



Vestavia Hills
Design Review Board Agenda
September 5, 2024
6:00 PM

1. Call to Order
2. Roll Call
3. Approval Of Minutes
4. **D-24-14** Cam Grover is requesting **Architectural Review, Landscape Review, & Final Review Of Materials** for the property located at **2501 Rocky Ridge Rd.** The purpose of this request is for renovation of an existing building. The property is owned by Deborah Wooten and zoned Vestavia Hills B-2.
5. Time Of Adjournment

CITY OF VESTAVIA HILLS
DESIGN REVIEW BOARD
MINUTES

JULY 24, 2024

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

MEMBERS PRESENT: Robert Thompson, Chairman
David Giddens
Chris Pugh
Joe Ellis
Mae Coshatt
John Wood

MEMBERS ABSENT: Jeff Slaton

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

ARCHITECTURAL REVIEW, LANDSCAPE REVIEW, & FINAL REVIEW OF MATERIALS

D-24-10 Jana Cox is requesting **Architectural Review, Landscape Review, & Final Review Of Materials** for the property located at **2221 Old Columbiana Rd.** The purpose of this request is for a new athletic facility. The property is owned by Michael Valladres and zoned Vestavia Hills Inst.

Mr. Garrison described the background of the request for a new building and lights.

Robin Gregory and Eric Milberger was present to explain the design.

The Board suggested changes to the landscaping plan and relocating the building closer to the center of the project.

Mr. Thompson opened up the floor for a public hearing.

Rich Pennino and Mark Aranda had concerns about drainage.

Brad Mitchell and French McMillian had concerns about lighting.

Jackson McMillian and Tyler Schuckbrier were concerned about landscaping and location of building.

Mr. Thompson closed the public hearing.

The Board asked the applicants to relocate the building closer to the center or the field; re-submit a lighting plan to reduce spillage on neighboring properties; improve the landscaping buffer, remove railing and disallow access to top of tower.

The applicants agreed to bring the requested changes to the August 1, 2024 meeting.

Case postponed.

Conrad Garrison
City Planner

CITY OF VESTAVIA HILLS
DESIGN REVIEW BOARD
MINUTES

AUGUST 1, 2024

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

MEMBERS PRESENT: Robert Thompson, Chairman
David Giddens
Chris Pugh
Joe Ellis
Jeff Slaton
John Wood

MEMBERS ABSENT: Mae Coshatt

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes for July were presented for approval.

MOTION Motion to dispense with the reading of the minutes for June was made by Mr. Pugh and 2nd was by Mr. Giddens. Motion as carried on a voice vote as follows:

Mr. Giddens – yes	Mr. Ellis– yes
Mr. Pugh – yes	Mr. Wood – yes
Mr. Slaton – yes	Mr. Thompson – yes
Motion carries.	

ARCHITECTURAL REVIEW, LANDSCAPE REVIEW, & FINAL REVIEW OF MATERIALS

D-24-10 Jana Cox is requesting **Architectural Review, Landscape Review, & Final Review Of Materials** for the property located at **2221 Old Columbiana Rd.** The purpose of this request is for a new athletic facility. The property is owned by Michael Valladres and zoned Vestavia Hills Inst.

Robin Gregory and Eric Milberger were present to explain the changes made to the plan last week including a reduction in foot candle lighting; relocating bathroom/storage facilities; and alterations in landscaping.

Mr. Thompson opened the public hearing.

Jeff Martinez and Brian Demarco had questions about drainage. The Board explained that they have no control over drainage and their questions could be answered by City Engineers.

David Cutcher had a question about landscaping. The applicants explained the plan.

Tiffany McMillian and Caroline Robinson had a question about lighting.

Mr. Thompson closed the public hearing.

MOTION Motion to approve Architectural Review, Landscape Review, & Final Review Of Materials For 2221 Old Columbiana Rd. was made by Mr. Ellis with the following conditions:

1. Light is limited to 0.1 footcandle at property line;
2. Project will use amended site and landscaping plan with no tower access.

Second was made by Mr. Wood. Voice vote as follows:

Mr. Giddens – yes

Mr. Pugh – yes

Mr. Slaton – yes

Motion carries.

Mr. Ellis– yes

Mr. Wood – yes

Mr. Thompson – yes

FINAL REVIEW OF MATERIALS

D-24-11 Roy Guyton is requesting **Final Review Of Materials** for the property located at **3156 Cahaba Heights Rd.** The purpose of this request is for renovation to an existing building. The property is owned by Roy Guyton and zoned Vestavia Hills B-3.

Mr. Garrison described the background of the request for a new roof.

Tommy Ford presented two shingles. One could be used as a patch, the other would be for a new roof. The applicants prefer the second option.

The Board agreed.

MOTION Motion to approve Final Review of Materials at 3156 Cahaba Heights Rd. using the Thunderstorm Gray shingle was made by Mr. Wood. Second was made by Mr. Pugh. Voice vote as follows:

Mr. Giddens – yes

Mr. Pugh – yes

Mr. Slaton – yes

Motion carries.

Mr. Ellis– yes

Mr. Wood – yes

Mr. Thompson – yes

ARCHITECTURAL REVIEW, LANDSCAPE REVIEW, & FINAL REVIEW OF MATERIALS

D-24-12 **Canwyn, LLC** is requesting **Architectural Review, Landscape Review, & Final Review Of Materials** for the property located at 4521 Pine Tree Cir. The purpose of this request is for the renovation of an existing building. The property is owned by Canwyn, LLC and zoned Vestavia Hills O-1.

Mr. Garrison described the background of the request.

Lauren Barrett was present to explain the design.

The Board agreed with all aspects.

MOTION Motion to approve Architectural Review, Landscape Review, & Final Review Of Materials For 4521 Pine Tree Cir. was made by Mr. Giddens. Second was made by Mr. Ellis. Voice vote as follows:

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

Mr. Ellis– yes
Mr. Wood – yes
Mr. Thompson – yes

ARCHITECTURAL REVIEW, LANDSCAPE REVIEW, & FINAL REVIEW OF MATERIALS

D-24-13 **Jason Comer** is requesting **Architectural Review, Landscape Review, & Final Review Of Materials** for the property located at **3916 Waynely Dr.** The purpose of this request is for a new building. The property is owned by Jason Comer and zoned Vestavia Hills O-1.

Mr. Garrison described the background of the request.

Lee Killian was present to explain the design.

The Board agreed with all aspects but made some suggestions on color.

MOTION Motion to approve Architectural Review, Landscape Review, & Final Review Of Materials For 3916 Waynely Dr. was made by Mr. Ellis with the following conditions:

1. Lightpoles limited to 16’;
2. Consider a darker green for building.

Second was made by Mr. Wood. Voice vote as follows:

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

Mr. Ellis– yes
Mr. Wood – yes
Mr. Thompson – yes

Conrad Garrison
City Planner

Design Review Board Application

DRB-24-14

Submitted On: Aug 19, 2024

Applicant

 Cam Gover
 270-996-0690 ext. 00000
 cam@byrombuilding.com

Primary Location

2501 ROCKY RIDGE RD
VESTAVIA HILLS, AL 35243

Owner of Property

Name	Address
Deborah Wooten	280 Johnson Drive
City	State
Cropwell	AL
Zip Code	Phone Number
35054	2059142632
Email	
wootend4@yahoo.com	

Billing/Responsible Party

Name	Address
Brian King	1820 Cedarwood Road
City	State
Vestavia Hills	AL
Zip Code	Phone Number
35216	3346528093
Email	
marking3784@gmail.com	

Representing Attorney/Other Agent

Name	Address
Cam Gover	2526 Valleydale Road, Suite 100
City	State
Birmingham	AL
Zip Code	Phone Number
35244	270-996-0690 ext. 00000
Email	
cam@byrombuilding.com	

Description of Property

Subject Property Address

2501 Rocky Ridge Road, Vestavia AL, 35243

Property Zoning Classification

Commercial

Subdivision Name, Lot #, Block #, etc.

--

Reason for Request

Check all that apply

Preliminary Review

true

Landscape Review

true

Architectural Review

true

Final Review of Materials

--

Other

--

Detailed Explanation

--

Process

Check all that apply

New Building

--

Renovation of Existing Building

true

New Landscape Plan

--

Renovation to Existing Landscaping Plan

true

Other

--

Detailed Explanation

Renovation to existing building: Demoing out one bathroom stall. Adding two walls between kitchen and sales floor. Refinishing the floors by removing the old paint and re sealing the concrete. Adding some electrical for glass front coolers and freezers on the sales floor. Fixing drywall and adding fresh coat of paint on the walls. Repair drop ceiling in front of the bathrooms and on sales floor. Adding fresh coat of paint on the exterior and new signage.

Renovation to existing landscape plan: Adding greenery in the two flower beds next to the front door. Adding two wooden rain barrels with flowers beneath gutter chains. Adding half barrel planters with small trees in front of the patio area.

Affidavit:

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

Review Requirements

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

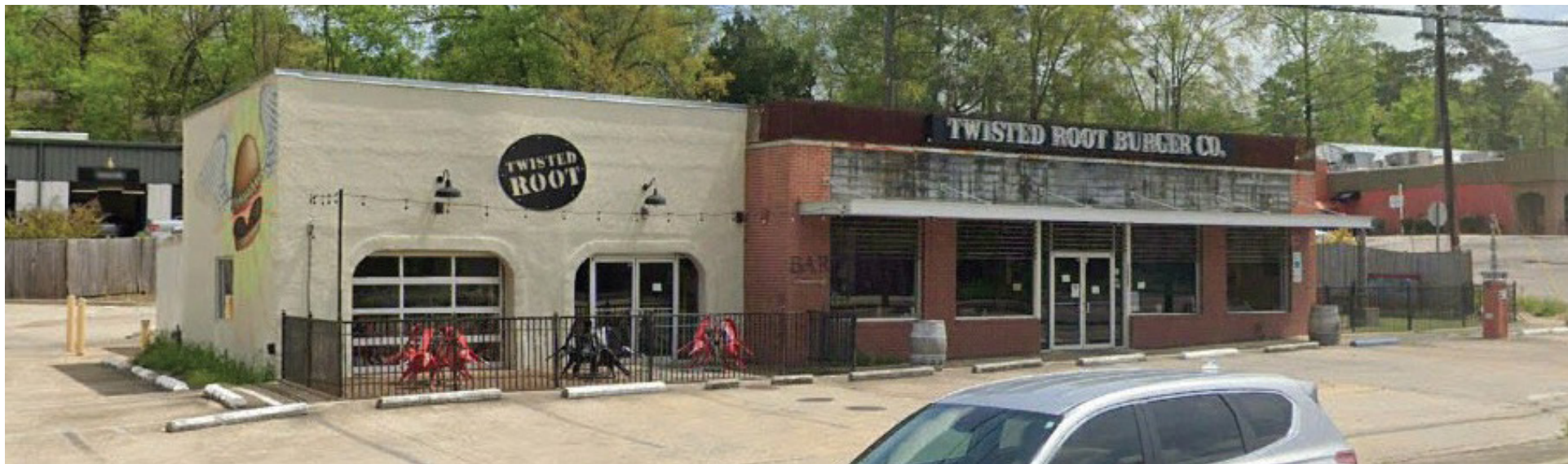
General: Provide three copies and one digital copy (pdf format) of all drawings or plans required below for review. Drawings must be to scale. These drawings should be turned in with the application. Drawings shall be folded to size 8 ½" by 11".

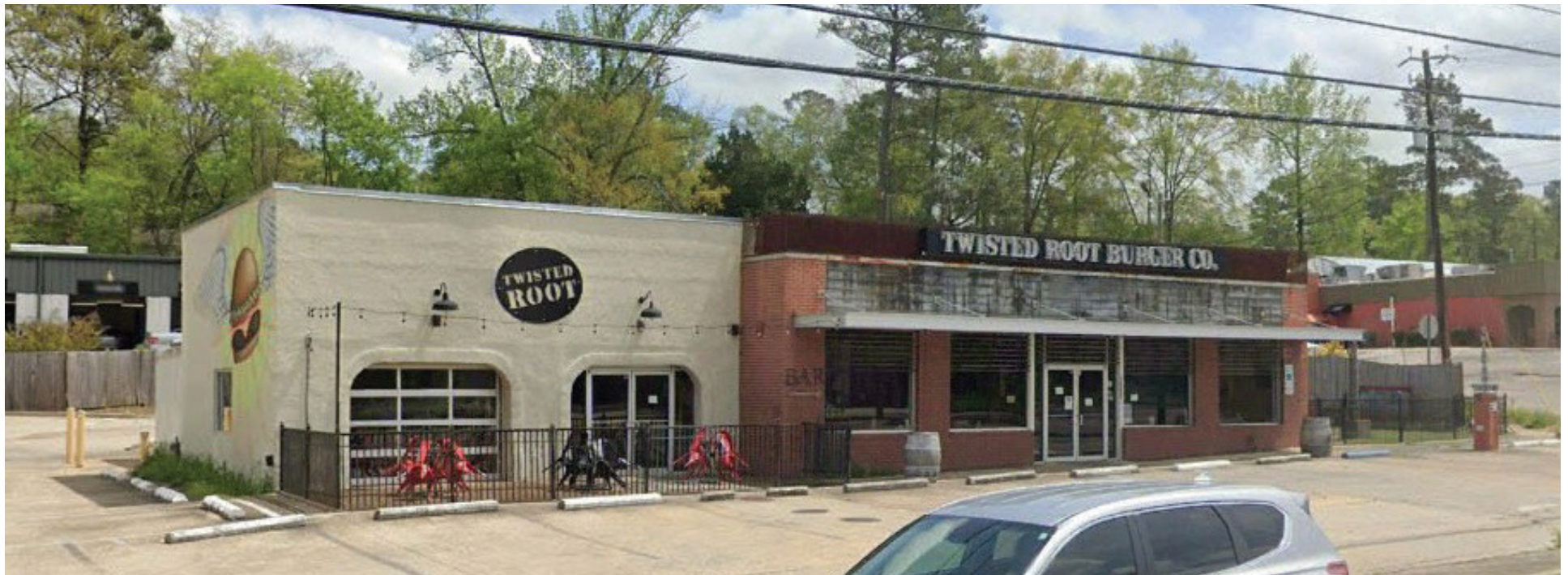
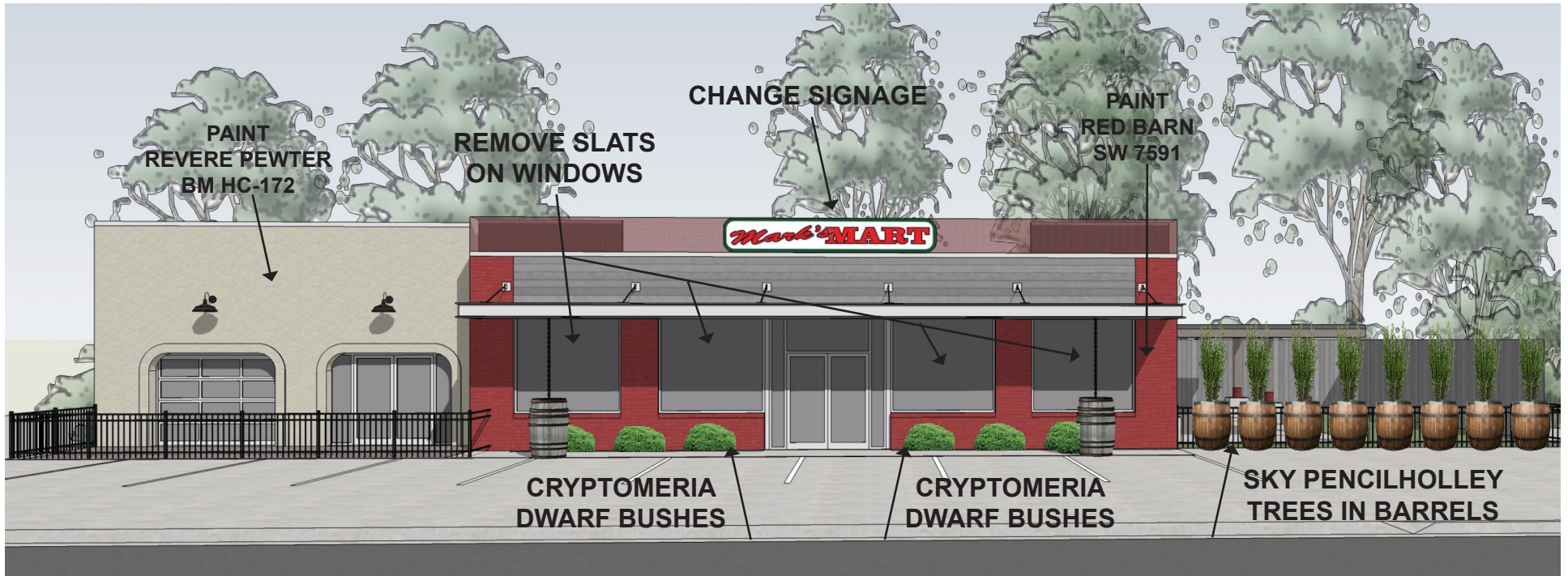
1. Architectural Review

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

2. Landscape Review

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





MARK'S MART
2501 Rocky Ridge Rd
Existing Parking Lot
(37) spaces including (1) Handicap Space





SITE
2501 ROCKY RIDGE ROAD
VESTA VIA HILLS, AL 35243

01 Rocky Ridge Rd

RIDGEDALE DR

Ridgedale Dr

Ridgedale Dr

ROCKY RIDGE RD

Rocky Ridge Rd

Morgan Dr

Morgan Dr

Star Cove

VICINITY MAP