

## **MINUTES**

### **Montevallo Planning Commission**

**July 16, 2020**

**City Hall**

**6:00 PM**

**Lisa Terrill, Rusty Nix, Kristen Bridges, Kenny Dukes, Bob Doyle, Nathan Stamps, and Amy Feger**

Chairman Bridges called the meeting to order at 6:00 p.m.

**Public Hearing 1 opened at 6:08pm for Presentation of Montevallo Comprehensive Plan by Lindsay Puckett with Regional Planning Commission.**

Questions:

Steve Gilbert of 350 Comanche St. – What was the total number of respondents?

Ms. Puckett answered, 723 (10% of population).

Public hearing adjourned at 6:48pm.

Motion to approve 04/16/20 meeting minutes: Kenny Dukes made a motion to approve minutes, seconded by Rusty Nix. All ayes

Motion to approve 05/21/20 meeting minutes: Rusty Nix made a motion to approve minutes, seconded by Amy Feger. All Ayes

Chairman Bridges brought the consideration to adopt the Montevallo Comprehensive Plan. The planning commission adopts the plan, and next the council endorses the plan.

Motion to adopt the New Comprehensive plan: Kenny Dukes made a motion to adopt the new comprehensive plan presented, Bob Doyle seconded. All ayes

Clarification from Ms. Goddard regarding the Agenda. The commission members, Ms. Goddard stated she forwarded the information to Herman Lehman on July 9 for distribution did not receive the amended Master plan for Colonial Oaks.

Chairman Bridges explained the plan was not distributed to the planning commission. Therefore, she was apologetic that the commission could hear the review but would not be able to vote on the issue this evening.

**Public hearing 2 opened at 7:04 pm for Case No. SD20-005 Colonial Oaks – Phase 7 Amended Master Plan.**

This is a request from Bryan Adams, Esplanade Communities of Florida, LLC, for the approval of an Amended Special District Master Plan for Colonial Oaks Residential Subdivision to modify the lot

configuration, lot count and road network in Phase 7 to include the development of 82 new lots located on the east side of Revolutionary Way and within the existing greater Colonial Oaks Residential Subdivision.

The subject property is identified as Colonial Oaks Residential Subdivision and is located in the City of Montevallo off of Revolutionary Way, adjacent to and north of County Road 24 and east of Montevallo Road (Alabama Highway 119). The 35.76 acre subject property is zoned R-2 Single Family Special District; Parcel Identification No. 58-23-7-35-1-001-016.000.

Tyler Davis of Civil Consultants is representing the applicant. They have been working on this project for multiple months they coordinated with city and county staff for all considerations. Application submitted in May, they were continued a month already for the approval from UM regarding Ebenezer Swamp.

Andrew Porter, resident in Colonial Oaks Subdivision asked why is adding 82 lots being considered when the entrance is still in rough shape. What types of homes are they planning? What is entailed in a special district? Ms. Goddard explained this area is in a special district due to zoning classification changes when the ordinance was adopted, also the entrance is in the final plat for phase 2.

Tyler Davis reiterated that the road approval are in the final plat review. Homes are similar in construction to what is presently built in the subdivision.

Amy Feger stated that Phase II not being completed and beginning new phases is the concern.

Ms. Goddard responded that phase 2 is due for final plat review. Phase 7 is at the beginning phase for special district review.

Facebook questions: Kelly Porter, will the subdivision expansion include area/trails designated as conservation area as described in the planning doc being presented?

Chairman Bridges stated we are not prepared to answer that at this time without review of the master plan.

Close public hearing at 7:13 pm.

Kenny Dukes asked if the consideration could be made to proceed for phase 7 to avoid further delays. Chairman Bridges stated she feels consideration for this item needs to be considered at the next scheduled meeting to allow the planning commission to consider all the points listed. Rusty Nix made a motion to move consideration to August, seconded by Bob Doyle. Amy Feger, Lisa Terrill, Kristen Bridges voted in agreement to continue, Mr. Dukes opposed.

**Other Business:**

None

Motion to adjourn meeting made at 7:17pm by Rusty Nix, seconded by Kenny Dukes. All ayes