

MINUTES

Montevallo City Council Work Session

June 13, 2022

5:30 p.m. at City Hall

Present: Mayor Rusty Nix, Council Member David King, Council Member Lelia Mitchell, Council Member Kenneth Dukes, Council Member Sonya Swords, Council Member Martha Eisenberg. Quorum present.

Work Session called to order at 5:30 p.m. by Mayor Nix.

Discussion of New Business Items on Agenda:

Recommendation to purchase Simpson Professional 4200 PSI (Gas - Cold Water) Pressure Washer Trailer w/ CAT Pump & Honda GX390 Engine for Public Works in the Amount of \$5,099.00 Funds to be derived from Auction of Surplus Equipment Account.

Recommendation to declare 2 Vehicles from Public Works 1 - 1999 Ford F250 Pickup and 1 - 2002 Chevrolet S-10 Pickup as Surplus Equipment to be offered at Public Auction.

Adoption of Resolution ZAM-002 from Montevallo Planning and Zoning Commission regarding the amendment of Article 11.03 R-2, Single Family District

Adoption of Resolution ZAM-003 from Montevallo Planning and Zoning Commission regarding the amendment of Article 12.03 R-4, Multiple Family District

Adoption of Resolution 06132022-317 Signal Agreement with ALDOT - AL Hwy 25 and Middle Street (Crosswalk)

Mayor Nix called for Committee Reports:

Council Member King called on Chief Littleton for the Police Department Report. Chief Littleton reported there were 85 Reports in May and 461 Total Reports Year to Date. He addressed Council regarding recent fires in Indian Highlands and advised the Police Department is investigating as arson and investigation is ongoing. Council Member Dukes asked about School Resource Officers (SRO) and Chief advised a 3-year grant pays for SROs and the City would need funds in the budget for an additional SRO. Council Member Mitchell asked about two new officers hired. Chief Littleton spoke about new hires Reedy and Borough. Chief Littleton addressed they are gaining experience being with Field Training Officers until they go to the Academy. See Appendix 1.

Council Member King called on Chief Davis for the Fire Department Report and he reported for May there were 126 Calls and 628 Total Reports Year to Date. See Appendix 2.

Council Member King reported Planning and Zoning Meeting met last week and will meet on Thursday, June 16 at 6 pm in Council Chambers and as always, is open to the public.

Mayor Nix called on Council Member Dukes for Sustainability. Council Member Dukes called on Kirk Hamby, Public Works and he reported there was flooding at Orr Park and minor damage and has been repaired. The park is ready for Arts Fest this Saturday.

Montevallo City Council Meeting
June 13, 2022
6:00 p.m. at City Hall

Pledge of Allegiance

Present: Mayor Rusty Nix, Council Member David King, Council Member Lelia Mitchell, Council Member Kenneth Dukes, Council Member Sonya Swords, Council Member Martha Eisenberg. Quorum present.

Council Meeting called to order at 6 p.m. by Mayor Rusty Nix. All Council Members present.

Approval and or corrections of the Minutes 5.23.22 – Motion by Council Member Dukes, second by Council Member Eisenberg, All Ayes, Motion passed.

Approval of the Special Called Meeting Minutes 6.6.22: – Motion by Council Member King, second by Council Member Eisenberg, All Ayes, 1 Abstain, Mitchell, Motion passed.

Recognitions / Awards:

Opportunities for Citizens to speak to the Council:

C.P. Pierson 1131 Oak Street – Addressed Council regarding the recent school shooting in Uvalde, TX and asked if there was a plan being put in place to protect our children in our schools. He also plans to go before the Shelby County BOE to ask the same question.

Mayor Nix Requested for Committee Reports to Continue:

Mayor Nix called on Council Member Dukes to continue with Sustainability Report. Council Member Dukes reported there will be a Montevallo Historical Preservation Commission Meeting on Tuesday, June 14 in Council Chambers and is open to the public. He reported Sanitation bids are out and being advertised. Price increases are forthcoming due to fuel costs within the industry.

Mayor Nix called on Council Member Eisenberg for Recreation, Preservation and Community Development. Council Member Eisenberg called on Shane Baugh, Head of Parks and Recreation. Shane reported there was big turnouts for the Girls Softball Series. Youth Registration is in progress.

Mayor Nix called for Education, Arts, and Outreach. Council Member Mitchell called on Savannah Kitchens, Parnell Memorial Library. Savannah reported the statistics for the month of May. Summer Reading Program is up and running. The Library has 17 programs running. See Appendix 3.

Council Member Mitchell called on Sarah Hogan, Program Director Impact Montevallo and she reported Officer Holloway, Officer Wilhite and she attended Safe Schools Conference for School Resource Officers (SRO). Camp Journey begins next week for rising 6th grade students. Maurice is expanding mentor opportunities and if anyone is interested in being a mentor contact Sarah. See Appendix 4.

Council Member Mitchell reported Kindergarten Camp will be held at Montevallo Elementary School July 11-12; she reported Summer Youth Lunches are served at Montevallo High School; she reported the Boys and Girls Club reported several Summer Programs are ongoing for our youth; American Village has an event, Celebrate America June 1 – July 30, 10am-4pm, Tuesday-Saturdays for \$5 admission and will hold its July 4th Independence Day 1776 Celebration; University of Montevallo Bass Team has won the Bass Pro Shop Championship for the 2nd Year in a row.

Mayor Nix called on Council Member Swords for reports on Finance, Economic Development & Tourism. Council Member Swords reported MDCD met today at 1 pm and there was an update on projects.

Council Member Swords called on Courtney Bennett, Executive Director, Montevallo Main Street. Courtney reported member of the Community Foundation of Greater Birmingham will tour various points in Montevallo on Wednesday; she is participating in Arts Fest Saturday and Main Street sponsored the Music Stage; the façade grant program has been extended until June 27. See Appendix 5.

Council Member Swords reported Adele Nelson, Executive Director, Montevallo Chamber of Commerce is at Montevallo Farmers' Market and there is a report in Council Packets. See Appendix 6.

Public Health & Safety (Police, Fire, Code Enforcement, Housing Abatement, Planning and Zoning) – Reported during City Council Work Session

Sustainability (Streets & Sanitation, Recycling, Arbor & Beautification, ValloCycle, Environmental Preservation Initiatives, and Historical Commission) – Reported during City Council Work Session and City Council Meeting.

Recreation, Preservation and Community Development (Parks & Recreation, Youth Athletics, Trails, Annexations) – Reported during City Council Meeting.

Education, Arts & Outreach (Schools, Library, UM, Boys & Girls Club, American Village, Sister City Commission, Artwalk, IMPACT) – Reported during City Council Meeting.

Finance, Economic Development & Tourism (Finance, MDCD, IDB, Chamber, Main Street) – Reported during City Council Meeting.

Consent to Pay the Bills

Mayor Nix asked for a Motion to Pay the Bills. Council Member King made a motion to pay the bills, second by Council Member Dukes, All Ayes. Motion passed.

New Business:

Recommendation to purchase Simpson Professional 4200 PSI (Gas - Cold Water) Pressure Washer Trailer w/ CAT Pump & Honda GX390 Engine for Public Works in the Amount of \$5,099.00 Funds to be derived from Auction of Surplus Equipment Account. Motion to approve made by Council Member King, Second by Council Member Dukes, All Ayes. See Appendix 7.

Surplus Equipment Account. Motion to approve made by Council Member King, Second by Council Member Dukes, All Ayes. See Appendix 7.

Recommendation to declare 2 Vehicles from Public Works 1 - 1999 Ford F250 Pickup and 1 - 2002 Chevrolet S-10 Pickup as Surplus Equipment to be offered at Public Auction. Motion to approve made by Council Member King, Second by Council Member Mitchell, All Ayes. See Appendix 8.

Adoption of Resolution ZAM-002 from Montevallo Planning and Zoning Commission regarding the amendment of Article 11.03 R-2, Single Family District. Motion to approve by Council Member King, Second by Council Member Dukes, All Ayes. See Appendix 9.

Adoption of Resolution ZAM-003 from Montevallo Planning and Zoning Commission regarding the amendment of Article 12.03 R-4, Multiple Family District. Motion to approve made by Council Member King, Second by Council Member Dukes, All Ayes. See Appendix 10.

Adoption of Resolution 06132022-317 Signal Agreement with ALDOT - AL Hwy 25 and Middle Street (Crosswalk). Tabled until next Council Meeting.

Old Business: City of Montevallo Ordinance Number 05232022-701- An Ordinance Rezoning Certain Property From R2 to Special District. Gardner Street. Motion made by Council Member King, second by Council Member Dukes, All Ayes. Appendix 11.

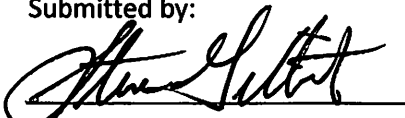
Board Appointments: None

Other Business:

Citizen Participation:

There being no further business before the Council, Mayor Nix called for a Motion to Adjourn. Motion made by Council Member King, Second by Council Member Eisenberg, All Ayes. Meeting Adjourned at 6:38 pm.

Submitted by:



Steve Gilbert
City Clerk / Treasurer

2022 Montevallo Fire And Rescue Events by Type

Report Date: 6/1/2022 From:1/1/2022 TO:5/31/2022

		Jan	Feb	Mar	Apr	May	Total
ABDOMINAL		6	4	7	6	4	27
ADMIN	FIRE_SERVICE	0	0	0	0	1	1
ALARM	CARBMONOX	0	0	2	0	0	2
	FIRE_COMMERCI	0	2	1	1	5	9
	FIRE_RESIDENTI	3	2	1	8	4	18
	MEDICAL	4	2	5	1	5	17
ALLERGIES		1	1	0	0	1	3
ALTERED		3	1	8	3	2	17
ANIMAL	BITE	0	0	2	0	0	2
ASSAULT		1	6	0	1	7	15
BACK		0	1	1	0	6	8
BLEEDING		5	1	2	10	2	20
BREATHING		23	8	9	10	11	61
CARDIAC	ADLT	6	3	2	1	3	15
	CHILD	0	0	1	0	0	1
	INFNT	1	0	0	0	1	2
CHESTPAIN		12	8	4	6	3	33
CHOKING	ADULT	1	0	0	0	0	1
	CHILD	0	0	0	1	0	1
	INFANT	0	1	0	0	0	1
DIABETIC		1	0	0	2	0	3
DROWNING		0	0	0	1	0	1

		Jan	Feb	Mar	Apr	May	Total
EXPLOSION		0	0	1	0	0	1
EXTREMITIES		9	6	12	4	5	36
EYE		0	0	0	0	1	1
FALL	STANDING	10	5	8	7	8	38
FD-ASSIST	AGENCY	0	1	0	0	1	2
	CHILDCAR	1	1	0	0	0	2
	LAWENF	0	2	0	4	0	6
	LIFT	20	15	9	10	10	64
	MUTUAL	0	1	0	0	0	1
	PUBLIC	2	1	1	0	2	6
	TREE	0	0	2	0	0	2
FIRE	APPLIANCE	0	2	0	2	1	5
	BRUSH	2	1	1	2	3	9
	COMPLAINT	0	0	0	0	1	1
	DUMPSTER	0	1	0	0	0	1
	STRUCTURE_CO	4	0	3	1	1	9
	STRUCTURE_RE	3	7	0	1	1	12
	TRANSFORMER	0	0	3	0	0	3
	VEHICLE	0	0	1	2	2	5
GAS	NATURAL	0	0	0	1	0	1
GENERAL		3	6	6	7	12	34
HEAD/NECK		2	1	4	0	3	10
HEADACHE		1	0	2	0	0	3
HEART		2	1	0	3	0	6
LE-ASSIST	FIRE-EMS	0	0	0	0	1	1

		Jan	Feb	Mar	Apr	May	Total
LINES		0	0	1	0	0	1
MVC	CHECK_INJURIE	6	8	8	5	5	32
	W_INJURIES	2	2	0	2	0	6
OB		1	0	0	2	0	3
ODOR	ELECTRICAL	0	0	1	0	0	1
	GAS	0	0	1	0	0	1
OVERDOSE		0	2	2	1	1	6
PERSON	DOWN	0	0	0	0	1	1
POISONING		1	1	0	0	0	2
SEIZURE		2	2	2	1	5	12
STROKE		6	3	0	2	0	11
SUICIDE		1	1	1	0	1	4
TEST		0	1	1	0	0	2
TORNADO_WAR		0	0	1	0	0	1
TRAUMATIC		0	1	1	0	0	2
TRESPASS		1	0	0	0	0	1
UNRESPONSIVE		5	3	5	6	6	25
Total		151	115	122	114	126	628

PARNELL MEMORIAL LIBRARY

MAY 2022

VISITS TO THE BUILDING

1,607

ITEMS CHECKED OUT

12,029

CITIZEN SAVINGS

\$213,267.30

PHONE CALLS

122

WIFI & COMPUTER SESSIONS

1,910

DATABASE SEARCHES

443

PROGRAM PARTICIPATION

277

COMMUNITY MEETINGS

41

PROGRAMS: 17

- 4 Mini Music Sessions
- 4 storytimes with Mr. Mac
- 1 Mother's Day Painting Kit
- 1 Sweets & Eats event
- 1 National Kid's Fitness Day activity
- 1 senior movie
- 2 Tech Help Hour sessions
- 1 Community sew-op sewing session

FAX ATTEMPTS: 23

FAX SUCCESS: 6

SUCCESS RATE: 26%



PARNELL MEMORIAL LIBRARY

MAY 2022

- Come see us every week at the Farmer's Market, where you can check out a book or sign up for a library card. We're bringing a different book selection each week, so don't miss out!
 - Summer Reading Program is up and running and will last until July 15. It's not too late to start reading to win!
 - We're in the midst of our Fine Free for the Summer promotion, lasting until July 15. Applies to children's items owned by the Parnell Memorial Library *only*, and does not apply to any other library in Shelby County.
 - Don't forget you can still sign up for BookBox (a weekly box with a snack, activity, and a book selected for you by a librarian based on your interests) and take a Shoal Creek Park Scavenger Hunt to earn a prize.
 - Make sure to sign up for Teen or Adult Summer Reading program to earn gift cards from C's, the Strand, and Sunshine Donuts
- 



City Council Meeting June 13, 2022

Ms. Sarah Hogan, program director provided the following report:

- **Safe Schools Conference:** Last week, SROs Holloway, Wilhite and I attended the Alabama Safe Schools Conference with over 800 other professionals across the state. We received a wealth of information on vaping, digital threats and dilemmas, student mental health, school law updates, and crisis planning with a focus on reunification. It was a great opportunity to network and renew passion and skills to best help our youth. The Impact Coalition is honored to be able to attend and pay for our SROs to receive this training each other.
- **Camp Journey:** Next week, Impact along with the Montevallo Police Department, Shelby County Sherriff's Office and Compact 2020 will be hosting Camp Journey for approximately 20 rising 6th grade students. We've put together some great activities and speakers for the week and look forward to a fun educational week. Please let me know if you are interested in coming by and I'll be happy to share the vision.
- **Fall Programing:** Maurice is busy working on plans for expanding our mentoring program at the start of the school year due to our overwhelming positive response. We are arranging meetings with the school administrators and identifying needed topics to be addressed and potential activities to engage students this summer. Again, if you are interested in participating as a mentor, please let me know.
- **Coalition Meetings:** The coalition did determine to not hold monthly meetings for the summer, so our next official meeting will be August 2. Until then updates will be provided via email.



Report to City Council

June 13, 2022

APPENDIX 5

Updates

- Members of the Community Foundation of Greater Birmingham will tour various points in Montevallo this Wednesday, and Main Street is one of the organizations who has been asked to have an informational table during their lunch at the UM Center for the Arts.
- We are looking forward to Arts Fest this upcoming Saturday from 10 AM – 5 PM in Orr Park. Montevallo Main Street is the presenting sponsor of the music stage. We invite you to come say hello to us at our booth!
- Congratulations to Demopolis, LaFayette, Leeds, and Talladega, who were announced as this year's new Designated Main Street Communities. This brings the total number of Designated Communities in Alabama to 32.
- 9 new veteran banners will be added for the July 4 holiday. This brings our total number of personalized banners to 125.
- Our Façade Grant Program is still accepting applications. The deadline has been extended to June 27. If you know any business or property owners in the Main Street District who would like more information about this program, please refer them to Main Street's webpage or ask them to contact me or Project Chair Julie Smitherman for more information. A copy of the application is also included in your packet.

Respectfully submitted, Courtney Bennett, Executive Director



Updated June 9, 2022

Montevallo Main Street Façade Grant Program

Montevallo Main Street is pleased to announce a façade improvement and building restoration grant opportunity! Funds of up to \$15,000 are available for existing commercial buildings in the Montevallo Main Street District. Business and commercial property owners may apply for matching grants of 50% of their project cost (\$5,000 maximum) to enhance the appearance of street facing building exteriors. The goal is a vibrant, visually appealing downtown area with historic structures that have been preserved or restored for business enhancement.

ELIGIBLE APPLICANTS

- May be property owners or business tenants with written permission of the building owner
- Located within the Montevallo Main Street District boundaries (see map on last page)
- Have 50% funding for project available from other sources
- Must be a dues-paying member of Montevallo Main Street in good standing at the time of application and commit to remaining so for 3 calendar years after completion of work
- Business must be in good standing with the City of Montevallo

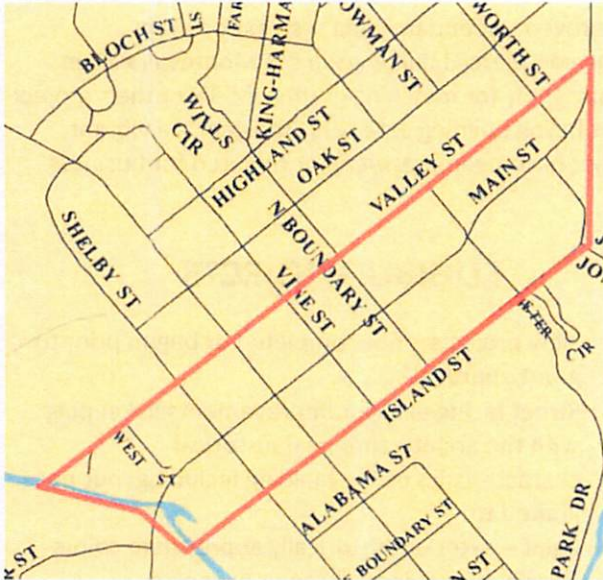
ELIGIBLE PROJECTS

- New projects – not completed or begun prior to grant approval
- Street facing exterior improvements in keeping with the architectural and historical characteristics of the building including, but not limited to:
 - Paint – exterior, historically appropriate colors
 - Windows and doors – repair or replace
 - Exterior lighting
 - Awnings – new, repair, or replacement
 - New signage
 - Brick – cleaning or repair
 - Removal of non-historic materials such as slip covers over existing transom windows
 - Other repairs and/or renovations that will improve and help to restore the aesthetic quality and historic significance and value of the building
- Please note: Materials, colors, signage, etc. must be approved by both the Montevallo Main Street Design Committee and City of Montevallo Design Review Committee before any construction begins.

Ineligible projects/expenses include:

- *New construction*
- *Interior renovations*
- *Removal of historically or architecturally significant features*
- *Sandblasting of brick or masonry surfaces*
- *Projects begun or expenses incurred before approval of Main Street grant application*
- *Wages paid to applicant or family members.*

Main Street District:



Questions?
Julie Smitherman
205-837-1829
Julie.smitherman@gmail.com

Application Deadline:
June 27, 2022

**Submit completed applications and
supporting documentation to:**

Montevallo Main Street
541 Main Street
Montevallo, AL 35115
or email to:

mainstreet@cityofmontevallo.com



APPLICATION PROCESS:

1. Submit the completed application and supporting materials to Montevillo Main Street prior to the application deadline (June 27, 2022).
2. Supporting materials include: photo(s) of the current building street front, concept drawing(s) or other rendering(s) to show the intended project outcome, project budget with description of the source of matching funds, signed permission from the property owner if required, and timeline for completion of the project.
3. IMPORTANT: Once a grant is awarded, all applicable review committees (Main Street Design Committee, and City of Montevillo Design Review Committee) must approve the specific improvements before the work is begun.
4. Projects will be awarded by July 1, 2022. Projects should be completed within 3 months of the grant approval date (by September 30, 2022).
5. A written report with pictures and expenditures is to be submitted to Montevillo Main Street upon completion of the project to obtain reimbursement.

Façade Grant Application

Applicant Name: _____ Property Owner Renter

Applicant Email: _____ Applicant Phone: _____

Applicant Mailing Address: _____

Business Name: _____ Montevillo Main Street Member? Yes No

Property Address: _____

Matching Grant Request: \$ _____ (Maximum \$5,000)

Estimated total cost of improvements: \$ _____ (Grant is limited to no more than 50% of total cost.)

Source of matching funds (cash on hand, loans, etc.): _____

Please attach quotes, cost estimates, itemized material costs, etc. to further support your request.



Updated June 9, 2022

Describe your proposed improvements in detail. Please attach at least one current photo of your street front, drawing(s) or rendering(s) of your proposed project, and color swatches if applicable.

What is the proposed timeline for implementation of your project?

1. I understand that all applications will be reviewed by representatives appointed by Montevillo Main Street, and all projects recommended for grant funding will require approval by the Board of Directors and other applicable committees.
2. If I am not the property owner, I have included a statement of written approval of the proposed improvements from the property owner.
3. I understand the work must be completed within 3 months of the grant notification (by September 30, 2022), and a report submitted to and approved by Montevillo Main Street before expense reimbursements are made.
4. I grant permission for Montevillo Main Street and/or the City of Montevillo to use photographs of and information about the property and improvements made with funding from this grant in promotional materials and social media.
5. I understand I am responsible for ongoing maintenance of the improvements.

Full Name (print/type): _____ Date: _____

Signature: _____

Chamber City Council Report

06/13/2022

1) The 12th Annual **Montevallo Farmers' Market** started Monday June 6. The first Market of the season was a success with 15 vendors and over 300 attendees. Market will be every Monday 3-6pm till Aug 15th at 660 Main St behind Montevallo First Baptist.

2) **June Montevallo Chamber Luncheon** Wed June 15 "*What can the Alabama Cooperative Extension System do for you?*" Guest Speakers: April Stone, Shelby County Ext. Coord.; Angela Treadaway, Regional Ext. Agent in Food Safety & Quality; Nelson Wynn, Regional Ext. Agent in Home Grounds, Gardens and Home Pests / Parnell Library with networking at 11:30am and lunch at noon \$12. ea. RSVP by Mon June 13 to 205-665-1519 or montevallochamber@gmail.com Catered by Eatery on the Farm. Luncheon Sponsor - ALFA, Shawn Payne / Montevallo

3) Montevallo Chamber will have a booth at the **15th Annual Montevallo Arts Fest Take 2** on the rescheduled date of Sat June 18th 10am - 5pm.

4) **July Chamber Chatter** will be delivered on Friday June 24th.



Adele Nelson

Executive Director

Montevallo Chamber of Commerce

P.O. Box 270 Montevallo, AL 35115

205.665.1519 office

www.montevallocc.com



Simpson Professional 4200 PSI (Gas - Cold Water) Pressure Washer

Model: 95002 ★★★★★ (3) [Ask a Question](#)

\$5,099.00

Was \$5,499.00

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[Reviews](#)

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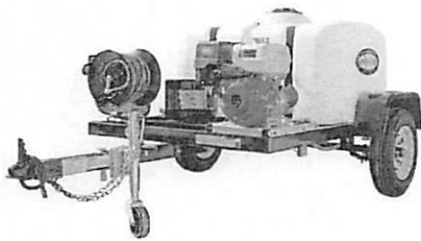
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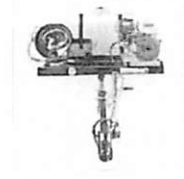
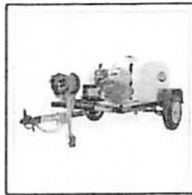
APPENDIX 7

APPENDIX 6

On Sale



Hover to zoom



+6
[View All](#)

Simpson Professional 4200 PSI (Gas - Cold Water) Pressure Washer Trailer w/ CAT Pump & Honda GX390 Engine

Model: 95002



★★★★★ (3)

[Write A Review](#)

[Ask a Question](#)

Sale Ends Today!

\$5,099.00 Was \$5,499.00

Free Shipping

Factory-Direct Ships in 7-14 Business Days

[View Shipping Details](#)

As low as \$178/mo or 15% APR with [affirm](#).
[Prequalify now](#)

Recommended Accessories

+

Features

+

Grade

Commercial

Style

Gas Cold Water

Water Pressure

4200 PSI

Call

Inventory Liquidation List	Quantity	Department	Model Number/ Serial Number / VIN	Location	Condition	Operational Y / N
1999 Ford F-250 Pick-up Truck	1	Public Works	1FTPF27LXXNB16988	City Shop	Fair	
2002 Chervolet S-10 Pick-up Truck	1	Public Works	1GCCS19WX28211814	City Shop	Poor	

APPENDIX 8

6/7/2018

**REPORT TO THE MONTEVALLO PLANNING & ZONING COMMISSION From the
Department of Development Services May 19, 2022**

ZAM22-002

Article 11. Section 11.03 R-2, Single Family Dwelling District Amendment

Zoning Amendment Summary

The purpose of the proposed amendment is intended to clarify the minimum required square footage for duplexes (two-family dwellings) within the R-2, Single Family Residential District. The amendment will increase the minimum lot size for two-family dwellings from 6,000 square feet to 12,000 square feet.

At their regular meeting on January 20, 2022 the Montevallo Planning and Zoning Commission discussed the proposed amendment to the R-2 district and made a motion to move forward with advertising and a public hearing; however, at a subsequent meeting they further noted other "R" districts may also need updating for consistency in dimensional requirements.

Final discussions and amendment wording were reviewed at the April 19, 2022 Planning and Zoning meeting. The Planning and Zoning Commission recommended the amendment be advertised for public hearing and recommendation to the City Council at the June 13, 2022 Montevallo Planning and Zoning meeting. An amendment to the *City of Montevallo Zoning Ordinance* is proposed as noted on the following pages.

RESOLUTION OF THE MONTEVALLO PLANNING AND ZONING COMMISSION

ZAM22-002

Article 11. Section 11.03 R-2, Single Family Dwelling District Amendment

WHEREAS, the *City of Montevallo Zoning Regulations* adopted in 2012 and included dimensional regulations for the R-2, Single Family Dwelling District; and,

WHEREAS, the proposed amendment is intended to clarify the dimensional requirements for a two-family dwelling (duplex) of the R-2, Single Family Dwelling District; and,

WHEREAS, the proposed amendment will be made to Article 11.03 R-2, Single Family Dwelling District, Area And Dimensional Regulations of the *City of Montevally Zoning Regulations*; and

WHEREAS, the proposed amendments to the Zoning Regulations and notice of the Public Hearing were posted in conspicuous places within the community; and, **WHEREAS**, posting locations included:

- Public Outdoor Bulletin Board, City Hall, 541 Main Street, Montevally
- The City Shop, 445 Selma Road, Montevally
- The Park and Recreation Building/Senior Center, Orr Park, 420 Vine Street, Montevally
- The Parnell Memorial Library, 277 Park Drive, Montevally, beginning (insert date) and continuing for more than four weeks thereafter; and,

WHEREAS, on April 19, 2022 the Montevally Planning and Zoning Commission held a public hearing at which time all individuals, in opposition to or in support thereof, had the opportunity to speak regarding the proposed amendment to the *City of Montevally Zoning Regulations*; and,

WHEREAS the Planning and Zoning Commission found that the evidence and testimony presented warrants the approval of the proposed amendment to the *City of Montevally Zoning Regulations*, as amended;

NOW, THEREFORE, BE IT RESOLVED that the Montevally Planning and Zoning Commission recommends **APPROVAL** of the amendment to Article 11. Section 11.03 R-2, Single Family Dwelling District of the *City of Montevally Zoning Regulations* as follows:

(~~STRIKEOUT AND INSERT~~)

ARTICLE 11. R-2, SINGLE FAMILY DWELLING DISTRICT

Section 11.01. Generally.

The regulations set forth in this Article or set forth elsewhere in this Ordinance, when referred to in this Article, are the regulations in the R-2, Single Family **Dwelling** District. This district is intended to provide a zoning classification for medium low-density development of single-family homes and duplexes.

Section 11.02. Use regulations.

A. Permitted uses.

2½	35	30 Feet	30 Feet	8 Feet	18 Feet	10,000 sq. ft. for single family dwellings <u>12,000</u> 6,000 sq. ft. for two-family dwellings	70 feet for single family dwellings 50 100 feet for two-family <u>dwellings</u>
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Except as provided in Articles 7, 20, and 26, the area and dimensional regulations set forth in the following table shall be observed.

**STATE OF ALABAMA
CITY OF MONTEVALLO, SHELBY COUNTY**

I, Steve Gilbert, technical advisor to the Montevallo Planning and Zoning Commission, do hereby certify that the above is a true and correct copy of a resolution adopted by the Montevallo Planning and Zoning Commission at its meeting held on May 19, 2022. **GIVEN UNDER MY HAND** on this the 20th day of April, 2022.

Steve Gilbert, City Clerk and Treasurer

**REPORT TO THE MONTEVALLO PLANNING AND ZONING COMMISSION
From the Department of Development Services May 19, 2022**

ZAM22-003

Article 12. Section 12.03 R-4, Multiple Family Dwelling District Amendment

Zoning Amendment Summary

The purpose of the proposed amendment is intended to clarify the minimum required square footage for Duplexes (two-family dwellings) and remain consistent with changes made in other “R” districts by increasing the minimum lot size for two-family dwellings from 6,000 square feet to 12,000 square feet.

Additionally, “per unit” has been included in the dimensional requirements for multiple family dwellings. It should be noted that Town Houses and Row Houses are given separate dimensional requirements for the density calculation and the actual building. The density is calculated at the minimum 5,000 square feet per unit, the same a multiple family unit; however, the actual dwelling is permitted to be 2,500 square feet as written. For example, a 10 acre parcel would allow for a gross density of up to 87 Town Home or Row Home units. The individual Town Homes or Row Home lot area may be a minimum of 2,500 in up to 10 buildings with up to eight units per building. This split calculation allows for additional green and open space in the overall design.

Final discussions and amendment wording were reviewed at the April 19, 2022 Planning and Zoning meeting. The Planning and Zoning Commission recommended the amendment be advertised for public hearing and recommendation to the City Council at the June 13, 2022 Montevallo Planning and Zoning meeting. An amendment to the *City of Montevallo Zoning Ordinance* is proposed as noted on the following pages.

**RESOLUTION OF THE MONTEVALLO PLANNING AND ZONING
COMMISSION**

ZAM22-003

Article 12. Section 12.03 R-4, Multiple Family Dwelling District Amendment

WHEREAS, the *City of Montevallo Zoning Regulations* adopted in 2012 and included dimensional regulations for the R-4, Multiple Family Dwelling District; and,

WHEREAS, the proposed amendment is intended to clarify the dimensional requirements for a two-family dwelling (Duplex) of the R-4, Multiple Family Dwelling District; and,

WHEREAS, the proposed amendment will be made to Article 12.03 R-4, Multiple Family Dwelling District, Area And Dimensional Regulations of the *City of Montevallo Zoning Regulations*; and

WHEREAS, the proposed amendments to the Zoning Regulations and notice of the Public Hearing were posted in conspicuous places within the community; and, **WHEREAS**, posting locations included:

- Public Outdoor Bulletin Board, City Hall, 541 Main Street, Montevallo
- The City Shop, 445 Selma Road, Montevallo
- The Park and Recreation Building/Senior Center, Orr Park, 420 Vine Street, Montevallo
- The Parnell Memorial Library, 277 Park Drive, Montevallo, beginning (insert date) and continuing for more than four weeks thereafter; and,

WHEREAS, on April 19, 2022 the Montevallo Planning and Zoning Commission held a public hearing at which time all individuals, in opposition to or in support thereof, had the opportunity to speak regarding the proposed amendment to the *City of Montevallo Zoning Regulations*; and,

WHEREAS the Planning and Zoning Commission found that the evidence and testimony presented warrants the approval of the proposed amendment to the *City of Montevallo Zoning Regulations*, as amended;

NOW, THEREFORE, BE IT RESOLVED that the Montevallo Planning and Zoning Commission recommends **APPROVAL** of the amendment to Article 12. Section 12.03 R-4, Multiple Family Dwelling District of the *City of Montevallo Zoning Regulations* as follows:

(~~STRIKEOUT~~ AND INSERT)

ARTICLE 12. R-4, MULTIPLE FAMILY DWELLING DISTRICT

Section 12.01. Generally.

The regulations set forth in this Article or set forth elsewhere in this Ordinance, when referred to in this Article, are the regulations in the R-4, Multiple Family Dwelling District. This district is intended to provide a zoning classification for medium high-density development of single-family homes, duplexes and multiple family dwellings.

Section 12.02. Use Regulations.

A. Permitted uses.

Within the R-4, Multiple Family Dwelling District, only the following uses and structures designed for such uses shall be permitted:

1. Any use permitted in the R-2, Single Family **Dwelling** District.
2. Duplex.
3. Apartments.
4. Town houses or row houses will be permitted when the total site includes a minimum of two (2) acres.
5. Child Group Day Care Home.
6. Assisted or Independent Living Facility.

7. Domestic Violence Shelter.
8. Group Care Home.
9. Fraternity or Sorority House.
10. Continuing Care Retirement Community.

B. Conditional uses.

Within the R-4, Multiple Family Dwelling District, the following uses may be allowed as conditional uses:

1. Church or other place of worship provided, that any building shall be located not less than fifty (50) feet from any side lot line.
2. Public school, elementary or high, or a parochial or private school having a curriculum including the same courses as ordinarily given in a public school, but not providing residential accommodations for students; provided, that any such building shall be located not less than fifty (50) feet from any side lot line.
3. Parks.
4. Public Facility.
5. Public Utility Facility.
6. Child Day Care Center.

Section 12.03. Area and Dimensional Regulations.

Except as provided in Articles 7, 20, and 26, the area and dimensional regulations set forth in the following table shall be observed. Chart does not apply to Town or Row Houses. See Section C.

Maximum Height of Structures		Minimum Yards				Minimum Lot Area Per Family	Minimum Lot Width
		Front	Rear	One Side	Total Both Sides		
2½	35	30 Feet	30 Feet	8 Feet	18 Feet	10,000 sq. ft. for single family dwellings 612,000 sq. ft. for two family dwellings 5,000 sq. ft per unit for multiple family dwellings	70 Feet

C. Town Houses and Row Houses.

1. Total site area including open space, yards and commons but excluding streets and parking areas shall contain a minimum of 5,000 square feet per dwelling unit. Not more than eight (8) dwelling units per building shall be permitted.
 2. Minimum lot area per dwelling unit shall be 2,500 square feet.
 3. Minimum lot width shall be twenty-five (25) feet.
 4. Minimum front and rear yards shall be thirty (30) feet.
 5. Minimum side yards shall be ten (10) feet.
- D. Multiple Family Dwellings.**
1. More than one multiple dwelling building may be located upon a lot or tract, but such buildings shall not encroach upon the front, side or rear yards required by the district regulations. For multiple dwellings the open space between buildings shall be sixty (60) feet when one or both are two-story buildings, and eighty (80) feet when one or both are three or more story buildings.
 2. Not more than eight (8) dwelling units per building shall be permitted.
- E. Assisted or Independent Living Facility, or Non-Residential uses.**
1. The minimum lot area for assisted living centers and other non-residential uses shall be four times the gross floor area of the building.
 2. For independent living facilities, residential care facilities and nursing homes the open space between buildings shall be thirty (30) feet when one or both are two-story buildings, and forty (40) feet when one or both are three or more story buildings.
- F. Continuing Care Retirement Community.**
1. The subject property shall be no less than five (5) acres.
 2. Structures shall be limited to 3 stories (45 feet).
 3. All structures shall be set back from the periphery of the property a minimum of 25 feet. Additional setbacks may be required by the Planning Commission and City Council.
 4. For independent living facilities, residential care facilities and nursing homes the open space between buildings shall be thirty (30) feet when one or both are two-story buildings, and forty (40) feet when one or both are three or more story buildings.
 5. The amount of land set aside for permanent open space shall be a minimum of ten (10) percent of the gross development area, exclusive of lakes, ponds, or other bodies of water, and should be easily accessible to all residents of the Continuing Care Retirement Community. The open space should focus on the core of the development, rather than on the boundary(s) of the property, and shall be usable for recreation.

STATE OF ALABAMA CITY OF MONTEVALLO, SHELBY COUNTY

I, Steve Gilbert, technical advisor to the Montevallo Planning and Zoning Commission, do hereby certify that the above is a true and correct copy of a resolution adopted by the Montevallo Planning and Zoning Commission at its meeting held on April 19, 2022. **GIVEN UNDER MY HAND** on this the 20th day of April, 2022.

Steve Gilbert, City Clerk and Treasurer

CITY OF MONTEVALLO ORDINANCE NO. 05232022-701

An Ordinance Rezoning Certain Property From R2 to Special District

WHEREAS, certain property located within the limits of the City of Montevallo, Alabama, at 270 Gardner Street is currently owned by Dian Lawler Johnson & James Goree Johnson, III 6/ Enterprises Trust 4/12 Int L. A. Holding; and,

WHEREAS, after holding a public hearing on the matter, the Montevallo Planning Commission has recommended that, at the request of John Parker and Michelle Donovan, on behalf of the property owners, this parcel be rezoned from the R2 to Special District, subject to certain conditions; and

WHEREAS, the Montevallo City Council has held a public hearing on the Planning Commission's recommendation and carefully considered the said recommendation and the comments thereon;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MONTEVALLO, ALABAMA, AS FOLLOWS:

Section 1. That the zoning district boundaries be amended so as to rezone the following property from R2 to Special District, and that such rezoning be reflected on the Zoning Map of the City of Montevallo:

[See Attached Exhibit A]

Provided, however, that such rezoning is subject to the following conditions:

- A. A fully engineered site development plan that complies with the approved Special District layout plan, Sections 18.01.b.4 and 25.05 of the Montevallo Zoning Ordinance.
- B. The site development plan include appropriate screening fencing and lighting in character with the surrounding residential structures.
- C. The existing building may be used for an office and no more than 30 recreational vehicles may be parked on site.
- D. Any changes to the approved Site Development Plan or permitted uses in the established Special District requires Planning Commission and City Council approval.

Section 2. That the City Clerk is directed to file a copy of this ordinance, including a description of the property in the office of the Judge of Probate of Shelby County, and to advertise this ordinance as provided by law.

This ordinance shall become effective upon its passage and advertisement as provided by law.

Approved and adopted this day, June 13, 2022.

Mayor Rusty Nix

Attest:

Steve Gilbert, City Clerk / Treasurer

I certify that the attached Ordinance 05232022-701, adopted by the Montevallo City Council on (insert date), was pursuant to §11-45-8(b) of the 1975 Alabama Code, posted in conspicuous places within the community:

1. Public Outdoor Bulletin Board, City Hall, 541 Main Street, Montevallo.
2. The City Shop, 445 Selma Road, Montevallo
3. The Park and Recreation Building/Senior Center, Orr Park, 420 Vine Street, Montevallo.
4. The Parnell Memorial Library, 277 Park Drive, Montevallo, beginning June 14, 2022 and continuing for more than four weeks thereafter.

Steve Gilbert
City Clerk / Treasurer