



# City of Montevillo Design Review Committee

## Meeting Minutes

May 15, 2024

**Present:** Courtney Bennett  
Kevin Hughes  
Julie Smitherman  
Melinda Nix

### 1. Verification of Quorum

A quorum was present. New member Melinda Nix was welcomed as a representative of Montevillo Historic Preservation Commission.

### 2. Call to Order

DRC Committee Chair, Courtney Bennett, called the meeting to order at 3:15 PM.

### 3. Public Hearing

Public Hearing Case: 747 Main Street – Certificate of Appropriateness - Building Demolition

This was a request from Coty Jones, on behalf of property owner University of Montevillo, to remove all existing structures, remove two turnouts, and add parking, landscaping, and sidewalk.

The subject property is located at 747 Main Street and within the Urban Core; Parcel Identification Number 27 5 21 3 305 020.000.

This structure is located within the Montevillo Historic District and is listed as a Non-Contributing Building.

The DRC reviewed this case to consider awarding a Certificate of Appropriateness (COA) for the University of Montevillo to remove the existing structures and do any necessary environmental remediation based on their proposed future plans for the property.

The Public Hearing was opened and Coty Jones stated that the University of Montevillo desired to remove all current structures from the property and clean up the parcel following all necessary environmental regulations, with a future goal of creating a new green space and parking area open to UM students, faculty, and staff doing business at Fallin Hall during regular hours of operation, with parking open to the public on nights and weekends. Any new structures would be built at a future date after any necessary review procedures and after funding was secured.

Patricia Honeycutt and Dee Woodham both spoke in support of the project, with Dee stating that she appreciated UM giving the City the opportunity to give feedback.

Adjacent property owner Sidney Vance spoke in opposition to the project, stating that he was not opposed to the demolition of the current structure, but that he was opposed to the construction of a parking lot.

Coty Jones stated at that time that any new structures built on the property would be reviewed by the City of Montevallo Arbor & Beautification Board and the Design Review Committee at a future date.

Clare Vance, daughter of adjacent property owner Sidney Vance, read a letter written by John Stewart, Jr., a resident of 260 Creek Street and son of a former UM President, stating his opinion that a parking lot was not the best use for the property and adaptive reuse of the current structures should be considered instead.

Jay Smith, legal representation retained by the Vance Family, asked if the minutes of the meeting would reflect that the DRC's vote was regarding the demolition of the current structure, not the construction of a parking lot, which was affirmed by City Clerk Steve Gilbert.

Clare Vance asked if precautions would be taken to ensure that environmental pollution would not adversely affect neighboring residents, and Coty Jones reported that Pelham-based business Spectrum Environmental would be retained to do the demolition and they would follow all Alabama Department of Environmental Management (ADEM) guidelines.

Clare Vance asked for a copy of the guidelines and was advised by DRC member Julie Smitherman that that information was available on the ADEM website.

On a motion from Melinda Nix, seconded by Julie Smitherman and unanimously approved, the public hearing was then closed at 3:25PM.

#### **4. New Business**

DRC Member Kevin Hughes made a motion to approve the request for a COA, allowing the University of Montevallo to proceed with demolition of the structure at 747 Main Street, and that any further changes, or construction on the site, must be approved by the DRC and by the Arbor and Beautification Board, via plans submitted for review in a Public Hearing. Motion seconded by Julie Smitherman. All Committee Members voted Aye. Motion passed.

#### **5. Adjourn**

On a motion by Julie Smitherman, seconded by Melinda Nix, the meeting was adjourned at 3:33 PM.



# City of Montevallo

## Design Review Committee

### Public Hearing Attendance Record

**CERTIFICATE of APPROPRIATENESS for 747 Main Street – Building Demolition**

**Date: May 15, 2024**

**Time: 3:00 PM**

**Location: Parnell Memorial Library, Meeting Room, 277 Park Drive, Montevallo**

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Jay Smith	815 Linwood Rd. Bham, AL 35222	<i>[Signature]</i>
Sidney Vance	75 Vine St Montevallo	<i>[Signature]</i>
Scott Meyer	235 Creek St	<i>[Signature]</i>
Cori Jones	STATION 430	<i>[Signature]</i>
Sherry Calhoun	260 Chestnut Hill	<i>[Signature]</i>
Jake Lewis	330 Reseda Ln. Montevallo, AL 35115	<i>[Signature]</i>
Kathy Stewart	260 Creek St, Montevallo 35115	<i>[Signature]</i>
Kirk Lightfoot	1 Kirkwood, Montevallo	<i>[Signature]</i>
JOHN M-KINNON	490 SHOSHONE DR	<i>[Signature]</i>
Patricia Honeycutt	320 Pineview Rd	<i>[Signature]</i>
HERMAN WITMAN	8 OVERHILL LN	<i>[Signature]</i>
Susan Fulmer	350 Crestview	<i>[Signature]</i>
Alex Woodman	2148 Spring Creek Rd	<i>[Signature]</i>
Clare Vance	235 Creek St	<i>[Signature]</i>