

Montevallo City Council Special Called Meeting
April 1, 2019
6:30 p.m. at City Hall

Mayor Hollie Cost, Council Member Rusty Nix, Council Member Matt Walker, Council Member Willie Goldsmith, and Council Member Tiffany Bunt were in attendance. Council Member Jason Peterson was absent.

Meeting Call to Order

Mayor Cost called the special meeting to order at 6:30 p.m. She explained this meeting was called to consider the recommendation of the Planning Commission regarding the site plan for Dr. Shunnarah's development along Main Street & Wadsworth.

The City Clerk informed the Council that the Planning Commission considered the following request:

REPORT TO THE CITY OF MONTEVALLO

PLANNING & ZONING BOARD

Department of Development Services

April 1, 2019

Case No. SP19-001 Commercial Redevelopment 1109 Wadsworth Street

This is the application of Bill Wilson, Gonzalez-Strength and Associates, on behalf of the property owner, Dr. Bobby Shunnarah, for the approval of a site plan to permit the redevelopment of a commercial property located at 1109 Wadsworth Street. The subject property is located at the corner of Wadsworth Street and Highway 119, and situated in Section 21, Township 22 South, Range 3 West; Parcel Identification No. 58-27-5-21-3-306-002.000.

DISCUSSION

Site Description

The subject property is located at the northeast corner of Wadsworth Street and Main Street (Hwy 119). Two existing structures, a former Pizza-Hut and a former gas station are located on the property that is almost entirely covered in impervious cement or asphalt. There few curbs on site and the property is freely accessible from Wadsworth Street, Main Street, and Valley Street.

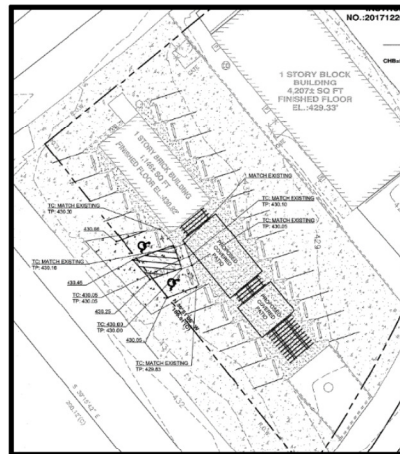
The property is zoned B-2 SD, General Business Special District. As part of Montevallo's Urban Core and is thus subject to review by the Montevallo Design Review Committee (DRC). The DRC approved the architectural improvements on August 14th, 2018.

Proposed Site Development

The applicant proposes to add two new dining areas connected to the principal structure (former Pizza-Hut) via a series of pergola attachments. This application does not include improvements to the former gas station located on site directly to the north and east. The applicant intends to redevelop the former Pizza-Hut as a restaurant space.

According to the Zoning Regulations of the City of Montevallo, any commercial site that expands the building footprint by more than 20% must have an approved site plan before a building permit is issued. The City of Montevallo requires Planning Commission approval for all site plans.

The proposed plans show modification to the existing concrete of the parking area on the western side of the property to accommodate two new handicap accessible parking spaces. The remaining 21 parking spaces will be striped and will reflect the original parking arrangement of the former Pizza-Hut. No additional impervious surfaces are proposed for this development. The existing building will be used as a kitchen and counter area while the proposed covered structure will be used as a dining area for customers. Landscaping for the proposed development will be provided by the applicant; most likely as hardscape planters.

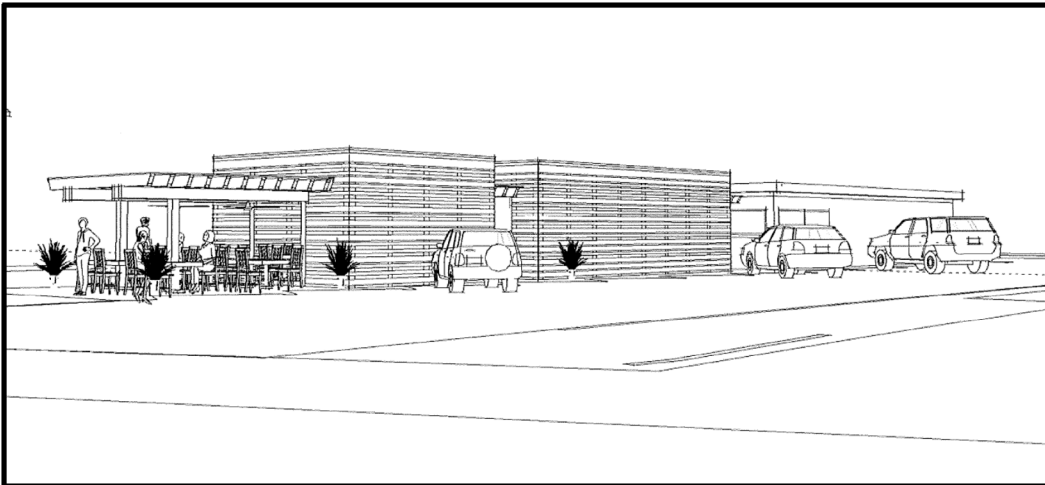


The Alabama Department of Transportation (ALDOT) has required the applicant to install yellow paint striping at the intersection of Wadsworth Street and Main Street in order to provide safe access to and from Main Street (Hwy 119). Additionally, ALDOT is requiring yellow directional traffic arrows in the parking area. The Montevallo Fire Department and Montevallo Water Works are not requiring any additional site improvements at this time.

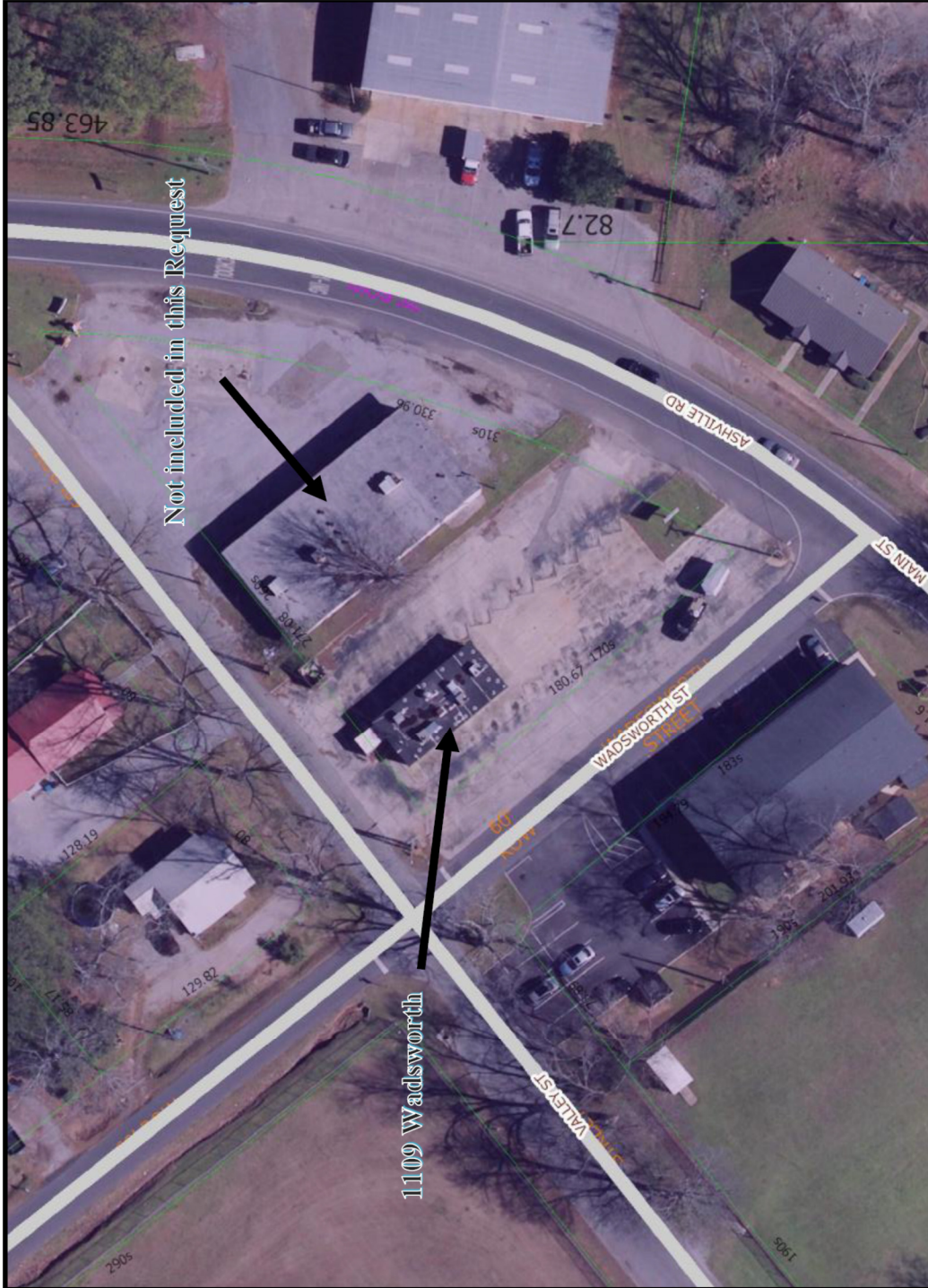
Summary

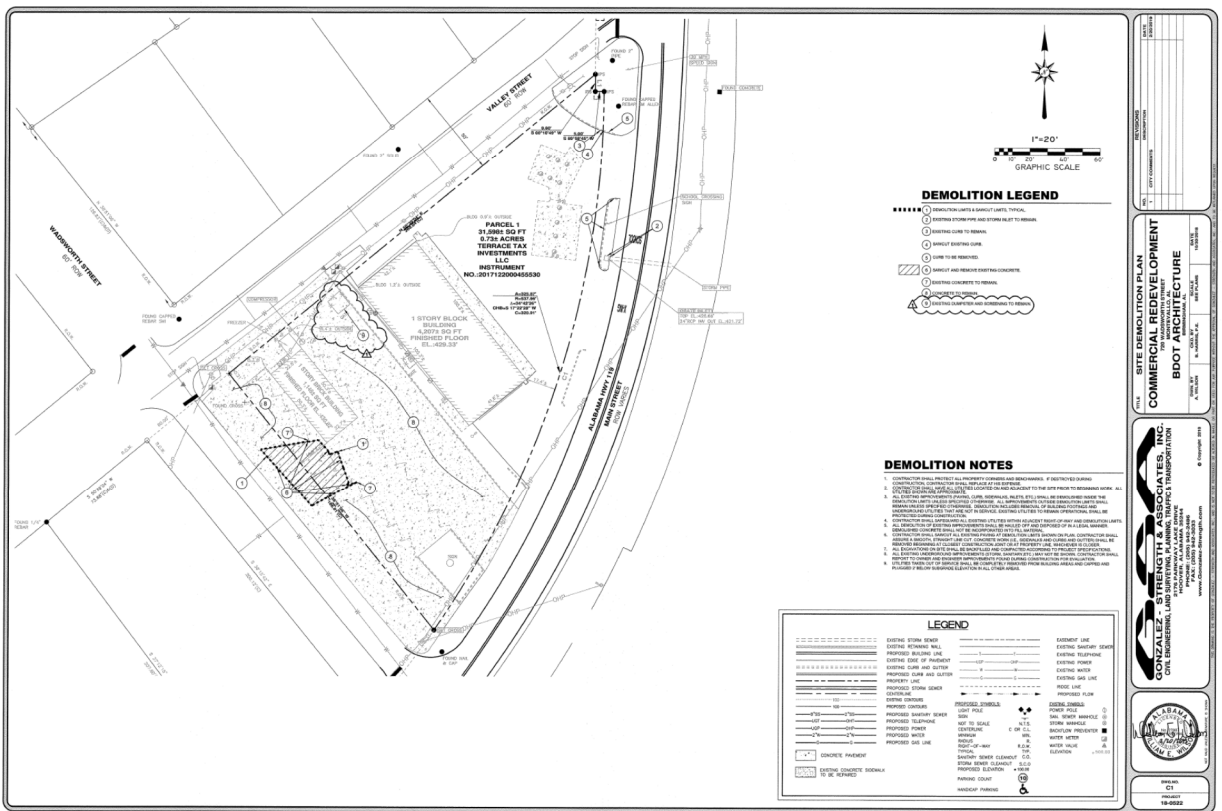
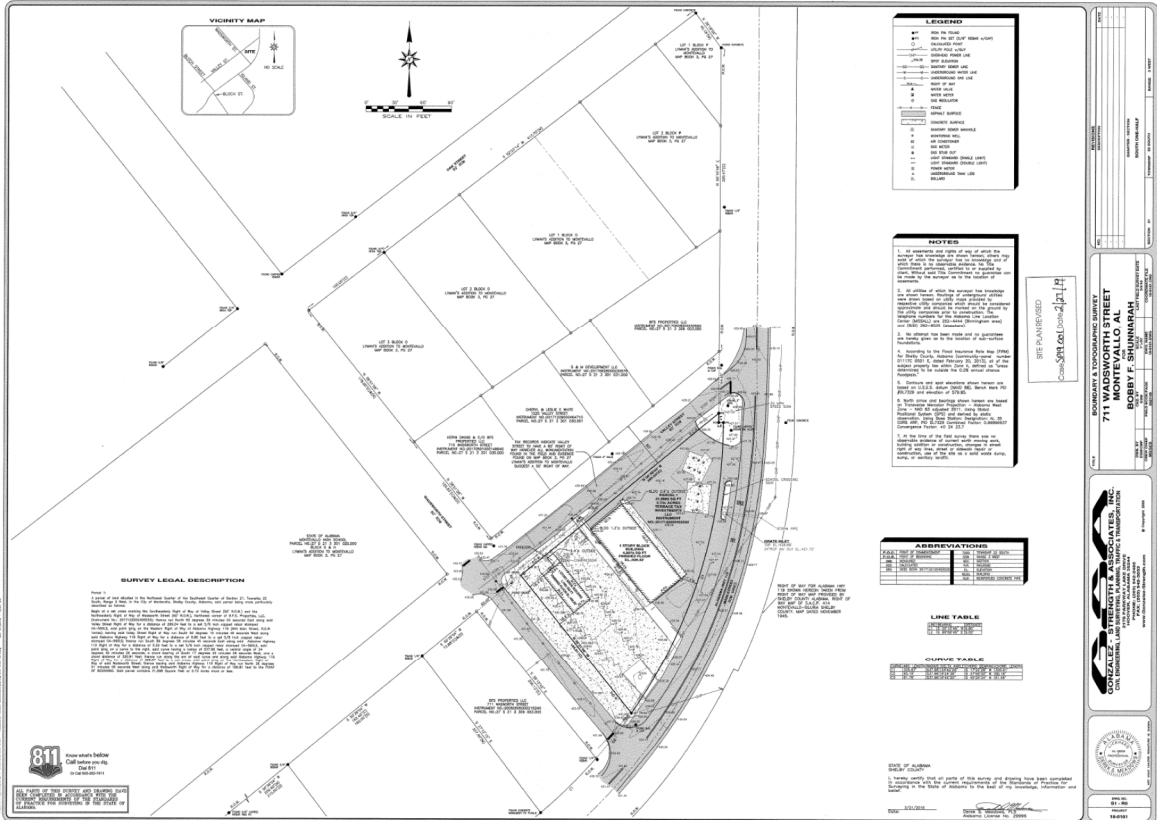
The proposed redevelopment is in keeping with the intent of the B-2 SD, General Business Special District. *Approval* of the subdivision should be subject to:

- The applicant submitting a final site plan for certification prior to the issuance of building permits.
- Compliance with the regulations, policies and guidelines of the City of Montevallo.



Aerial Map





The City Clerk noted the Planning Commission voted to recommend approval of the site plan subject to:

- 1) The applicant submitting a final site plan prior to the issuance of building permits; and
- 2) Compliance with the regulations, policies and guidelines of the City of Montevallo.

Council Member Nix said he supports this project 100%. However, he noted, as Ms. Bridges pointed out at the Planning Commission meeting, that our zoning ordinance states that a traffic count “shall” be performed for every site plan request in the overlay district. He suggested we amend the ordinance to read:“may.”

Sharman Brooks, our planner with Shelby County Development Services, said they are looking at a number of possible amendments to the code which would make things work better.

Council Member Nix made a motion to approve the site plan for 1109 Wadsworth Street as recommended by Shelby County Development Services and the Montevallo Planning Commission. Council Member Bunt seconded.

Mayor Cost thanked Ms. Brooks and Mr. Cameron with Shelby County Development Services for their efforts on this project.

Dr. Shunnarah thanked Shelby County, the Planning Commission and the City Council for their support of his project.

The Mayor called for the vote. ALL AYES . . . MOTION APPROVED.

There being no further business before the Council, the meeting was adjourned by acclamation at 6:33 p.m.

Submitted by:

Herman Lehman
City Clerk