (34 REQUIRED)
TOTAL PARKING:		170 SPACES (170 REQUIRED)

LINE LEGEND

- PROPERTY LINE
- EXISTING FENCE
- PROPOSED BUILDING WALLS
- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL



ENGINEER:

FORESITE group

Foresite Group, LLC
51 12th Street South
Birmingham, AL 35233

o | 205.397.0370
f | 844.272.0997
w | www.foresitegroup.net

DEVELOPER:

HARRIS DOYLE HOMES

HARRIS DOYLE HOMES
3111 TIMBERLAKE DRIVE
VESTAVIA HILLS, AL 35243
(205) 307-5366

CONTACT: RUSS DOYLE

PROJECT:

HARRIS DOYLE - NEW OFFICE BUILDING

3119 TIMBERLAKE DR
VESTAVIA HILLS, AL 35243
UNKNOWN AT THIS TIME
PARCEL #28002740010050000

SEAL:

REVISIONS	DATE

PROJECT MANAGER:	NRS
DRAWING BY:	CAH
JURISDICTION:	VESTAVIA HILLS, AL
DATE:	2026-03-05
TITLE:	

REZONING SITE PLAN

SHEET NUMBER: C-3

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 971.018

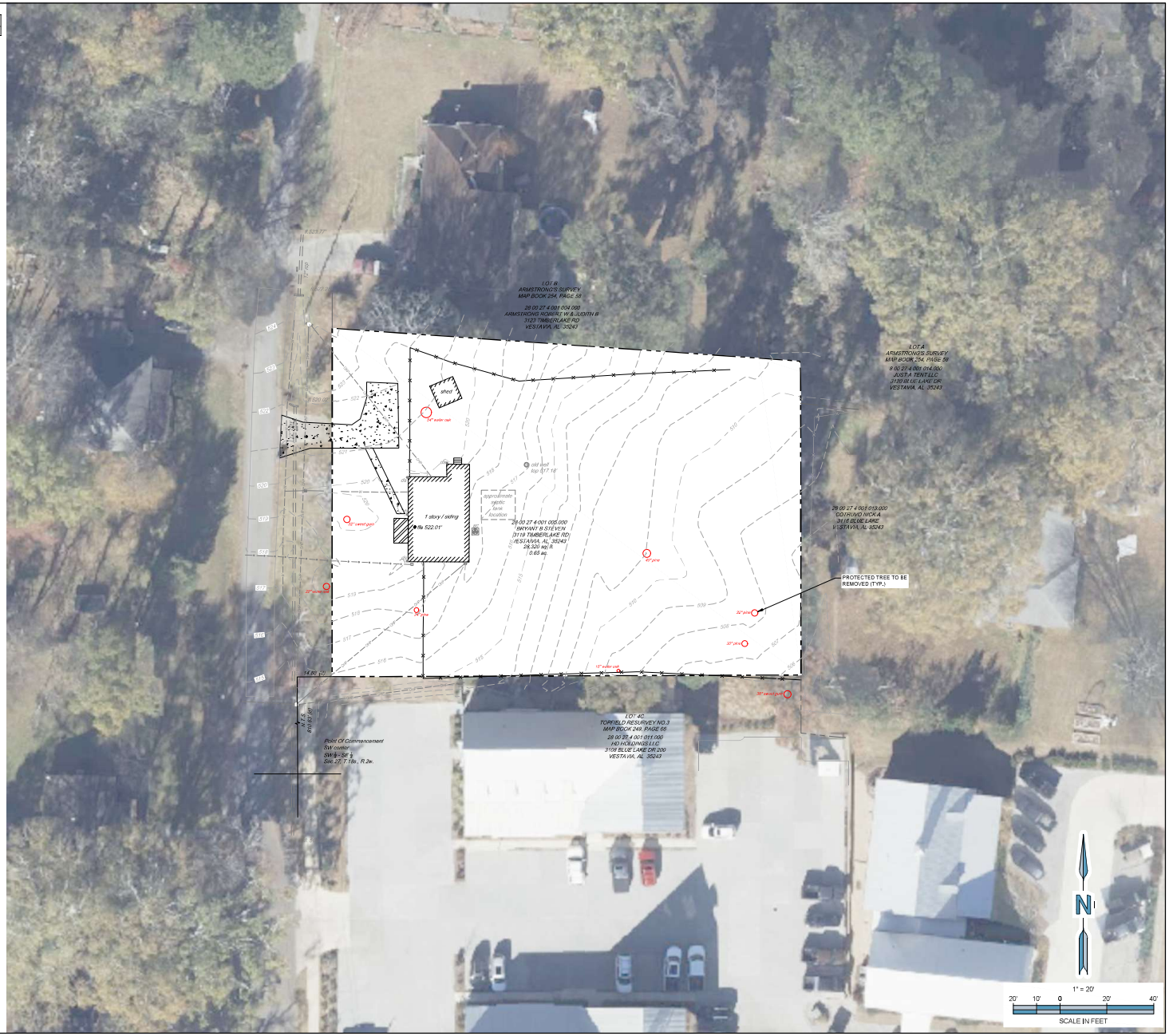
ALABAMA Know what's below. 811 Call before you dig.

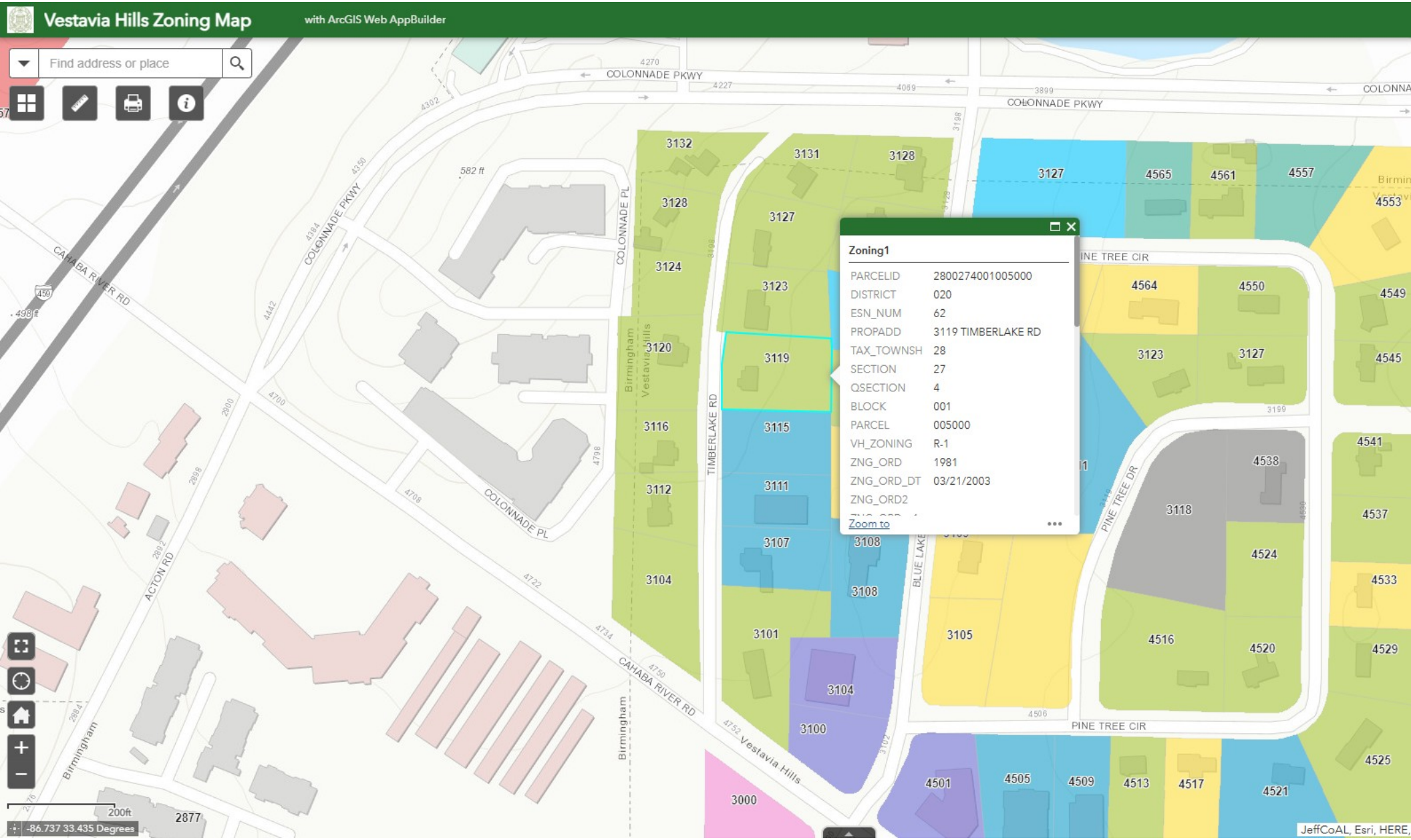




LINE LEGEND

PROPERTY LINE


LOT B
ARMSTRONG'S SURVEY
MAP BOOK 254, PAGE 58
28 00 27 4 001 004.000
ARMSTRONG ROBERT W & JUDITH B
3123 TIMBERLAKE RD
VESTAVIA, AL 35243
LOT A
ARMSTRONG'S SURVEY
MAP BOOK 254, PAGE 58
28 00 27 4 001 014.000
JUST A TENT LLC
3135 BLUE LAKE DR
VESTAVIA, AL 35243
shed
54" water oak
1 story / siding
fin. 522.01'
old well top 517.18'
approximate septic tank location
28 00 27 4 001 005.000
BRYANT B SYLVIYN
(3119 TIMBERLAKE RD)
VESTAVIA, AL, 35243
28,320 sq ft
(.65 ac)
28 00 27 4 001 013.000
DOTRUNO NICK A
3115 BLUE LAKE
VESTAVIA, AL 35243
PROTECTED TREE TO BE REMOVED (TYP.)
30" pine
30" pine
30" pine


Vestavia Hills Zoning Map
with ArcGIS Web AppBuilder
Find address or place
COLONNADE PKWY
CAHABA RIVER RD
COLONNADE PL
TIMBERLAKE RD
ACTON RD
PINE TREE CIR
PINE TREE DR
BLUE LAKE
Birmingham
Vestavia Hills
582 ft
498 ft
Zoning1
PARCELID 2800274001005000
DISTRICT 020
ESN_NUM 62
PROPADD 3119 TIMBERLAKE RD
TAX_TOWNSH 28
SECTION 27
QSECTION 4
BLOCK 001
PARCEL 005000
VH_ZONING R-1
ZNG_ORD 1981
ZNG_ORD_DT 03/21/2003
ZNG_ORD2
Zoom to
200ft
-86.737 33.435 Degrees
JeffCoAL, Esri, HERE,

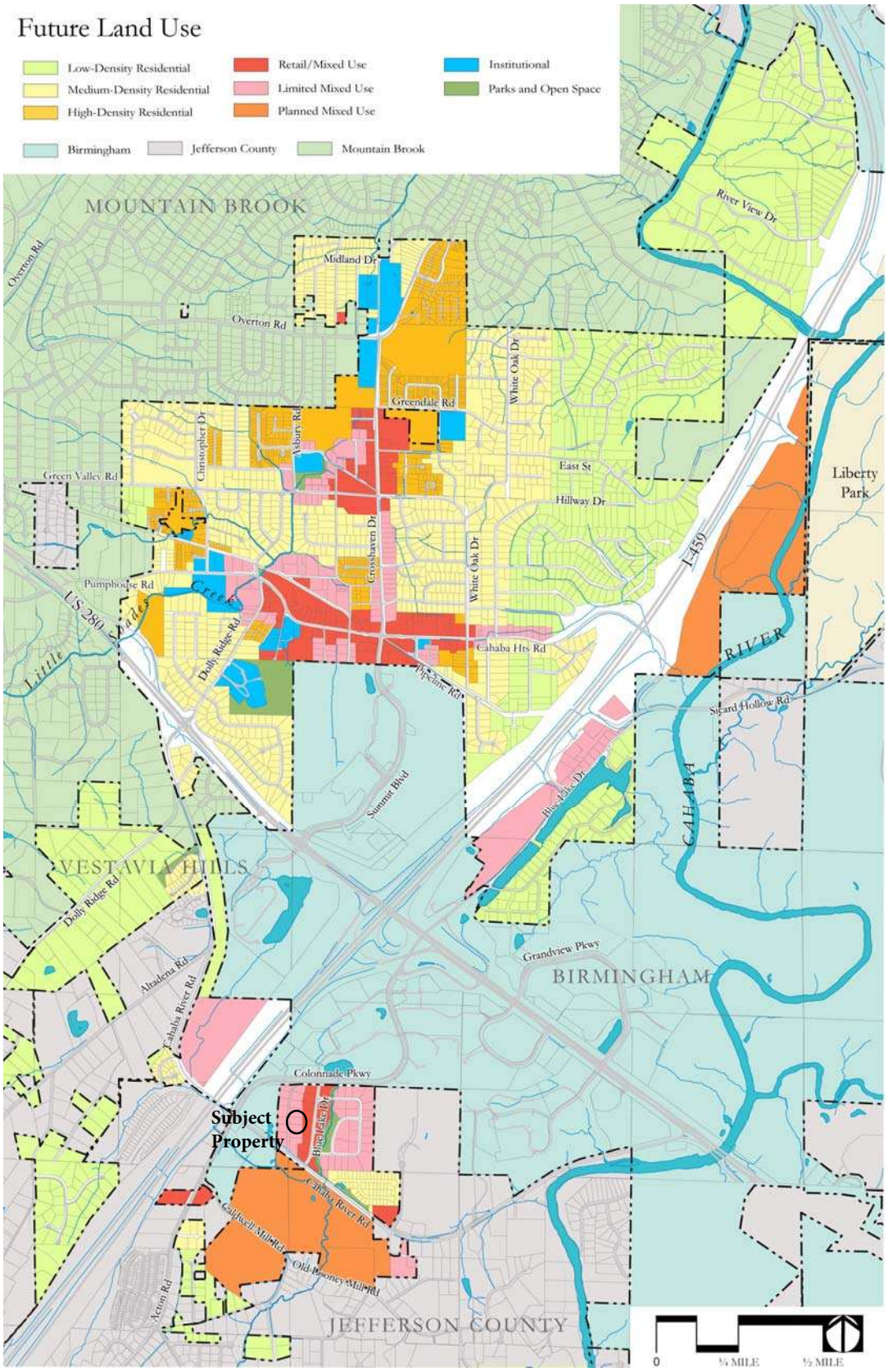


Figure 4: Future Land Use Map

Jefferson County Parcel Look-up



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: 3119 Timberlake Rd, 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.

x ____ the Property Owner, but I am authorizing a Representing Agent by the name of: Russ Doyle with HD Holdings, LLC to represent me in the following request:

And am requesting: (please check)

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

Signed: _____ 1/7/26
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Shelby

Given under my hand and seal
this 7th day of January, 2026.

_____
Notary Public

My commission expires 18th day of August, 2026.

JEFFERSON GANN
MY COMMISSION EXPIRES
AUGUST 18, 2026
NOTARY PUBLIC
STATE OF ALABAMA