

MINUTES

Montevallo City Council Work Session

July 14, 2025

5:30 p.m. at City Hall

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

Work Session Called to Order at 5:30 P.M. by Mayor Nix with Quorum present.

Discussion of New Business Items:

- **Discussion of Public Hearings: Case No. Z25-003; Case No. Z25-004; Case No. Z25-005.**
- **Discussion of Acceptance of Statement from Mayor** for Districts qualifying with only one candidate: District 1, District 2, and District 3.
- **Discussion of Resolutions of Acceptance: 07142025 -001; Resolution 07142025 -002; Resolution 07142025 -003 – Officers Elected without Opposition; Districts 1, 2, 3.**
- **Discussion of Approval of Certificate of Elections: City Council - District 1 King; District 2 Mitchell; District 3 Dukes.**
- **Discussion of Consideration of Montevallo Legacy Project Black History Month Banners.**

Mayor Nix Called for Committee Reports:

Mayor Nix called on Council Member King for Public Health and Safety Reports. Council Member King called on Chief Littleton for the Police Department Report. Chief Littleton reported there were 90 Total Reports for June and 514 Total Cases for the Year. See Appendix 1.

Council Member King called on Chief Davis for the Fire Department report. Chief Davis reported the Total Calls for the month of June was 126. See Appendix 2.

Council Member King reported there will not be a Planning and Zoning Meeting in July.

Mayor Nix called for the Sustainability Reports. Mayor Nix reported Kirk Hamby could not attend the Council Meeting due to picking up the Montevallo Sister City youth returning from Japan at the airport. He did send an update via text reporting there were seven trees down from the recent storms and the crews are working to catch up on Monday.

Mayor Nix called for Recreation, Preservation and Community Development. Council Member Eisenberg called on Sydney Aguilar, Director Youth Sports. She reported travel ball tournaments are over now; flag football practices are starting; football and cheer will begin to practice July 28th; Fall registration for soccer, softball, and baseball will open this week. See Appendix 3.

Council Member Eisenberg asked to look into trail connection from Shoal Creek Park to Stephens Park.

Mayor Nix called on Council Member Mitchell for the Education, Arts & Outreach Reports. Mayor Nix called on Marissa Wilson, Director Parnell Memorial Library. Marissa reported Summer reading is going great with 185 registered readers recording over 210,000 minutes read and this is the last week of the Summer Reading Program; Mini music and Pokémon club will be held tomorrow; Safehouse's Draw the Line program will be held two days this week; a blood drive will be held on July 30th; the library received \$6,000 from the Community Foundation of Greater Birmingham for patron computers. See Appendix 4.

Mayor Nix called on Council Member Swords for Finance, Economic Development & Tourism. Council Member Swords called on Courtney Bennett, Director Montevallo Main Street. Courtney reported Main Street co-hosted the 2nd annual K.A.S.H. Market (18 youth vendors participated) at Montevallo Farmers' Market; the final Friday Nights at the Cove will be held on July 25th; Façade Grants of approximately \$6,000 have been awarded to Montevallo Plaza, Meri Moon, and Team Lehman; the shipping container stage has been delivered to Orr Park and was already used for the inaugural Sunset in the Grove Talent Show and plans are in the works to customize this resource to fit the community; Courtney asked the Mayor and Council for their support of the youth art banner series that will be displayed in the Downtown District in conjunction with Black History Month. See Appendix 5.

Council Member Swords reported Adele Nelson, Executive Director, Montevallo Chamber of Commerce submitted a written report due to the Chamber hosting the Montevallo Farmers' Market on Mondays until August 18th. The July Chamber Luncheon will be held this Wednesday, "A New Day in Healthcare" featuring Holly Dean, Shelby Baptist CEO; Adele's report announced two literary events this month – "GiftKillers" by Dr. Mike on July 25th and "An Introduction to Property Management from A to OMG!" by Lee Hall, July 31st. See Appendix 6.

Council Member Swords reported MDCD held its meeting today she provided updates on several projects that are underway – plans have been submitted to ALDOT regarding Crossroads; high school classroom expansion project; gym project is probably a year into the future, plans for soccer fields have been completed – not quite ready to put soccer fields out to bid yet – the approximate cost for soccer field project is 1.4 million.

Montevallo City Council Meeting

July 14, 2025

6:00 p.m. at City Hall

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

Pledge of Allegiance

Council Meeting was called to order at 6 P.M. by Mayor Rusty Nix.

Public Hearings Opened at 6:01 P.M. – Sign In Sheet – See Appendix 7.

Case No. Z25-003 Lindsay Rezoning from E-1 and R-1 to A-R - This is a request from Travis Lindsay, on behalf of Carlos and Yteria Tolbert, property owners, for approval of a change in the zone district boundary of approximately 4.36 acres from E-1 Single-Family Estate District, and R-1 Single-Family District to A-R Agricultural Residential District to allow for the installation of a manufactured home. The subject property is located at 1059 Spring Creek Road approximately one-third of a mile southwest of Overland Road. (Parcel ID 58-27-5-22-0-001-034.013) – **Public comments:** No one spoke on behalf or against/ no comment. **Public hearing Closed at 6:02 P.M.** See Appendix 8.

Public Hearing Opened at 6:02 P.M.

Case No. Z25-004 Holcombe Rezoning from A-R to B-2 - This is a request from Merrie Charlotte Holcombe, property owner, for approval of a change in the zone district boundary of approximately 8.1 acres from A-R Agricultural Residential District to B-2 General Business District to allow for the marketing of the property as a commercial parcel. The subject property is located at 4600 Highway 119, approximately 500 feet south of Highway 22. (Parcel ID 58-27-1-02-0-001-018.000) – **Public Comments:**

– Elizabeth Allen – not in favor of allowing the rezoning; No to commercial development; Edward Swanzy – has concerns about water in the area. There is already water flow issue **Public Hearing Closed at 6:08 P.M.** See Appendix 9.

Public Hearing Opened at 6:08 P.M. - Case No. Z25-005 O'Reilly Auto Rezoning from R-4 to B-2 -

This is a request from Jackie Marcelin on behalf of Redwood Development Co. Inc, property owner, for approval of a change in the zone district boundary of approximately 2.36 acres from R-4 Multiple Dwelling District to B-2 General Commercial District to allow for the submittal of a site development plan for an O'Reilly Auto Parts store. The subject property is located at 4705 and 4715 State Route 25, approximately 1,200 feet east of the intersection with Middle Street. (Parcel ID 58-36-2-03-1-002-011.000) – **Public Comment:** Sean Humphries spoke and advised the development follows plans and comprehensive plans. No one spoke against. **Public Hearing Closed at 6:10 P.M.** See Appendix 10.

Approval and or corrections of the Minutes 6.23.25 – Motion by Council Member King, Seconded by Council Member Eisenberg, All Ayes, Motion Passed.

Recognitions/Awards: Proclamation Honoring Dr. John W. Stewart III – Mayor Nix read a Proclamation to recognize Dr. John Stewart for his partnership between the University of Montevallo and the City of Montevallo. See Appendix 11.

Opportunities for Citizens to speak to the Council: Joyce Lewis 330 Reonda Lane Thanked Mayor and Council for a job well done and wished them luck in the upcoming election.

Bobby Hunt Thanked Council for doing a good job the past five years.

Jimmy Bice Candidate announced he was running for City Council in District 5.

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

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

Recreation, Preservation and Community Development (Parks & Recreation, Youth Athletics, Trails, Annexations) – Reported during Work Session.

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

Finance, Economic Development & Tourism (Finance, MDCC, IDB, Chamber, Main Street) – Reported during Work Session.

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, Seconded by Council Member Eisenberg, All Ayes. Motion passed.

New Business:

- **Consideration of Planning and Zoning Commission Resolution Z25-003** recommending denial of Lindsay rezoning request from E-1 and R-1 to A-R. Motion to deny by Council Member King, Seconded by Council Member Eisenberg, All Ayes. See Appendix 12.

- **Consideration of Planning and Zoning Commission Resolution Z25-004** recommending denial of Holcombe rezoning request from A-R to B-2 General Business District. Motion to deny by Council Member King, Seconded by Council Member Eisenberg, All Nays. See Appendix 13.
- **Consideration of Planning and Zoning Commission Resolution Z25-005** recommending approval of O'Reilly Auto parts rezoning request from R-4 to B-2 General Business District. Motion to accept by Council Member King, Seconded by Council Member Eisenberg, All Ayes. See Appendix 14.
- **Acceptance of Statement from Mayor** notifying Council of one person filing for District 1 Council Place. Motion to Accept made by Member King, Seconded by Council Member Eisenberg, All Ayes, Motion passed. See Appendix 15.
- **Acceptance of Statement from Mayor** notifying Council of one person filing for District 2 Council Place. Motion to Accept made by Member King, Seconded by Council Member Eisenberg, All Ayes, Motion passed. See Appendix 16.
- **Acceptance of Statement from Mayor** notifying Council of one person filing for District 3 Council Place. Motion to Accept made by Member King, Seconded by Council Member Eisenberg, All Ayes, Motion passed. See Appendix 17.
- **Resolution 07142025 -001** for Officers Elected Without Opposition City Council District 1. Motion made by Council Member Eisenberg, Seconded by Council Member Swords, All Ayes. See Appendix 18.
- **Resolution 07142025 -002** for Officers Elected Without Opposition City Council District 2. Motion made by Council Member King, Seconded by Council Member Eisenberg, All Ayes. See Appendix 19.
- **Resolution 07142025 -003** for Officers Elected Without Opposition City Council District 3. Motion made by Council Member King, Seconded by Council Member Eisenberg, All Ayes. See Appendix 20.
- **Approval of Certificate of Election** City Council District 1 John David King. Motion made by Council Member Eisenberg, Seconded by Council Member Swords, All Ayes. See Appendix 21.
- **Approval of Certificate of Election** City Council District 2 Lelia Horton Mitchell. Motion made by Council Member King, Seconded by Council Member Swords, All Ayes. See Appendix 22.
- **Approval of Certificate of Election** City Council District 3 Kenneth Dukes. Motion made by Council Member King, Seconded by Council Member Eisenberg, All Ayes. See Appendix 23.
- **Consideration of Montevallo Legacy Project Black History Month Banners** to be displayed in the Downtown District to be in conjunction with Black History Month. (February). Motion made by Council Member King, Seconded by Council Member Eisenberg, All Ayes. See Appendix 24.

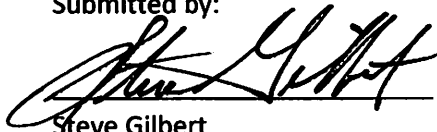
Old Business: None

Board Appointments: None

Citizen Participation: None

Adjourn: Mayor Nix called for a Motion to adjourn the meeting. Motion made by Council Member King, Seconded by Council Member Eisenberg, All Ayes. Meeting adjourned at 6:40 P.M.

Submitted by:



Steve Gilbert
City Clerk / Treasurer

APPENDIX 1

	January-25	February-25	March-25	April-25	May-25	June-25	July-25	August-25	September-25	October-25	November-25	December-25	Total
Total Reports	78	86	90	99	71	90	0	0	0	0	0	0	514
Criminal Cases	55	70	7	68	52	64							316
Non-Criminal	33	16	20	31	19	26							145
Traffic Accidents	17	9	5	310	8	11							360
Traffic Citations	147	122	129	160	122	113							793
DUI Arrests	10	5	13	9	8	14							59
Public Intox Arr	0	2	1	3	1	2							9
Alias Arrests	2	11	5	11	6	18							53
Juvenile Arrests	1	1	0	0	0	0							2
Misd Arrests	4	8	6	6	5	7							36
Felony Arrests	0	4	6	3	2	6							21
Drug Related	2	7	11	10	8	10							48
Total Arrest	19	38	42	42	30	57	0	0	0	0	0	0	228
Auto Thefts	0	0	1	0	0	0							
Burglaries	1	0	2	1	0	0							
Auto Recoveries	0	0	0	0	0	0							
Auto Burglaries	1	0	0	2	0	0							
Criminal Mischief	1	2	4	1	1	0							
DV. Related	4	2	1	1	2	2							
Assaults	1	2	1	1	1	0							
Fraud/Forgery	1	0	1	0	2	1							
Harass / Reck	2	2	2	3	1	1							
Misc. Offenses	20	27	26	33	18	18							
Robberies	0	0	0	0	1	0							
Sex Crimes/Other	0	0	0	1	0	0							
Thefts / Attempts	6	2	4	1	5	1							
Suicide / Attempts	0	0	0	0	0	0							
Deaths	0	1	0	1	1	0							

2025 Montevallo Fire And Rescue Events by Type

Report Date: 7/1/2025

APPENDIX 2

		Jan	Feb	Mar	Apr	May	Jun	Total
ABDOMINAL PAIN/INJURY		4	2	0	2	8	6	22
ALARM	CARBON MONOXIDE ALARM	0	1	0	0	0	0	1
	COMMERCIAL FIRE ALARM	4	4	2	0	3	3	16
	MEDICAL ALARM	2	0	4	5	6	2	19
	RESIDENTIAL FIRE ALARM	4	2	3	3	3	2	17
ALLERGIC REACTIONS		2	2	1	3	0	0	8
ALTERED MENTAL STATUS		1	4	9	5	3	4	26
ANIMAL	ANIMAL BITE/ATTACK	0	0	0	1	0	0	1
	ANIMAL COMPLAINTS	0	1	0	0	1	0	2
ASSAULT		0	1	2	3	6	1	13
BACK PAIN/INJURY		0	0	4	1	1	1	7
BLEEDING		1	3	4	4	7	1	20
BREATHING PROBLEMS		11	12	9	13	14	8	67
BURGLARY	BURGLARY IN PROGRESS AT A RESIDENCE	1	0	0	0	0	0	1
CARDIAC	CARDIAC ARREST - ADULT	1	2	0	3	2	3	11
CHEST PAIN		11	6	9	6	7	8	47
CHOKING	CHOKING - ADULT	0	0	1	0	0	0	1
CONFIDENTIAL	S-85A (SUICIDE ATTEMPT)	0	0	0	1	0	0	1
DIABETIC RELATED		1	2	0	4	4	1	12
DROWNING		0	0	0	0	1	0	1
DRUG OVERDOSE		4	1	3	0	1	0	9
ELECTROCUTION		0	0	0	0	0	1	1
EXTREMITY INJURIES		5	3	6	2	1	10	27
EYE INJURY		0	0	0	0	1	0	1
FALL	FALL FROM LADDER	0	0	0	0	0	1	1
	FALL FROM STANDING POSITION	3	3	5	12	3	5	31
	MULTI-STORY FALL	0	0	0	0	0	1	1
FD ASSIST	LAW ENFORCEMENT	1	0	0	1	0	1	3
	LIFTING ASSISTANCE	4	3	3	7	12	10	39
	MUTUAL AID	0	0	0	0	2	1	3
	OTHER AGENCY	0	1	1	2	0	0	4
	PUBLIC	0	1	1	3	0	1	6
	TREE DOWN	0	0	0	1	0	0	1
FIRE	APPLIANCE FIRE	0	1	0	0	0	0	1
	BRUSH / WOODS FIRE	5	3	2	1	0	2	13
	BURN COMPLAINT	0	1	0	0	0	0	1
	COMMERCIAL STRUCTURE FIRE	1	3	1	3	1	3	12
	ELECTRICAL FIRE	0	0	0	0	1	0	1
	RESIDENTIAL STRUCTURE FIRE	4	4	6	3	1	1	19
	TRANSFORMER / POLE FIRE	0	1	0	0	1	2	4
	VEHICLE FIRE	1	1	0	0	2	1	5
GAS	NATURAL / PROPANE GAS LEAK	1	0	0	0	1	0	2
GENERAL ILLNESS		24	16	12	18	12	12	94
GUNSHOT	SHOOTING WITH INJURIES	0	0	1	0	0	0	1
HEAD/NECK INJURY		2	1	3	1	3	2	12
HEADACHE		1	0	1	0	1	0	3
HEART PROBLEMS		6	2	5	5	2	5	25

		Jan	Feb	Mar	Apr	May	Jun	Total
HEAT PROBLEMS		0	0	0	0	0	1	1
MVC	MVC - CHECK FOR INJURIES	10	4	7	7	5	10	43
	MVC - PEDESTRIAN INVOLVED	1	1	1	1	0	0	4
	MVC WITH INJURIES	4	1	3	2	1	2	13
NOTE IN CAD		0	0	0	0	1	0	1
OB/GYN PATIENT		0	2	1	0	0	1	4
ODOR	ODOR OF ELECTRICAL	0	0	1	1	0	0	2
	ODOR OF PROPANE / NATURAL GAS	0	1	0	1	1	1	4
PERSON	PERSON DOWN	0	0	0	0	1	1	2
PERSON STABBED or AT		1	0	0	0	0	0	1
POISONING		1	0	0	1	0	1	3
POSSIBLE STROKE		1	3	3	3	0	6	16
SEIZURE		2	7	1	1	5	1	17
SUICIDE ATTEMPT		0	0	0	1	1	0	2
TRAUMATIC INJURY		0	0	0	1	0	0	1
UNRESPONSIVE PERSON		6	5	3	6	10	3	33
UTILITY LINES DOWN		0	0	0	1	0	0	1
Total		131	111	118	139	136	126	761

Youth Athletics – Sydney Aguilar Baugh City Council 7/14/25

- Travel tournaments are over now
- Flag football practices are starting now
- Football and cheer will begin practice July 28th
- Fall registration for soccer softball and baseball will open this week and close later in August

PARNELL MEMORIAL LIBRARY

MAY 2025

VISITS TO THE
BUILDING

5,500

CIRCULATION

6,638

CITIZEN SAVINGS

\$128,054.55

PHONE CALLS

99

WIFI &
COMPUTER
SESSIONS

4,039

DATABASE
SEARCHES

20

PROGRAM
PARTICIPATION

1,857

COMMUNITY
MEETINGS

77

PROGRAMS: 41

- 4 Story times
- 4 Take Home Craft Kits
- 4 Pokémon Club
- 1 Medicare
- 4 Mini Music
- 1 Family Fun Night
- 3 Movies
- 1 Adult art programs
- 2 safehouse programs
- 1 summer kick off
- 4 star performer programs
- 3 special programs

PARNELL MEMORIAL LIBRARY

JULY 14, 2025

- June was a great month.
- Summer reading is going great.
- On our reader zone app, we have 185 registered readers, and so far with over 210,000 minutes read.
- this is our LAST week of summer reading!
- Mini music tomorrow at 10, and Pokémon club at 3:30
- Story time at 10 on Wednesday, in our children's area.
- Wednesday and Thursday we have Safehouse draw the line program. Wednesday they will make their own adventure zine, and Thursday they will talk about digital safety and will create masks.
- Thursday we have adult craft night, which is paint your pal. So bring a person and paint each other.
- Friday is our last day of summer reading, with James Spann coming at 10, and we will have our prize program after. Nothing Bundt Cakes will be there from 10-2, and it is a fundraiser for the library.
- blood Drive is June 30th, from 12-5
- Impact Meet and Greet will be July 31st at 6
- We received a \$6,000 community foundation of greater Birmingham grant for our patron computers.



APPENDIX 5

Report to City Council July 14, 2025

General Updates

- On June 23, the date of the last Council meeting, we co-hosted our 2nd Annual KASH Market alongside Alabama Public Television, Parnell Library, Impact Montevallo, and Montevallo Chamber of Commerce. 18 young entrepreneurs ages 5-18 participated as vendors in the market. We plan to host this event again in 2016.
- Although our June Friday Nights at the Cove ended early due to rain, we had a great time listening to music from Saul Ramirez Y Su Ritmo Tropical. Thanks again to our sponsors Team Lehman Realty / Su Casa Real Estate. We celebrated 9 years of being a Designated Main Street Community with a photo spot, a display highlighting some achievements from the past 9 years, and a duck hunt.
- Our final Friday Nights at the Cove of the season will be held on July 25 at 6:30 PM. Swanglish (Swahili + English) is an intercultural super group primarily inspired by African music! This band's feel is rooted through jazz, funk, and gospel influences. Sponsored by Dr. Bobby F. Shunnarah, Montevallo Family Dentistry.
- Façade Grants have been awarded to Montevallo Plaza, Meri Moon, and Team Lehman. Approximately \$6,000 in grant funds will be awarded to these business owners after their projects are complete. Work is scheduled to be done by October 31, 2025.
- Our shipping container stage, which Main Street commissioned through a grant from Main Street Alabama to be built by Alabama Custom Trailer & RV, has been installed in the Orr Park Pecan Grove. We were able to test out the stage during a special event on Saturday. The stage will initially be available for use by Main Street and Parnell Library as we fine-tune our approach for using this new resource. The stage is currently primed white, and we plan to have it painted beautifully in the near future once more details are determined.
- We are asking for the support of City Council in approving our newest downtown youth art banner series. Main Street has pledged to split the cost of printing these banners equally between ourselves, Impact Montevallo, and Montevallo Legacy Project. Each of these 11 unique designs was created by a local student. We plan for them to be displayed in January/February starting next year, for the next four years or so as long as they remain in good shape.

Business Opportunities

- Registration is open for August's Business Basics class at City Annex, which will be led by Professor Richie Thayer, J.D. on "Legal Issues 101" at 8 AM on June 12. Register online at this link: <https://montevallo-main-street.square.site/business-basics-2025>
- Applications are now open for our Fall 2025 cohort of CO.STARTERS, open to all aspiring and current small business owners who would like to fine-tune their business plans while hearing from other local successful entrepreneurs. Fall 2025 classes will be held at the University of Montevallo's Michael E. Stephens College of Business classroom 212 on Tuesdays from 6-9 PM, starting September 9 and ending November 4, with a celebration to be held on November 6. Learn more and apply for your spot (\$99 ea) at this link:
 - <https://www.cityofmontevallo.com/CO.STARTERS.aspx>

Courtney Bennett, Executive Director

*Due to the Montevallo Chamber hosting the 2025 Montevallo Farmers' Market
Adele will not be able to attend Monday nights' council meeting*

Below is the Chamber Report -

Chamber City Council Report

07/14/2025

1) The **15th Annual Montevallo Farmers' Market** is in full swing with averaging 350 to 400 attendees per market ! MONDAYS 3-6pm at 660 Main St. behind MFBC .

2) **July Chamber Luncheon** / 16th WEDNESDAY "A New Day in Healthcare" - Shelby Hospital Updates / Speaker: Holly Dean, BAPTIST HEALTH | Shelby Hospital CEO / Parnell Library / Networking 11:30am / lunch - noon \$15. ea./ RSVP by MONDAY 7/14 to 205-665-1519 or montevallochamber@gmail.com Luncheon Sponsor - Orlando Health

--- Chamber is pleased to announce from the Chatter Calendar two literacy events happening in Montevallo during the month of July ---

3) Mark your calendar on Friday July 25th for **DR. MIKE'S BOOK LAUNCH** 5-8pm / "*GiftKillers*" / Montevallo Chiropractic Center, 640 Valley Street

4) Mark your calendar on Thursday July 31st for **BOOK DEDICATION** 1-2pm / "*An Introduction to Property Management from A to OMG!*" Written by Lee Hall Dedication for Susan P. WilderWhite / Meri Moon, 618 Main St.



Adele Nelson

Executive Director

Montevallo Chamber of Commerce

P.O. Box 270 Montevallo, AL 35115

205.665.1519 office

www.montevallocc.com



City of Montevillo

Public Hearing Attendance Record

Public Hearing: Case No. Z25-003 Lindsay Rezoning from E-1 and R-1 to A-R

This is a request from Travis Lindsay, on behalf of Carlos and Yteria Tolbert, property owners, for approval of a change in the zone district boundary of approximately 4.36 acres from E-1 Single-Family Estate District, and R-1 Single-Family District to A-R Agricultural Residential District to allow for the installation of a manufactured home. The subject property is located at 1059 Spring Creek Road approximately one-third of a mile southwest of Overland Road. (Parcel ID 58-27-5-22-0-001-034.013)

Public Hearing: Case No. Z25-004 Holcombe Rezoning from A-R to B-2

This is a request from Merrie Charlotte Holcombe, property owner, for approval of a change in the zone district boundary of approximately 8.1 acres from A-R Agricultural Residential District to B-2 General Business District to allow for the marketing of the property as a commercial parcel. The subject property is located at 4600 Highway 119, approximately 500 feet south of Highway 22. (Parcel ID 58-27-1-02-0-001-018.000)

Public Hearing: Case No. Z25-005 O'Reilly Auto Rezoning from R-4 to B-2

This is a request from Jackie Marcelin on behalf of Redwood Development Co. Inc, property owner, for approval of a change in the zone district boundary of approximately 2.36 acres from R-4 Multiple Dwelling District to B-2 General Commercial District to allow for the submittal of a site development plan for an O'Reilly Auto Parts store. The subject property is located at 4705 and 4715 State Route 25, approximately 1,200 feet east of the intersection with Middle Street. (Parcel ID 58-36-2-03-1-002-011.000)

Date: July 14, 2025**Time: 6:00 PM****Location: City Council Chamber**

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Bobby Hirt	176 MOORES SPRING DR	Robert A. Hirt
Sean Humphrey	76 HOWARD ST NICEVILLE FL	Sean Humphrey
Beth Allen	168 Moores Spring Rd	Beth Allen

Name

Address

Signature

EDWARD SAGONY

REPORT TO THE CITY OF MONTEVALLO
PLANNING & ZONING COMMISSION
Department of Development Services

June 19, 2025

APPENDIX 8

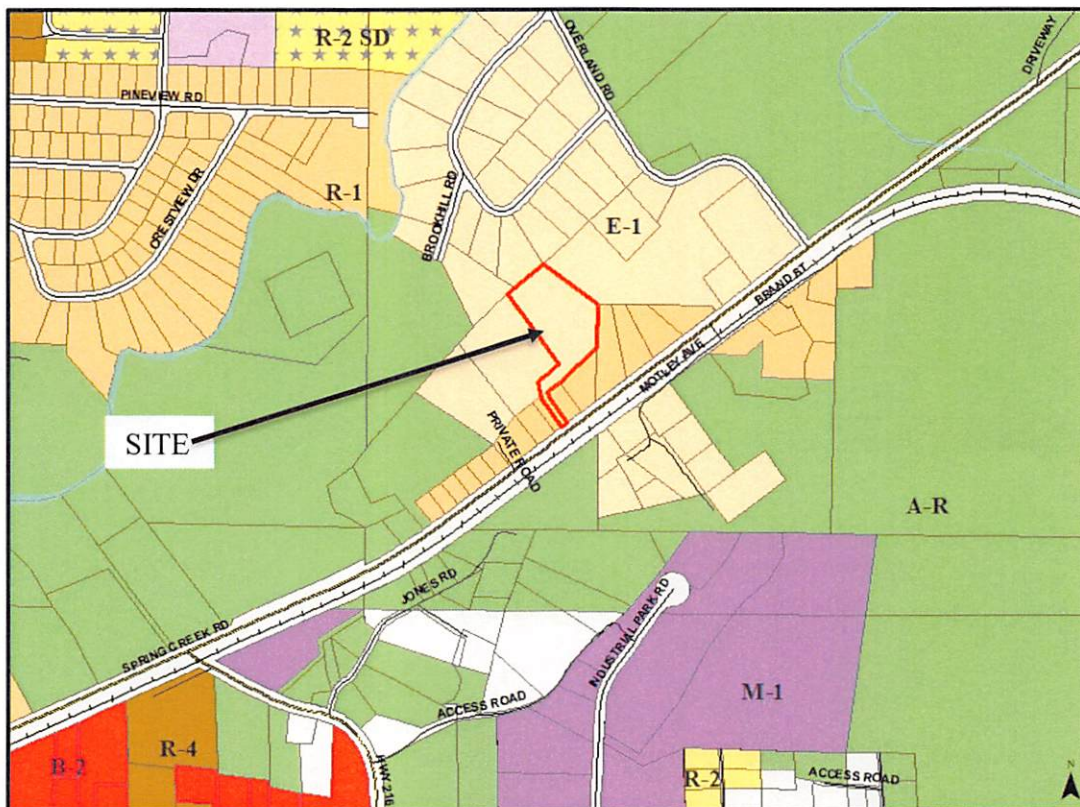
Case No. Z25-003

Lindsay Rezoning from E-1 and R-1 to A-R

This is a request from Travis Lindsay, on behalf of Carlos and Yteria Tolbert, property owners, for approval of a change in the zone district boundary of approximately 4.36 acres from E-1 Single-Family Estate District, and R-1 Single-Family District to A-R Agricultural Residential District to allow for the installation of a manufactured home. The subject property is located at 1059 Spring Creek Road approximately one-third of a mile southwest of Overland Road. (Parcel ID 58-27-5-22-0-001-034.013)

Site Description

The subject property is located on the north side of Spring Creek Road between County Road 216 and Overland Road. The main portion of the property sits behind other lots along Spring Creek Road and accessed by way of a 40-foot-wide frontage strip. Surrounding the subject property to the north, east, south, and west are large-lot single-family residential properties, including some with manufactured homes zoned A-R Agricultural Residential District and E-1 Single-Family Estate District. Properties with frontage along Spring Creek Road range in size from one-third of an acre to one acre or larger, zoned R-1 Single-Family District.



Proposed Change in Use

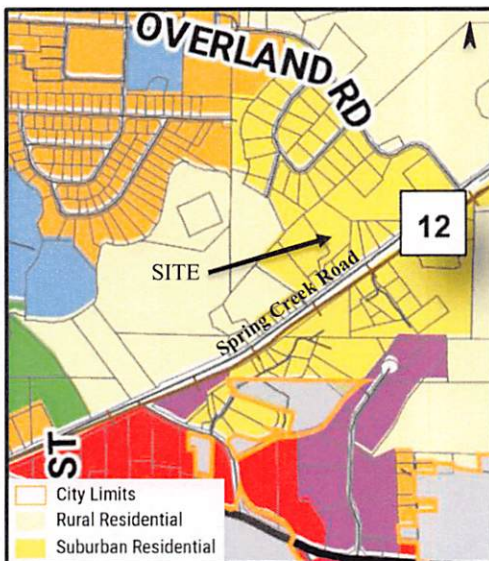
The applicant requested to rezone the subject property from E-1 Single-Family Estate District, and R-1 Single-Family District to A-R Agricultural Residential District to allow for the installation of a manufactured home. The A-R district is the only district, outside of the Aldrich Overlay District, that allows a manufactured home as the primary dwelling.

In a justification statement provided by the applicant, the Lindsay's indicate that they have lived in Montevallo for 2.5 years and want to make it their permanent home through the purchase of the subject property and installation of a manufactured home. A copy of the justification statement can be found at the end of this report.

Planning Analysis

The primary purpose of zoning land is to provide for the public health, safety and welfare in the development of land by ensuring that property is developed in an appropriate manner within the context of its immediate surroundings and the larger community of which it is a part. There are times when changes in the zoning of certain property are justified. For example, when a community is experiencing frequent requests for rezoning in a relatively small area, this is an indication that local trends and conditions may have changed, altering the assumptions underlying the existing zoning.

The applicant is proposing a change in use to allow for the installation of a manufactured home. As proposed, the change in use would have limited impact to the character of the property and the neighboring area. The surrounding area consists predominantly of single-family residential homes including some manufactured homes.



The buildable portion of the property is set greater than 200 feet back from Spring Creek Road. The A-R district has an additional front yard setback of 40 feet. The home is unlikely to be visible from the public right-of-way. The next nearest residential home to the property line is 75 feet.

The City of Montevallo Comprehensive Plan, *Making Montevallo*, designates the subject property as "Suburban Residential." The suburban residential designation is typically located between mixed neighborhood and rural residential land use classifications. Individuals within the suburban residential district are often still reliant on automobiles to access most goods and services and are typically low to medium densities of largely detached single-family homes. Secondary land uses may include manufactured homes, parks, schools, places of worship, and public

facilities.

Community Facilities and Infrastructure

The Montevallo Water Works and Sewer Board, Montevallo Fire Chief, and the City Engineer have reviewed the rezoning request and offer no additional comments.

Pursuant to a rezoning approval, the applicant will be required to submit a permit application for the installation of a manufactured home, including a sanitation authorization from the Shelby County Health Department for on-site septic.

Conclusion

The applicant requests rezoning the subject property from E-1 Single-Family Estate District, and R-1 Single-Family District to A-R Agricultural Residential District to allow for the installation of a manufactured home. The City of Montevillo Comprehensive Plan, *Making Montevillo*, identifies the location and surrounding area as primarily residential. Existing single-family homes including some manufactured homes are established in the area.

Pursuant to a rezoning approval, the applicant will be required to submit a building permit application. Pursuant to a denial of the rezoning request, no action for a zoning amendment may be requested for the same property for a period of twelve (12) months without unanimous approval by the City Council.

**REPORT TO THE CITY OF MONTEVALLO
PLANNING & ZONING COMMISSION**

Department of Development Services

June 19, 2025

Case No. Z25-004

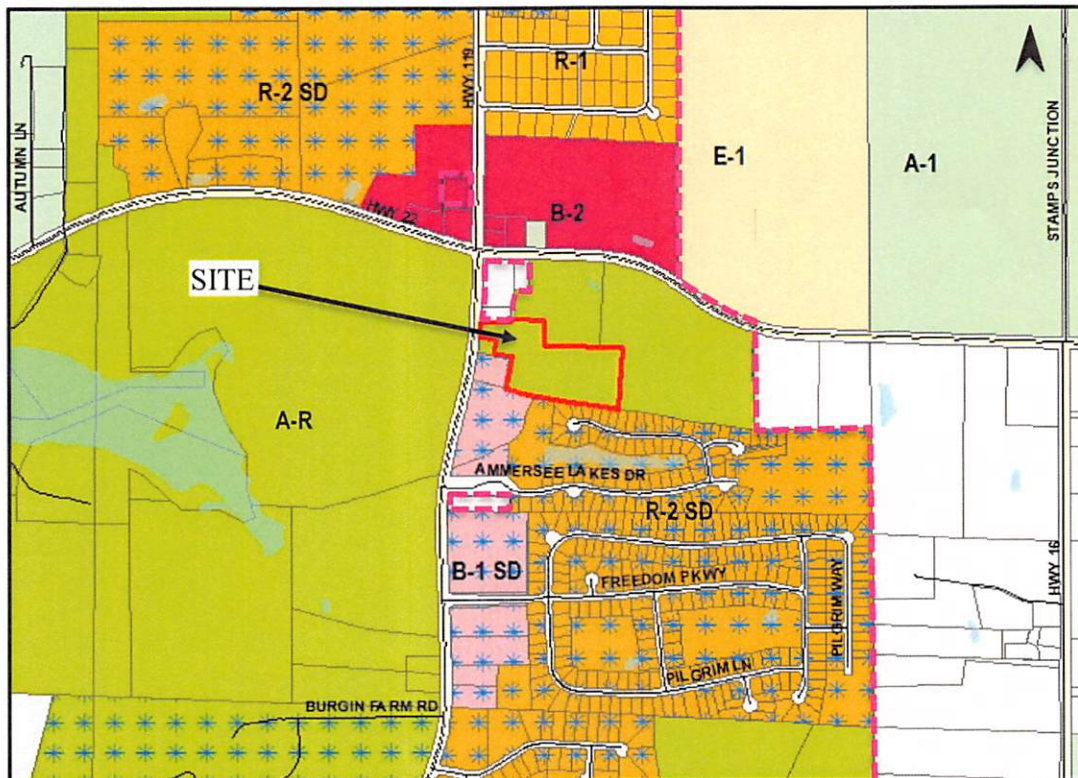
Holcombe Rezoning from A-R to B-2

APPENDIX 9

This is a request from Merrie Charlotte Holcombe, property owner, for approval of a change in the zone district boundary of approximately 8.1 acres from A-R Agricultural Residential District to B-2 General Business District to allow for the marketing of the property as a commercial parcel. The subject property is located at 4600 Highway 119, approximately 500 feet south of Highway 22. (Parcel ID 58-27-1-02-0-001-018.000)

Site Description

The subject property is located south of the Moore's Crossing intersection of Highway 22 and State Route 119. Moore's Crossroads serves as a commercial node within the City of Montevallo and recently a 20-acre tract of land at the northeast corner was annexed into the city with a B-2 district zoning designation. Ammersee Lakes and Lexington Parc developments are located directly to the south and both include B-1 Neighborhood Commercial zoned parcels along State Route 119 as part of their overall Special District designations. Two of these B-1 designated parcels have been commercially developed; the first being Montevallo Fire Station #2 that directly adjoins the subject property to the south, and a Dollar General on the south side of Freedom Parkway at Lexington Parc.



The property is currently heavily wooded and wet, with standing water and marshy earth starting approximately 250 feet into the parcel from State Route 119. While currently vacant, at one time the property contained two residential homes. One home was located along the State Route 119 frontage and a second home was located on the eastern portion of the property. According to aerial photography, the central area of the property began holding water around 2007 and continued to do so over the next several years and has been continuously inundated with water, bisecting the property since around 2019 as represented in the 2024 imagery to the right. The home previously located in the eastern portion of the property was removed by 2016 and the home along State Route 119 was removed between 2019 and 2020.



Areas in green on the above aerial imagery are established wetlands on the National Wetland Inventory. The wetland areas are classified as PFO1A wetlands, short for Palustrine Forested Wetlands that are characterized as being located in freshwater environments, containing forested vegetation (trees), and having a certain level of saturation or inundation. While not located on the subject property, the two wetland areas shown are connected by the inundation area that bisects it. The wetland connection area accounts for approximately two acres of the 8.1-acre site.

Proposed Change in Use

The applicant proposes to rezone the subject property from A-R Agricultural Residential District to B-2 General Business District to allow for the marketing of the property as a commercial parcel.

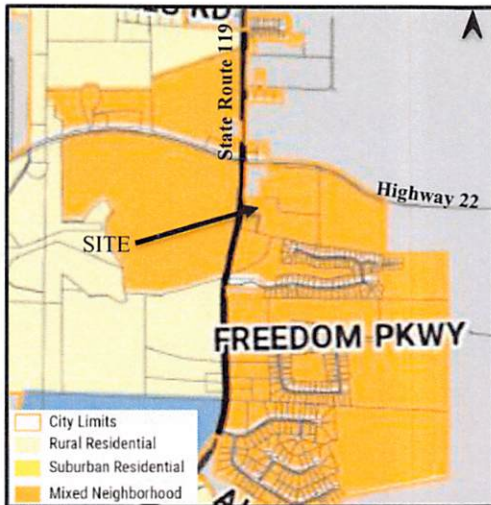
In the justification statement provided by the applicant, Moore's Crossroads is referenced as an existing nearby commercial district along with other nearby commercially zoned parcels. It is further explained that after recently reacquiring the property, the applicant has no intention to construct a residential home on the parcel as they currently reside in Fayetteville, Arkansas. A copy of the full justification statement can be found at the end of this report.

A conceptual plan was not provided and no proposed end user was presented with the application for rezoning.

Planning Analysis

The primary purpose of zoning land is to provide for the public health, safety and welfare in the development of land by ensuring that property is developed in an appropriate manner within the context of its immediate surroundings and the larger community of which it is a part. There are times when changes in the zoning of certain property are justified. For example, when a community is experiencing frequent requests for rezoning in a relatively small area, this is an indication that local trends and conditions may have changed, altering the assumptions underlying the existing zoning.

The applicant is requesting a change in use from A-R Agricultural Residential District to B-2 General Business District for land located approximately 500 feet south of Moore's Crossroads. Previously, the residentially zoned parcel was used as single-family housing through 2019 when the final residential structure was removed from the property.



The City of Montevallo Comprehensive Plan, *Making Montevallo*, designates the subject property as "Mixed Neighborhood." The mixed neighborhood designation is intended to provide a variety of residential housing types as well as small-scale, neighborhood-oriented retail uses. The primary land uses in mixed residential areas are single-family detached homes, townhomes, row houses, duplexes, and garage apartments. The land-use category is described as incorporating uses for residents to be able to meet most of their daily needs such as going out to eat, visiting the park, attending school or work, worshipping, and shopping. Both Ammersee Lakes and Lexington Parc subdivisions represent this type of housing with a commercial component through planned residential

development including outlying parcels.

Making Montevallo describes the importance of a proposed use compatibility with the existing character of the surrounding area and concentrating growth in compact areas, such as downtown Montevallo, or other designated commercial cores and encouraging infill or redevelopment of existing sites. State Route 119 and Highway 22 are currently part of an ongoing infrastructure improvement project that will impact traffic flow and development of properties in the surrounding areas through updates to the intersection of both roadways. Presently 63.29 acres of undeveloped commercial property is within the immediate surrounding area.

Community Facilities and Infrastructure

The Water Works and Sewer Board has reviewed the rezoning request and offers no additional comments.

Montevallo Fire Chief has reviewed the rezoning request and offered no additional comments at this time.

The City Engineer has reviewed the rezoning requests and suggests consideration of a split zoning, with the western portion of the property becoming commercial and the eastern portion adjacent to Ammersee Lakes Subdivision remaining residential, utilizing the creek/low lying area as separation between the two; however, since the adjacent subdivision has no stub streets one would be required to traverse through the business zones to get to this area, making it seem less desirable and less likely to facilitate this type of development.

Pursuant to a rezoning approval, any proposed use on the property will be required to submit an engineered site plan for review and certification prior to any construction activity.

Conclusion

The applicant requests rezoning the subject property from A-R Agricultural Residential to B-2 General Business District for land located approximately 500 feet south of Moore's Crossroads in order to market the property for future commercial development. The residentially zoned parcel has been used previously as single-family housing through 2019 when the final residential structure was removed from the property.

The City of Montevallo Comprehensive Plan, *Making Montevallo*, identifies the location and surrounding area as “Mixed Neighborhood.” The mixed neighborhood designation is intended to provide a variety of residential housing types as well as small-scale, neighborhood-oriented retail uses.

The subject property bisected by a wet area that has continually been inundated by water over the last 5-10 years connecting two wetlands identified on the National Wetland Inventory. A planned intersection improvement project for the intersection of Highway 22 and State Route 119 will impact the flow of traffic and commercial growth at the nearby designated commercial center are contributing factors in consideration of the timing of the rezoning request. While it remains possible that interest to develop the subject property as residential is no longer as desirable as it once may have been, there remains a question whether it is the right timing to consider modification of the district for this parcel. Over 60 acres of undeveloped commercially zoned property is currently located in and around Moore’s Crossroads either at the intersection or part of a previously approved neighborhood development plan. There is the option offered by the City Engineer to consider split zoning the parcel; however, two independent developments, commercial and residential, could not be located on the same parcel and the eastern portion of the site is physically separated from the western portion due to existing inundation.

The Planning and Zoning Commission must consider all permitted uses of the requested zoning district as part of their recommendation to the City Council. They also reserve the right to suggest a less intense zoning category if they believe the area has experienced a transition over the years since the parcel was occupied for single-family residential use prior to 2020.

Pursuant to a rezoning approval, any proposed use on the property will be required to submit an engineered site plan for review and certification prior to any construction activity. Pursuant to a denial of the rezoning request, no action for a zoning amendment may be requested for the same property for a period of twelve (12) months without unanimous approval by the City Council.

REPORT TO THE CITY OF MONTEVALLO
PLANNING & ZONING COMMISSION

Department of Development Services

June 19, 2025

APPENDIX 10

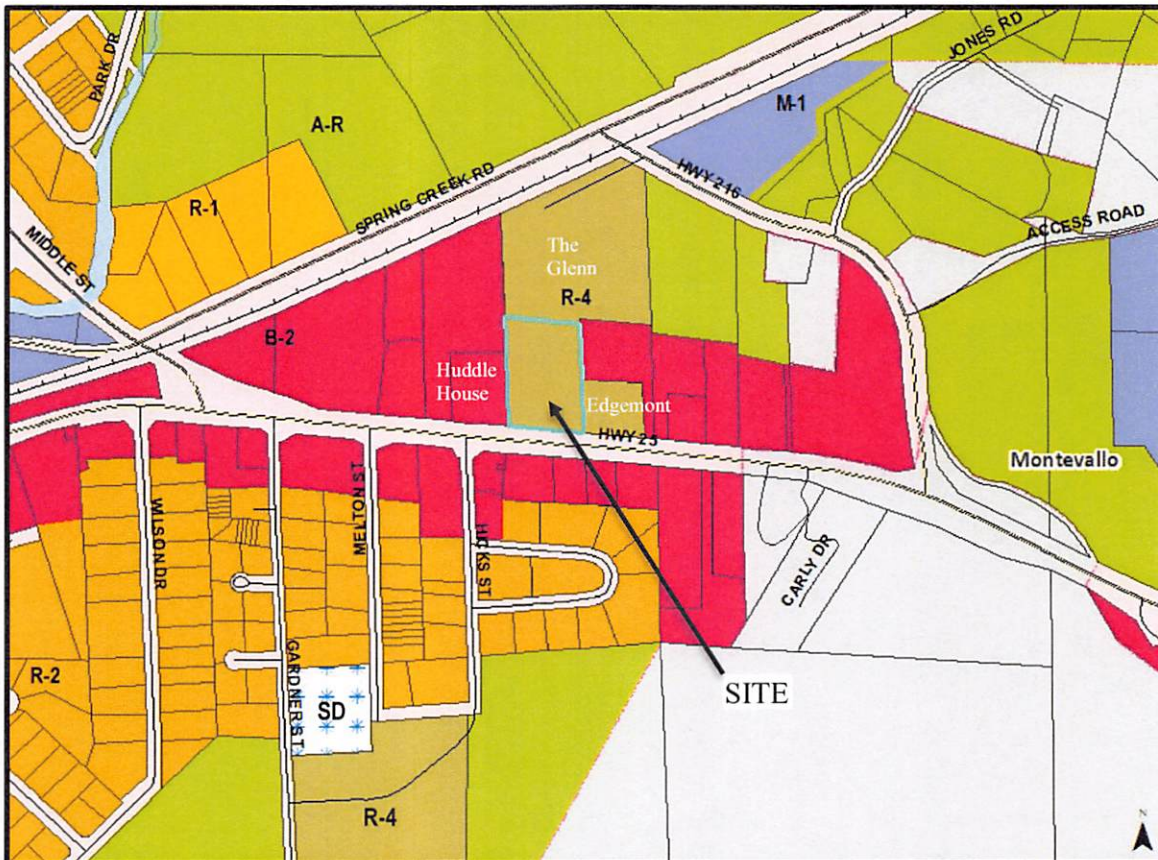
Case No. Z25-005

O'Reilly Auto Rezoning from R-4 to B-2

This is a request from Jackie Marcelin on behalf of Redwood Development Co. Inc, property owner, for approval of a change in the zone district boundary of approximately 2.36 acres from R-4 Multiple Dwelling District to B-2 General Commercial District to allow for the submittal of a site development plan for an O'Reilly Auto Parts store. The subject property is located at 4705 and 4715 State Route 25, approximately 1,200 feet east of the intersection with Middle Street. (Parcel ID 58-36-2-03-1-002-011.000)

Site Description

The subject property is located on the north side of State Route 25, east of Middle Street between the Huddle House and Edgemont Apartments. The Glenn Apartments are located directly to the north. Properties in the surrounding area are generally commercial and medium- to high-density residential uses. State Route 25 serves as a main arterial for automobile and truck traffic (Wilcox County to Jefferson County) through Montevallo to U.S. Interstate I-65 in Calera. It is also an established commercial corridor within the city including grocery, lumber, automotive, food, and other general commercial services.



The subject property, containing 2.36 acres, was previously a part of a larger, eight-acre parcel that included apartments, currently known as The Glenn, located at Skyview Lane and Highway 216. A subdivision of the property was submitted for administrative review and approval in 2022, dividing it into two lots with one lot containing the apartment complex and the other being the subject property. The subdivision known as Montevallo Park (Case SA22-020) was recorded on April 25, 2022, in Map Book 56, Page 11. The subject parcel with frontage along State Route 25, was intended for future commercial development.

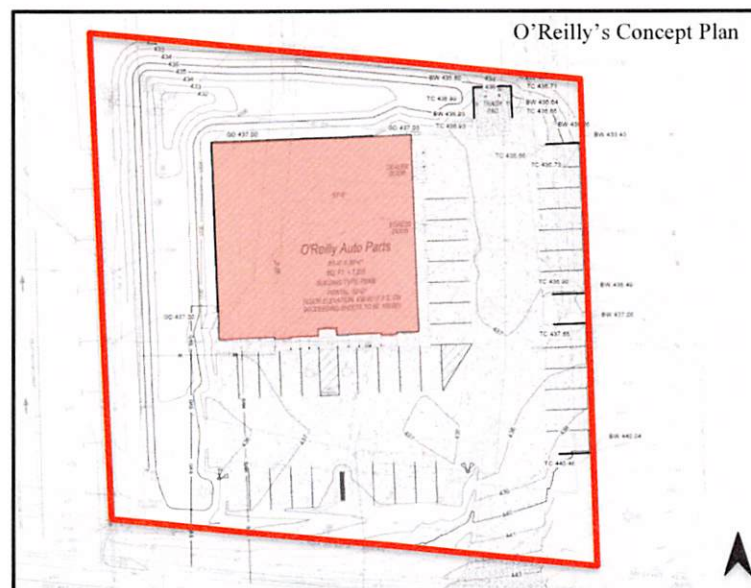


The property is relatively flat and heavily wooded along the western property line from north to south, providing a significant buffer (nearly 100 feet) to the neighboring Huddle House restaurant and Tractor Supply retail store. Trees and underbrush are also located along the eastern property line, providing a visual buffer between the residential structure and Edgemont Apartments. One residential structure is currently located on the property.

Proposed Change in Use

The applicant proposes to rezone the subject property from R-4 Multiple Dwelling District to B-2 General Commercial District to allow for the submittal of a site development plan for an O'Reilly Auto Parts store.

A conceptual layout plan identifies a 7,225-square-foot retail store with 40 parking stalls and an above-ground stormwater detention area. The conceptual plan does not account for required landscape buffers. Landscape buffers will be required along property boundaries to the north and east that abut residential apartments and along the frontage of State Route 25.



Required buffers are shown in the chart below. A buffer is not required along the western property line because the adjoining commercially developed property use is of a similar type and intensity to the proposed retail store.

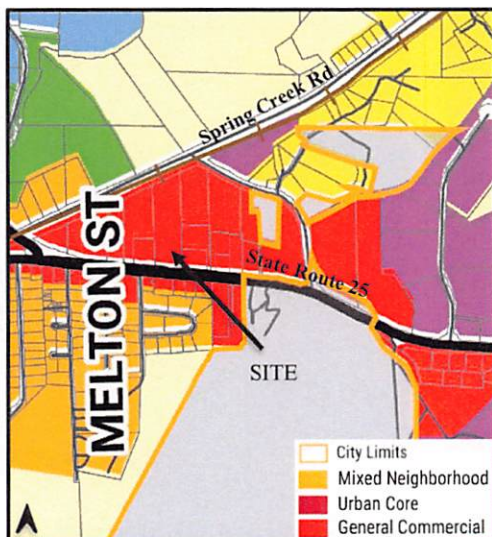
Buffer location	Buffer Depth
State Route 25 Frontage	30 feet
Eastern property line adjoining multi-family	Buffer B, 15 feet
Northern property line adjoining multi-family	Buffer B, 15 feet

Pursuant to a rezoning approval, any proposed use on the property will be required to submit an engineered site development plan for review and certification prior to any construction activity and land disturbance.

Planning Analysis

The primary purpose of zoning land is to provide for the public health, safety and welfare in the development of land by ensuring that property is developed in an appropriate manner within the context of its immediate surroundings and the larger community of which it is a part. There are times when changes in the zoning of certain property are justified. For example, when a community is experiencing frequent requests for rezoning in a relatively small area, this is an indication that local trends and conditions may have changed, altering the assumptions underlying the existing zoning. The subdivision action separating the apartment complex from the subject parcel is an example of a changed condition.

The applicant proposes a change in use from R-4 Multiple Dwelling District to B-2 General Commercial District to allow for the submittal of a site development plan for an O'Reilly Auto Parts store. The property is located along an established commercial corridor and frequent truck route.



The City of Montevillo Comprehensive Plan, *Making Montevillo*, designates the subject property as “General Commercial.” The general commercial designation is intended to serve the daily commercial needs of the city’s population. Examples of general commercial uses include grocery stores, automotive sales and repair shops. Many of the general commercial uses in Montevillo exist along State Route 25 with small pockets located along State Route 119.

Making Montevillo describes the importance of working to retrofit or redevelop property in existing commercial corridors to become more aesthetically appealing through building refreshes, landscaping and including pedestrian friendly characteristics in designs, particularly along the State Route 25 corridor.

Community Facilities and Infrastructure

The Montevillo Water Works and Sewer Board, Montevillo Fire Chief and the City Engineer have reviewed the rezoning request and offer no additional comments in regard to the rezoning but will require a more detailed review during the site development plan review, if approved.

Conclusion

The applicant proposes rezoning the approximately 2.36 acres subject property from R-4 Multiple Dwelling District to B-2 General Commercial District to allow for the submittal of a site development plan for an O'Reilly Auto Parts store. The Comprehensive Plan designates the subject property as "General Commercial" including uses such as grocery stores, automotive sales, and repair shops. The Plan further identifies that most of the general commercial uses in Montevallo exist along State Route 25.

The Planning and Zoning Commission must consider all permitted uses of the requested zoning district as part of their recommendation to the City Council. The proposed auto parts store and other permitted uses within the B-2 district would not be out of character with other commercial development in the State Route 25 corridor.

Pursuant to a rezoning approval, any proposed use on the property will be required to submit an engineered site plan for review and certification prior to any construction activity. Pursuant to a denial of the rezoning request, no action for a zoning amendment may be requested for the same property for a period of twelve (12) months without unanimous approval by the City Council.



Proclamation from the City of Montevallo Dr. John W. Stewart, III

APPENDIX 11

By the Honorable Mayor Rusty Nix and Montevallo City Council

WHEREAS, Dr. John W. Stewart III served as the 15th president of the University of Montevallo; and

WHEREAS, He was the second-longest serving president in the 128-year history of the University; and

WHEREAS, Dr. Stewart was inaugurated as UM president on Oct. 14, 2010; and

WHEREAS, Dr. Stewart was instrumental in securing the first \$1 million gift in the University's history and in investing \$26 million into campus capital projects; and

WHEREAS, His passion for the outdoors can be seen in his planning and implementation of the University of Montevallo President's Outdoor Scholar's Program which was created for students interested in outdoor activities such as hunting and fishing with a focus on conservation and game management;

WHEREAS, Dr. Stewart was extremely proud of the University of Montevallo's Bass Fishing Team, the team has won five consecutive Bass Pro Shops School of the Year titles in a row as of May 2025, solidifying its place in collegiate fishing history; and

WHEREAS, During his tenure he was an advocate for capital improvements for the University such as the Montevallo on Main and dedication ceremony, renaming it to Fallin Hall after Dr. Wilson Fallin Jr.; and

WHEREAS, Dr. Stewart's leadership and partnership with the City of Montevallo was instrumental in projects such as the Promenade, the University's Women's Softball Facility, the Grainger Community Counseling and Wellness Clinic; and

NOW, THEREFORE, I, Rusty Nix, Mayor of the City of Montevallo,

do hereby acknowledge and recognize Dr. John W. Stewart, III for his leadership in bringing national and local recognition to the University of Montevallo and the City of Montevallo community at large.

In witness whereof, I have hereunto set my hand and caused this seal to be affixed.



Mayor Rusty Nix

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

Case No. Z25-003

Lindsay Rezoning from E-1 and R-1 to A-R

WHEREAS, Travis Lindsay, on behalf of Carlos and Yteria Tolbert, property owners, has petitioned the City of Montevallo for the approval of a change in the zone district boundary of approximately 4.36 acres from E-1 Single-Family Estate District, and R-1 Single-Family District to A-R Agricultural Residential District to allow for the installation of a manufactured home; and

WHEREAS, the subject property is located at 1059 Spring Creek Road, approximately one-third of a mile southwest of Overland Road (Parcel ID 58-27-5-22-0-001-034.013); and

WHEREAS, the A-R district is the only district, outside of the Aldrich Overlay District, that allows for the use of a manufactured home as the primary dwelling; and

WHEREAS, the subject property has access to Spring Creek Road with a 40-foot-wide flag strip; and

WHEREAS, the primary purpose of zoning land is to provide for the public health, safety and welfare in the development of land by ensuring that property is developed in an appropriate manner within the context of its immediate surrounding and the larger community of which it is a part; and

WHEREAS, the Comprehensive Plan, *Making Montevallo*, describes the subject property as suburban residential, typically located between mixed neighborhood and rural residential land use classifications with individuals still reliant on automobiles to access most goods and services within this district and are typically low to medium densities of largely detached single-family homes; and

WHEREAS, properties to the north, east, south, and west are generally large-lot single-family residential properties, including some with manufactured homes zoned A-R Agricultural and E-1 Single-Family Estate District; and

WHEREAS, residents in surrounding neighborhoods expressed concern related to other permitted uses within the A-R district beyond installation of a mobile home; and

WHEREAS, members of the Planning and Zoning Commission noted that the subject property does not directly adjoin other property zoned A-R even though it is within the immediate vicinity;

NOW, THEREFORE, BE IT RESOLVED by the Montevallo Planning and Zoning Commission that the request from Travis Lindsay, on behalf of Carlos and Yteria Tolbert, property owners, for the approval of a change in the zone district boundary of approximately 4.36 acres from E-1 Single-Family Estate District, and R-1 Single-Family District to A-R Agricultural Residential District to allow for the installation of a manufactured home and located at 1059 Spring Creek Rd approximately one-third of a mile southwest of Overland Road (Parcel ID 58-27-5-22-0-001-034.013) be and the same recommends ***DENIAL*** to the City Council subject to compliance with the regulations, policies and guidelines of the City of Montevallo, Alabama.

**STATE OF ALABAMA
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 June 19, 2025.

GIVEN UNDER MY HAND on this the 20th day of June, 2025.



Steve Gilbert, Clerk/Treasurer, City of Montevallo

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

Case No. Z25-004

Holcombe Rezoning from A-R to B-2

WHEREAS, Merrie Charlotte Holcombe, property owner, has petitioned the City of Montevallo for approval of a change in the zone district boundary of approximately 8.1 acres from A-R Agricultural Residential District to B-2 General Business District to allow for the marketing of the property as a commercial parcel; and

WHEREAS, the subject property is located at 4600 Highway 119, approximately 500 feet south of Highway 22 (Parcel ID 58-27-1-02-0-001-018.000); and

WHEREAS, Moore's Crossroads serves as a commercial node within the City of Montevallo and large tract of land at the northeast corner was recently annexed into the city with a B-2 zoning designation; and

WHEREAS, the Special District neighborhoods of Ammersee Lakes and Lexington Parc are located directly to the south of the subject parcel and include B-1 Neighborhood Commercial zoned parcels along State Route 119; and

WHEREAS, two parcels have been commercially developed, including the Montevallo Fire Station #2 that directly adjoins the subject property to the south, and a parcel adjoining Freedom Parkway to the south as a Dollar General; and

WHEREAS, a conceptual plan was not provided and no proposed end user was presented with the application for rezoning; and

WHEREAS, the property is currently heavily wooded and wet, with approximately two acres of standing water and marshy earth from State Route 119 that bisects the eastern portion of the parcel from the western portion; and

WHEREAS, general commercial development typically includes more impervious surfaces than single-family residential and additional information related to the impact on surface and groundwater is necessary; and

WHEREAS, there is an established residential neighborhood adjoining the subject property that may also be directly impacted by additional commercial development; and

WHEREAS, 63.29 acres of undeveloped commercial property is within the immediately surrounding area; and

WHEREAS, State Route 119 and Highway 22 are currently part of an ongoing infrastructure improvement project that will impact traffic flow and development of properties in the surrounding areas;

WHEREAS, the primary purpose of zoning land is to provide for the public health, safety and welfare in the development of land by ensuring that property is developed in an appropriate manner within the context of its immediate surrounding and the larger community of which it is a part; and

WHEREAS, the Comprehensive Plan, *Making Montevallo*, describes the subject property as mixed neighborhood, intended to provide a variety of residential housing types including single-family detached homes, townhomes, row houses, duplexes, and garage apartments, as well as small-scale, neighborhood-oriented retail uses; and

NOW, THEREFORE, BE IT RESOLVED by the Montevallo Planning and Zoning Commission that the request from Merrie Charlotte Holcombe, property owner, for approval of a change in the zone district boundary of approximately 8.1 acres from A-R Agricultural Residential District to B-2 General Business District to allow for the marketing of the property as a commercial parcel and located at 4600 Highway 119, approximately 500 feet south of Highway 22 (Parcel ID 58-27-1-02-0-001-018.000) be and the same recommends ***DENIAL*** to the City Council subject to compliance with the regulations, policies and guidelines of the City of Montevallo, Alabama.

**STATE OF ALABAMA
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 June 19, 2025.

GIVEN UNDER MY HAND on this the 20th day of June, 2025.



Steve Gilbert, Clerk/Treasurer, City of Montevallo

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

Case No. Z25-005

O'Reilly Auto Rezoning from R-4 to B-2

WHEREAS, Jackie Marcelin on behalf of Redwood Development Co. Inc, property owner, has petitioned the City of Montevallo for approval of a change in the zone district boundary of approximately 2.36 acres from R-4 Multiple Dwelling District to B-2 General Business District to allow for the submittal of a site development plan for an O'Reilly Auto Parts store; and

WHEREAS, the subject property is located at 4705 and 4715 State Route 25, approximately 1,200 feet east of the intersection of Middle Street and State Route 25 (Parcel ID 58-36-2-03-1-002-011.000); and

WHEREAS, properties in the surrounding area are generally commercial and medium to high density residential; and

WHEREAS, the subject parcel was created by the subdivision of a larger parcel that included The Glenn apartments entitled Montevallo Park (Case SA22-020) recorded on April 25, 2022, in Map Book 56, Page 11; and

WHEREAS, a conceptual layout plan identifies a 7,225-square-foot retail store with 40 parking stalls and an above ground stormwater detention area; and

WHEREAS, landscape buffers will be required along property boundaries to the north and east that abut residential apartments and along the frontage of State Route 25; and

WHEREAS, pursuant to a rezoning approval, any B-2 General Business District use proposed for the property will be required to submit an engineered site development plan for review and certification prior to any construction activity; and

WHEREAS, the primary purpose of zoning land is to provide for the public health, safety and welfare in the development of land by ensuring that property is developed in an appropriate manner within the context of its immediate surrounding and the larger community of which it is a part; and

WHEREAS, *Making Montevallo* describes the subject property as General Commercial, intended to serve the daily commercial needs of the city's population including uses such as grocery stores, automotive sales and repair shops; and

WHEREAS, State Route 25 is an established commercial corridor; and

NOW, THEREFORE, BE IT RESOLVED by the Montevallo Planning and Zoning Commission that the request from Jackie Marcelin on behalf of Redwood Development Co. Inc, property owner, for approval of a change in the zone district boundary of approximately 2.36 acres from R-4 Multiple Dwelling District to B-2 General Business District to allow for the submittal of a site development plan for an O'Reilly Auto Parts store and located at 4705 and 4715 State Route 25, approximately 1,200 feet east of the intersection of Middle Street and State Route 25 (Parcel ID 58-36-2-03-1-002-011.000) be and the same recommends *APPROVAL* to the City Council subject to:

- Submittal of a Site Development Plan for review, approval, and certification; and
- compliance with the regulations, policies and guidelines of the City of Montevallo, Alabama.

**STATE OF ALABAMA
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 June 19, 2025.

GIVEN UNDER MY HAND on this the 20th day of June, 2025.



Steve Gilbert, Clerk/Treasurer, City of Montevallo

Statement From Mayor to Council notifying Council that only one person filed a Statement of Candidacy for City Council District 1

STATE OF ALABAMA
SHELBY COUNTY


To the Council of Montevallo, Alabama

This is to certify that only one person filed a statement of candidacy for the office of City Council District 1 by 5:00 p.m. on the third Tuesday in June preceding the 26th day of August, 2025, the date set for an election of municipal officers in the City of Montevallo, Alabama, and the name of such person is John David King.



Rusty Nix
Mayor

ATTEST:



Steve Gilbert
City Clerk



Statement From Mayor to Council notifying Council that only one person filed a Statement of Candidacy for City Council District 2

STATE OF ALABAMA
SHELBY COUNTY

To the Council of Montevallo, Alabama

This is to certify that only one person filed a statement of candidacy for the office of City Council District 2 by 5:00 p.m. on the third Tuesday in June preceding the 26th day of August, 2025, the date set for an election of municipal officers in the City of Montevallo, Alabama, and the name of such person is Lelia Horton Mitchell.



Rusty Nix
Mayor

ATTEST:



Steve Gilbert
City Clerk



Statement From Mayor to Council notifying Council that only one person filed a Statement of Candidacy for City Council District 3

STATE OF ALABAMA
SHELBY COUNTY

To the Council of Montevallo, Alabama

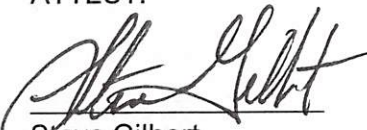
This is to certify that only one person filed a statement of candidacy for the office of City Council District 3 by 5:00 p.m. on the third Tuesday in June preceding the 26th day of August, 2025, the date set for an election of municipal officers in the City of Montevallo, Alabama, and the name of such person is Kenneth Dukes.



Rusty Nix
Mayor



ATTEST:



Steve Gilbert
City Clerk

Resolution 07142025 -001 for Officers Elected Without Opposition

STATE OF ALABAMA
SHELBY COUNTY

CITY OF MONTEVALLO, ALABAMA

WHEREAS, Sections 11-46-20 through 11-46-73 of the Alabama Code of 1975, as amended, provide for and regulate general and special elections in cities and towns of this state, except those cities and towns which have a commission form of government, and

WHEREAS, Section 11-46-43 of the Alabama Code of 1975 prohibits write-in candidates in elections held under Sections 11-46-20 through 11-46-73 of the Alabama Code of 1975, as amended, and

WHEREAS, Section 11-46-26 of the Alabama Code of 1975, as amended, provides that if only one person has filed a statement of candidacy or has been nominated for an office for an election to be held pursuant to Sections 11-46-20 through 11-46-73 of the Alabama Code of 1975, as amended, at the time the deadline for qualification has passed, then such person shall, for all purposes, be deemed elected to such office, and the mayor or other chief executive officer shall not cause the name of such person or the office for which his candidacy was declared to be printed on the ballot, but he shall immediately file a written statement with the governing body of the municipality, attested by the clerk, certifying the fact that only one person filed a statement of candidacy or was nominated for the office preceding the deadline set for an election of municipal officers of the municipality and setting forth the name of such person, and

WHEREAS, said Section 11-46-26, as amended, provides that the governing body of the municipality, after receiving such statement, shall adopt a resolution declaring the person named in the statement duly elected to the office described in the statement, and shall issue a Certificate of Election to such person, and

WHEREAS, the Mayor of the City of Montevallo has filed a written statement with the governing body of the municipality, attested by the Clerk, certifying the fact that only one person filed a statement of candidacy for the office of City Council District 1 prior to the deadline and that the name of that person who filed such statement was John David King,

NOW, THEREFORE, BE IT RESOLVED by the City Council, of the City of Montevallo, that John Daivid King be and he is hereby declared duly elected to the office of City Council District 1 in the City of Montevallo, for the term of office commencing on the first Monday in November, 2025, and

BE IT FURTHER RESOLVED, that the Mayor, of the City Montevallo be and he hereby is directed to issue a certificate of election to John David King for the office of City Council District 1 for such term pursuant to the provisions of Section 11-46-25, as amended.

ADOPTED THIS THE 14th DAY OF July, 2025.


Rusty Nix Mayor

ATTEST:


Steve Gilbert City Clerk



Resolution 07142025 -002 for Officers Elected Without Opposition

STATE OF ALABAMA
SHELBY COUNTY

CITY OF MONTEVALLO, ALABAMA

WHEREAS, Sections 11-46-20 through 11-46-73 of the Alabama Code of 1975, as amended, provide for and regulate general and special elections in cities and towns of this state, except those cities and towns which have a commission form of government, and

WHEREAS, Section 11-46-43 of the Alabama Code of 1975 prohibits write-in candidates in elections held under Sections 11-46-20 through 11-46-73 of the Alabama Code of 1975, as amended, and

WHEREAS, Section 11-46-26 of the Alabama Code of 1975, as amended, provides that if only one person has filed a statement of candidacy or has been nominated for an office for an election to be held pursuant to Sections 11-46-20 through 11-46-73 of the Alabama Code of 1975, as amended, at the time the deadline for qualification has passed, then such person shall, for all purposes, be deemed elected to such office, and the mayor or other chief executive officer shall not cause the name of such person or the office for which his candidacy was declared to be printed on the ballot, but he shall immediately file a written statement with the governing body of the municipality, attested by the clerk, certifying the fact that only one person filed a statement of candidacy or was nominated for the office preceding the deadline set for an election of municipal officers of the municipality and setting forth the name of such person, and

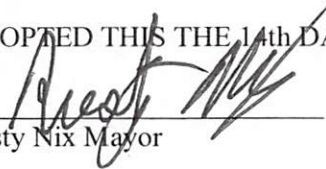
WHEREAS, said Section 11-46-26, as amended, provides that the governing body of the municipality, after receiving such statement, shall adopt a resolution declaring the person named in the statement duly elected to the office described in the statement, and shall issue a Certificate of Election to such person, and

WHEREAS, the Mayor of the City of Montevallo has filed a written statement with the governing body of the municipality, attested by the Clerk, certifying the fact that only one person filed a statement of candidacy for the office of City Council District 2 prior to the deadline and that the name of that person who filed such statement was Lelia Horton Mitchell,


NOW, THEREFORE, BE IT RESOLVED by the City Council, of the City of Montevallo, that Lelia Horton Mitchell, be and she is hereby declared duly elected to the office of City Council District 2 in the City of Montevallo, for the term of office commencing on the first Monday in November, 2025, and

BE IT FURTHER RESOLVED, that the Mayor, of the City Montevallo be and he hereby is directed to issue a certificate of election to Lelia Horton Mitchell for the office of City Council District 2 for such term pursuant to the provisions of Section 11-46-25, as amended.

ADOPTED THIS THE 14th DAY OF July, 2025.


Rusty Nix Mayor

ATTEST:


Steve Gilbert City Clerk



Resolution 07142025 -003 for Officers Elected Without Opposition

STATE OF ALABAMA
SHELBY COUNTY

CITY OF MONTEVALLO, ALABAMA

WHEREAS, Sections 11-46-20 through 11-46-73 of the Alabama Code of 1975, as amended, provide for and regulate general and special elections in cities and towns of this state, except those cities and towns which have a commission form of government, and

WHEREAS, Section 11-46-43 of the Alabama Code of 1975 prohibits write-in candidates in elections held under Sections 11-46-20 through 11-46-73 of the Alabama Code of 1975, as amended, and

WHEREAS, Section 11-46-26 of the Alabama Code of 1975, as amended, provides that if only one person has filed a statement of candidacy or has been nominated for an office for an election to be held pursuant to Sections 11-46-20 through 11-46-73 of the Alabama Code of 1975, as amended, at the time the deadline for qualification has passed, then such person shall, for all purposes, be deemed elected to such office, and the mayor or other chief executive officer shall not cause the name of such person or the office for which his candidacy was declared to be printed on the ballot, but he shall immediately file a written statement with the governing body of the municipality, attested by the clerk, certifying the fact that only one person filed a statement of candidacy or was nominated for the office preceding the deadline set for an election of municipal officers of the municipality and setting forth the name of such person, and

WHEREAS, said Section 11-46-26, as amended, provides that the governing body of the municipality, after receiving such statement, shall adopt a resolution declaring the person named in the statement duly elected to the office described in the statement, and shall issue a Certificate of Election to such person, and

WHEREAS, the Mayor of the City of Montevallo has filed a written statement with the governing body of the municipality, attested by the Clerk, certifying the fact that only one person filed a statement of candidacy for the office of City Council District 3 prior to the deadline and that the name of that person who filed such statement was Kenneth Dukes,


NOW, THEREFORE, BE IT RESOLVED by the City Council, of the City of Montevallo, that Kenneth Dukes, be and he is hereby declared duly elected to the office of City Council District 3 in the City of Montevallo, for the term of office commencing on the first Monday in November, 2025, and

BE IT FURTHER RESOLVED, that the Mayor, of the City Montevallo be and he hereby is directed to issue a certificate of election to Kenneth Dukes for the office of City Council District 3 for such term pursuant to the provisions of Section 11-46-25, as amended.

ADOPTED THIS THE 14th DAY OF July, 2025.


Rusty Nix Mayor

ATTEST:


Steve Gilbert City Clerk



Certificate of Election

STATE OF ALABAMA
SHELBY COUNTY

CITY OF MONTEVALLO, ALABAMA

The undersigned hereby certify that the Mayor of the City of Montevallo, Alabama has filed a written statement with the governing body of the municipality, attested by the Clerk, certifying the fact that only one person filed a statement of candidacy for the office of City Council District 1 prior to the deadline and that the name of that person who filed such statement was John David King. Therefore, John David King has been duly elected to the office of City Council District 1 of the City of Montevallo, Alabama, for the term commencing on the first Monday of November, 2025.

Adopted pursuant to the requirements of Sections 11-46-20 et seq. of the Alabama Code of 1975, as amended, this 14th day of July, 2025.



Mayor



Councilmember



Councilmember



Councilmember

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Councilmember




Certificate of Election

STATE OF ALABAMA
SHELBY COUNTY

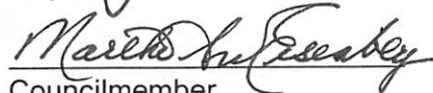
CITY OF MONTEVALLO, ALABAMA

The undersigned hereby certify that the Mayor of the City of Montevallo, Alabama has filed a written statement with the governing body of the municipality, attested by the Clerk, certifying the fact that only one person filed a statement of candidacy for the office of City Council District 2 prior to the deadline and that the name of that person who filed such statement was Lelia Horton Mitchell. Therefore, Lelia Horton Mitchell has been duly elected to the office of City Council District 2 of the City of Montevallo, Alabama, for the term commencing on the first Monday of November, 2025.

Adopted pursuant to the requirements of Sections 11-46-20 et seq. of the Alabama Code of 1975, as amended, this 14th day of July, 2025.



Mayor



Councilmember



Councilmember



Councilmember

Councilmember

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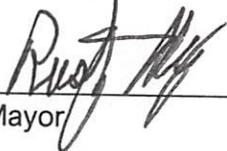
Certificate of Election

STATE OF ALABAMA
SHELBY COUNTY

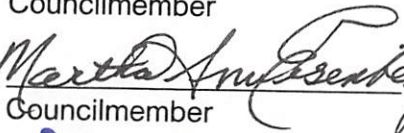
CITY OF MONTEVALLO, ALABAMA

The undersigned hereby certify that the Mayor of the City of Montevallo, Alabama has filed a written statement with the governing body of the municipality, attested by the Clerk, certifying the fact that only one person filed a statement of candidacy for the office of City Council District 3 prior to the deadline and that the name of that person who filed such statement was Kenneth Dukes. Therefore, Kenneth Dukes has been duly elected to the office of City Council District 3 of the City of Montevallo, Alabama, for the term commencing on the first Monday of November, 2025.


Adopted pursuant to the requirements of Sections 11-46-20 et seq. of the Alabama Code of 1975, as amended, this 14th day of July, 2025.




Mayor

Councilmember


Councilmember



Councilmember



Councilmember

Councilmember



Black History Month Youth Banner Design Contest

APPENDIX 24

sponsored by
Montevallo Legacy Project, Montevallo Main Street, and IMPACT Montevallo

Calling all creative kids! We invite you to design a special banner to help us celebrate Black History Month in Montevallo next year. Four winning designs will be used to create banners to hang from eighty downtown light posts. They will honor people, places, and experiences important to Montevallo's Black history. We want to show everyone the strength, pride, dignity and joy of our African American community!

Who can enter? All Montevallo kids, ages 5-18.

What should I keep in mind while creating my banner design?

- Use content, color, and design to celebrate Black history in Montevallo. Uncertain how to get started? Check out the *Untold Stories* on the Legacy Project website (<https://themontevallolegacyproject.com/untoldstories>).
- Use Pan-African colors (red, yellow, green, black) and accent colors as needed. You may want to consider an abstract design.
- You can use many different materials - painting, drawing, illustration, digital, etc. BUT keep in mind that paint and markers will translate better than crayon and pencil. Bright, full colors print really well! Neon colors do not print well.
- BE BOLD. Make your designs big and clear.
- Fill the space. Do not leave blank space unless you mean to.
- Think tall. Make your artwork vertical and keep the most important elements in the middle.
- Create an original work without any copyright images (i.e. branded cartoon characters).

How do I enter the contest? You need to submit two items:

1. An entry form filled out by a parent or guardian.
2. A design submitted on a template at a size of 6.5in x 9in or 11.5in x 16in. OR, if creating your work digitally, 1950px X 2700px or 3450px X 4800px. *Please note: Work that doesn't conform to these specifications will not be eligible for the contest.*

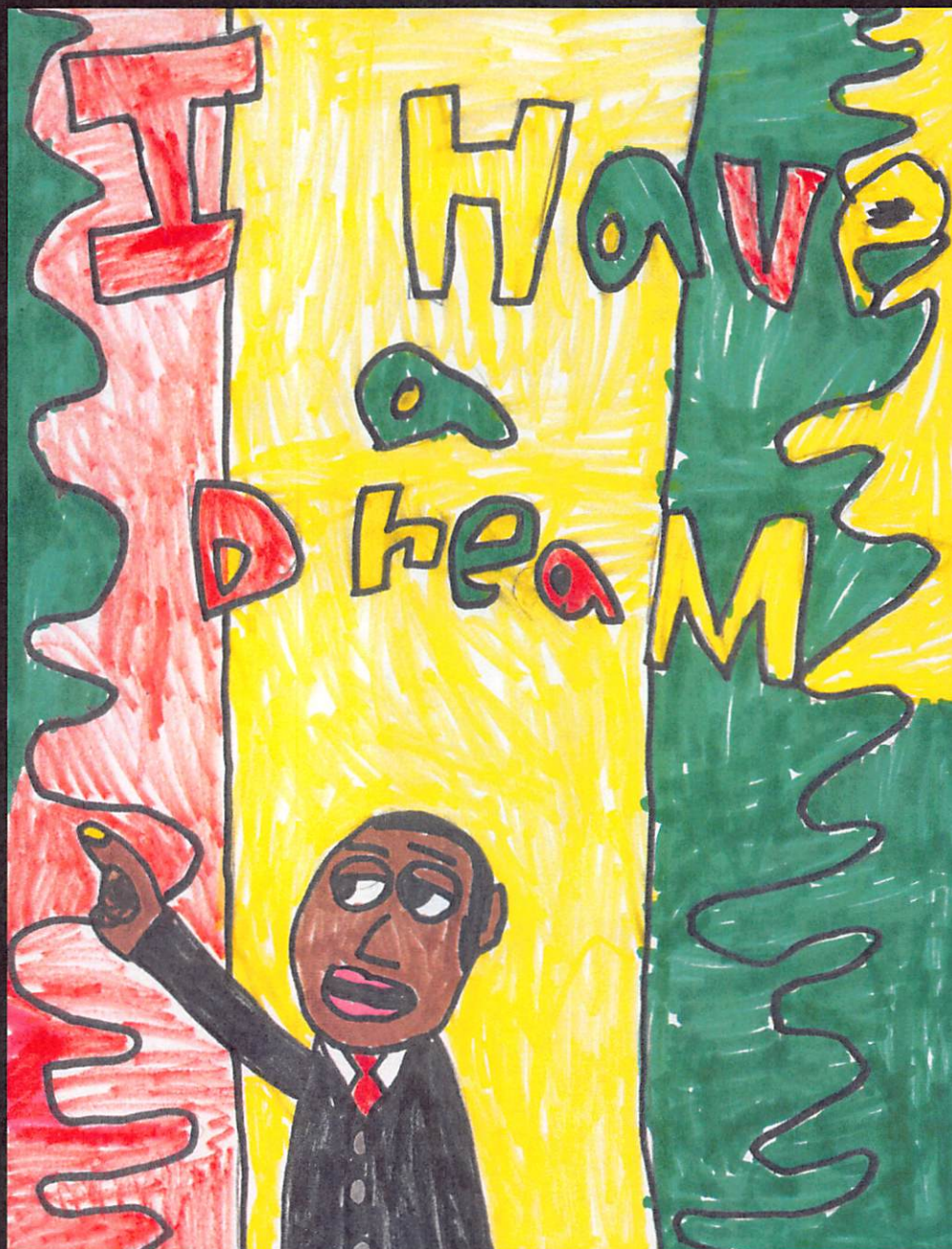
Where can I find an entry form and required template? They are available in print form at Parnell Memorial Library or electronically by request from Sarah Creel, MLP Youth Coordinator, at montevallolegacy@gmail.com. Put Banner Design Contest in the subject line.

How do we pick the winners: Eligible submissions will be judged by selected members of our community. They will be looking for effective designs that show off the strength, pride, dignity, and joy of Montevallo's African American community.

Deadline for submission: April 1, 2025. Submit digital designs electronically via email to montevallolegacy@gmail.com. Put Banner Design Contest in the subject line. Submit physical artwork and entry form at Parnell Memorial Library.

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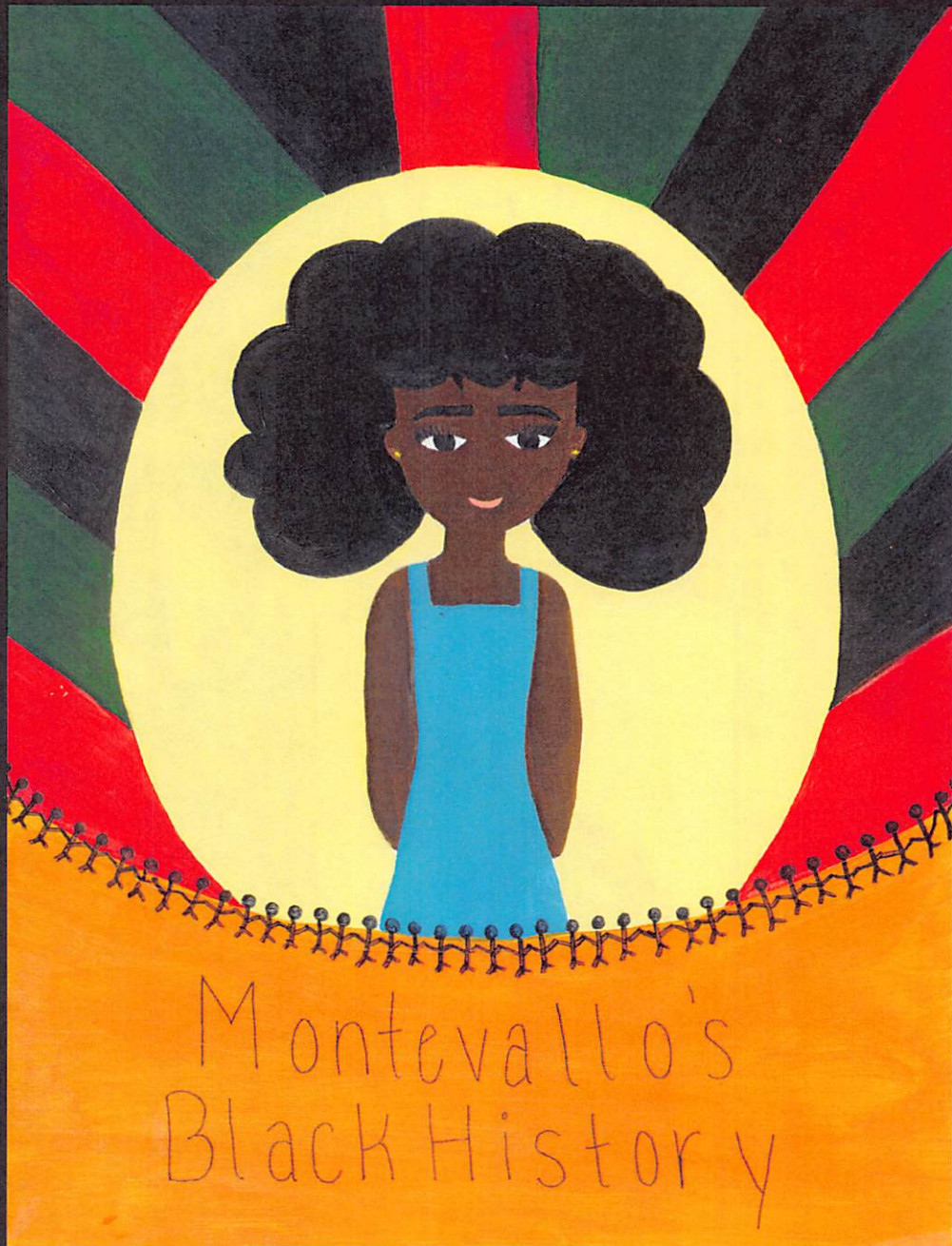


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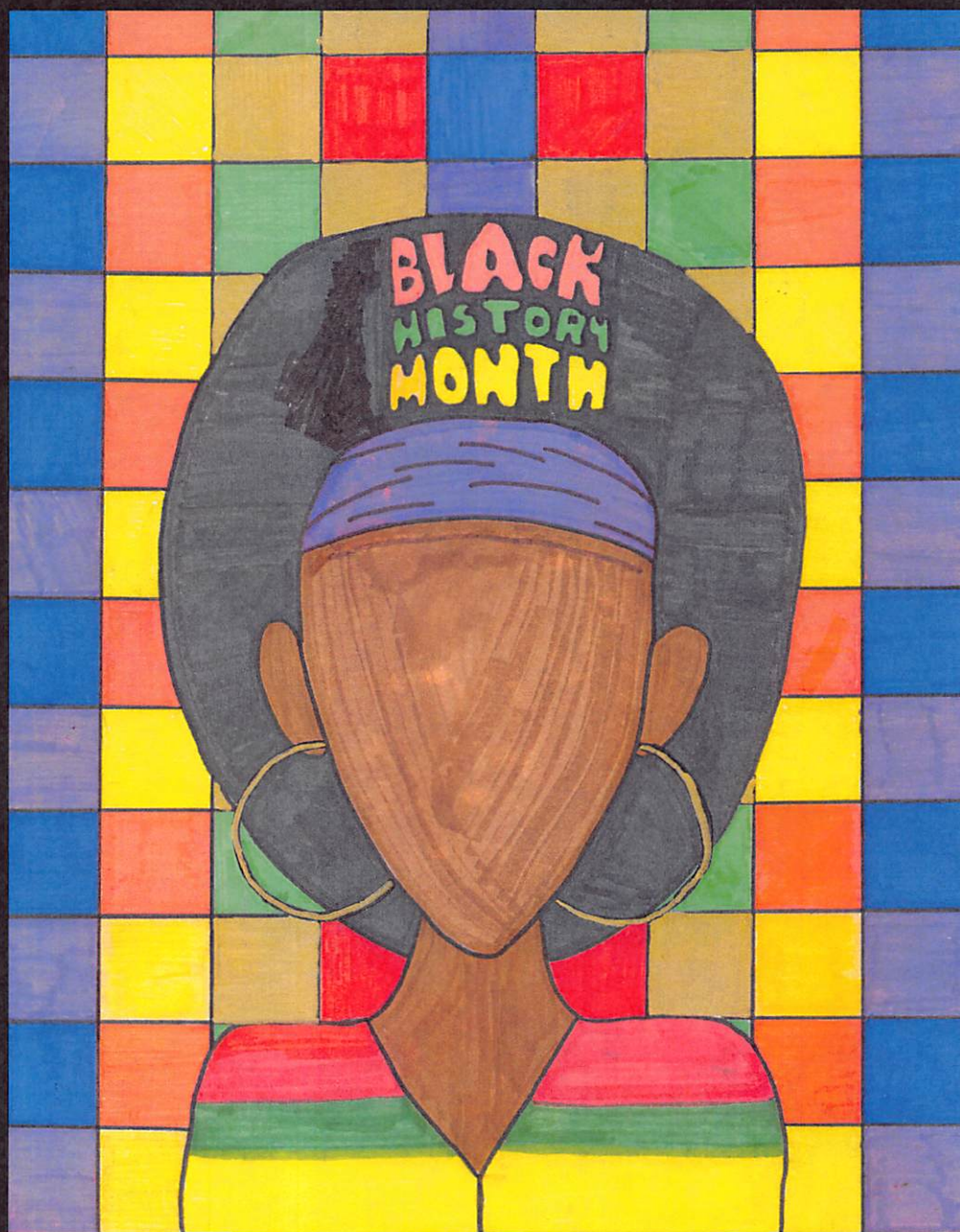


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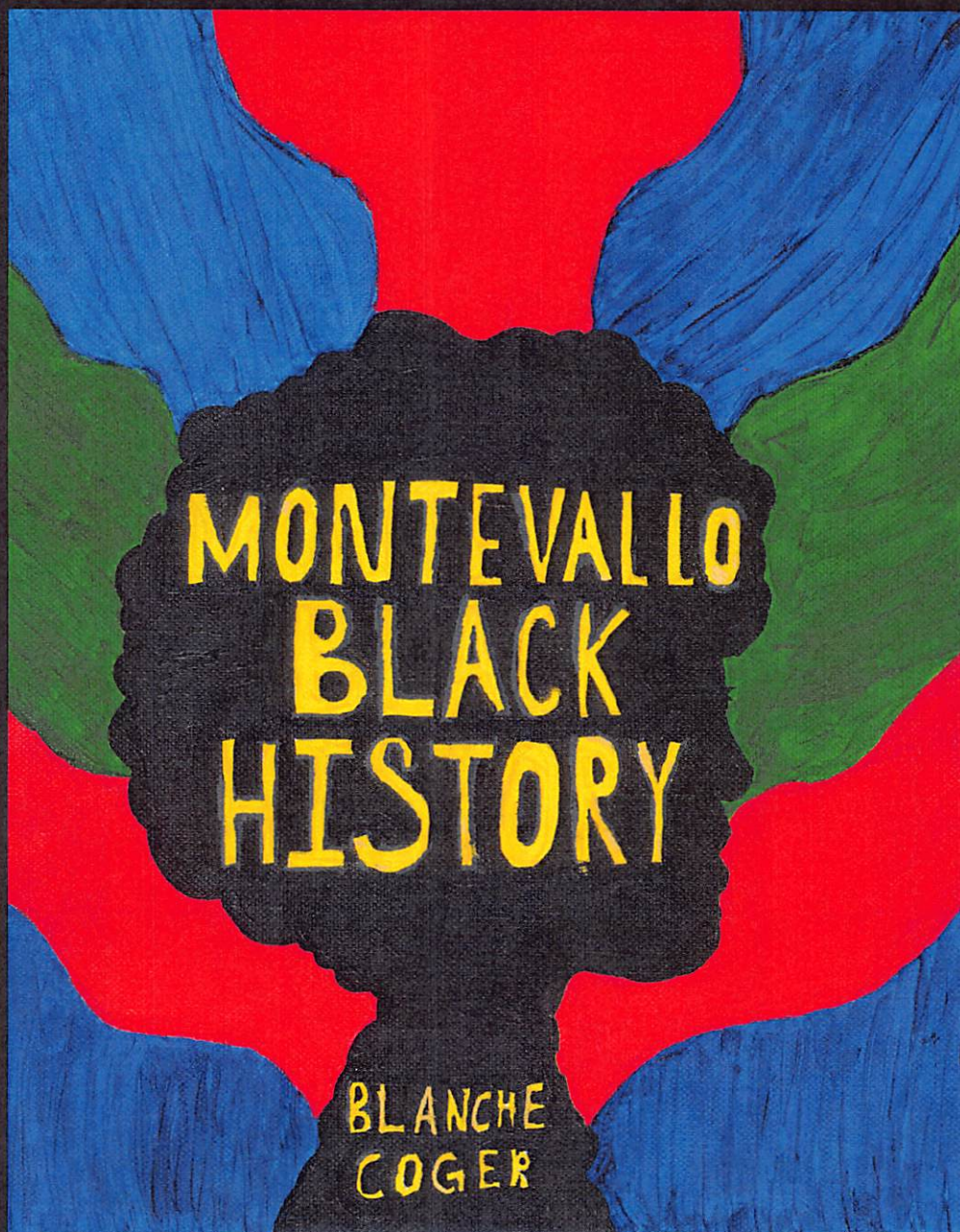


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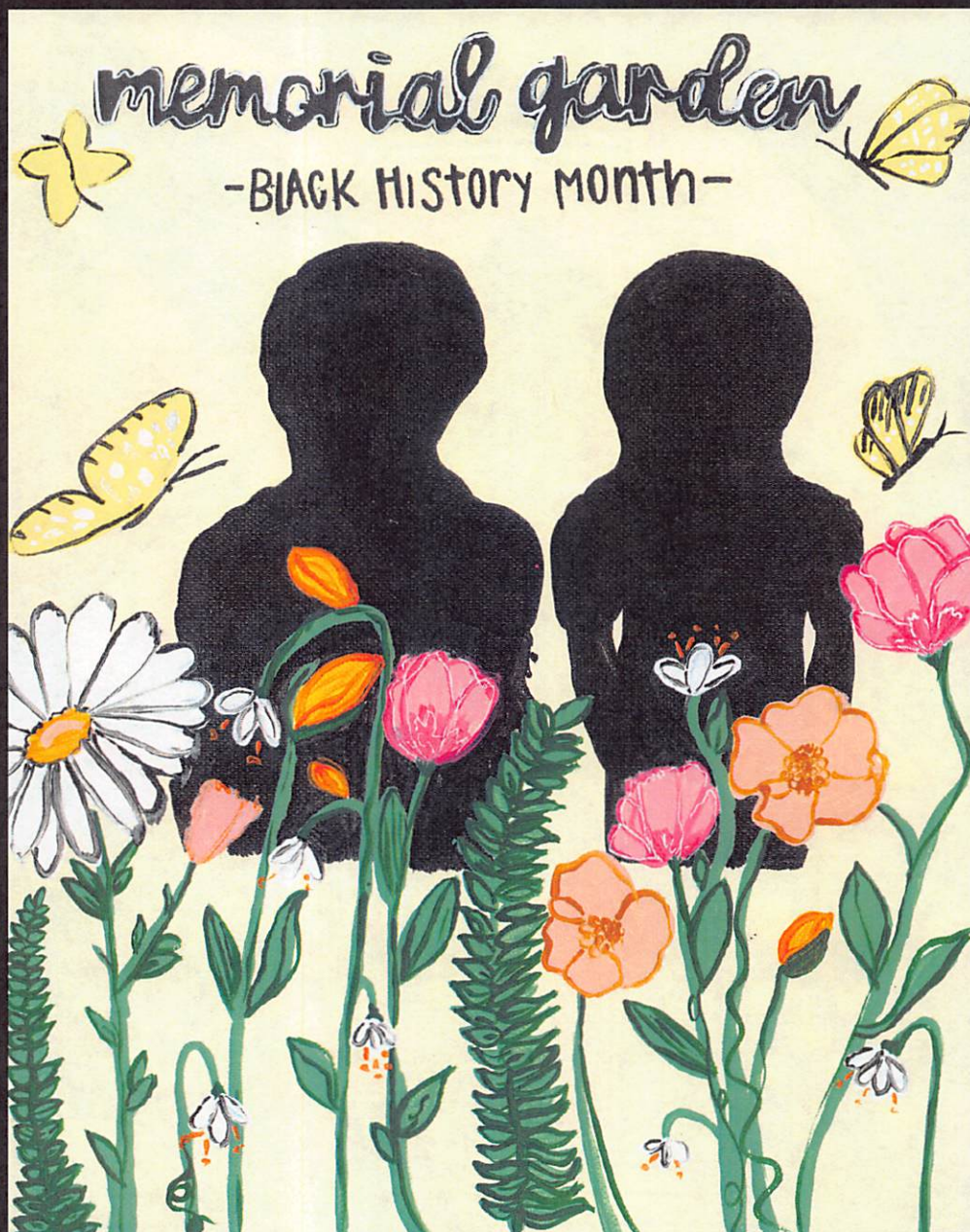


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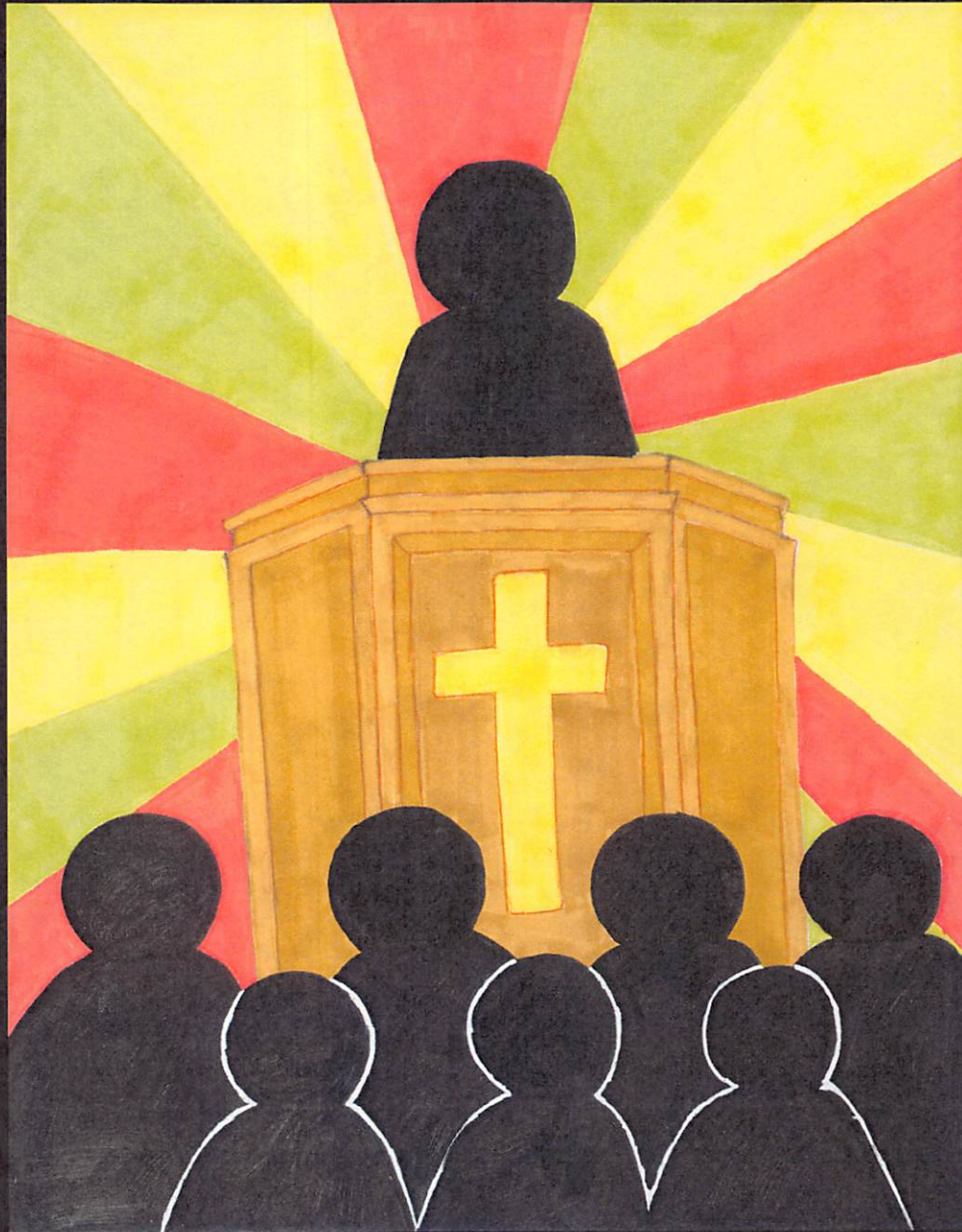


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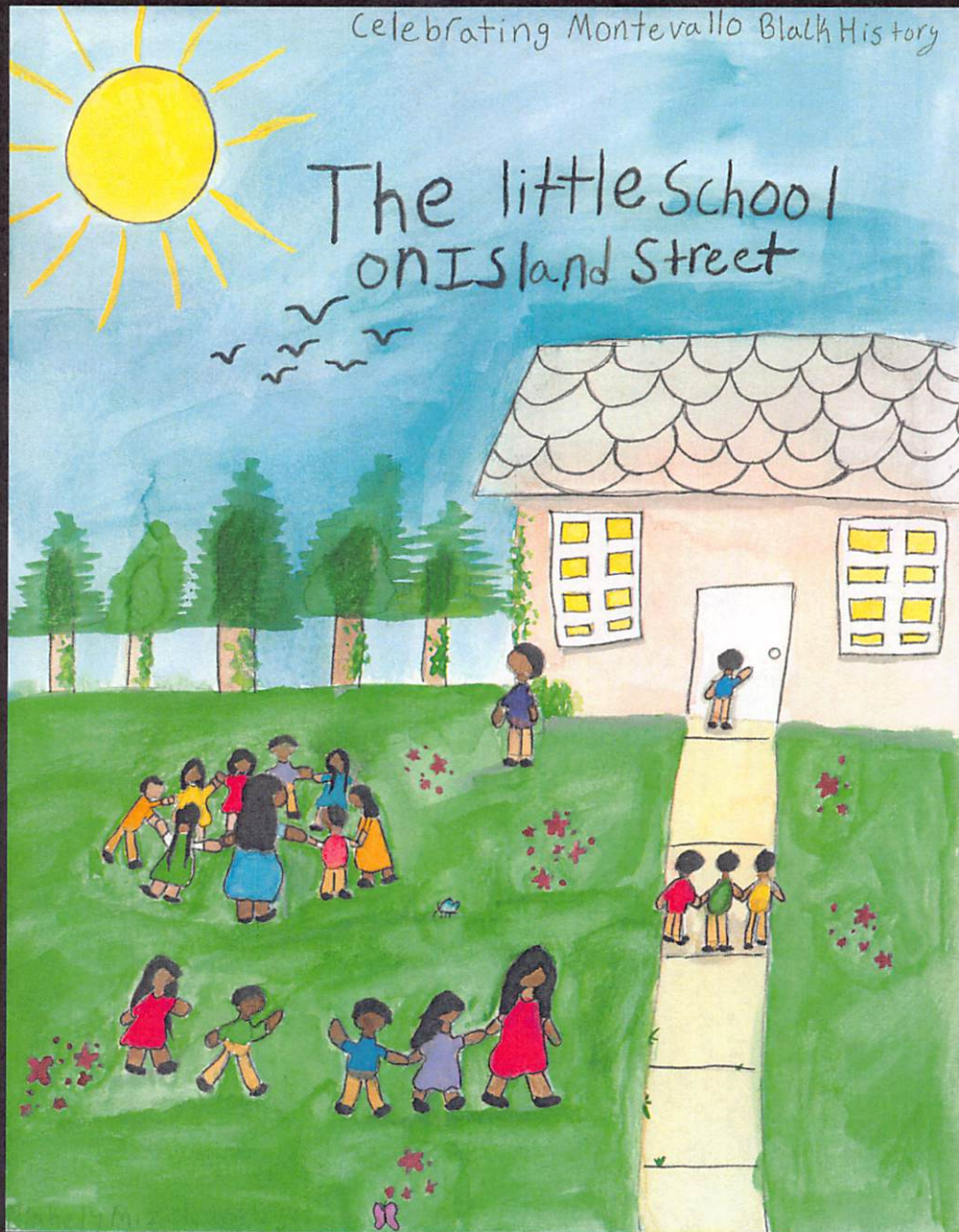


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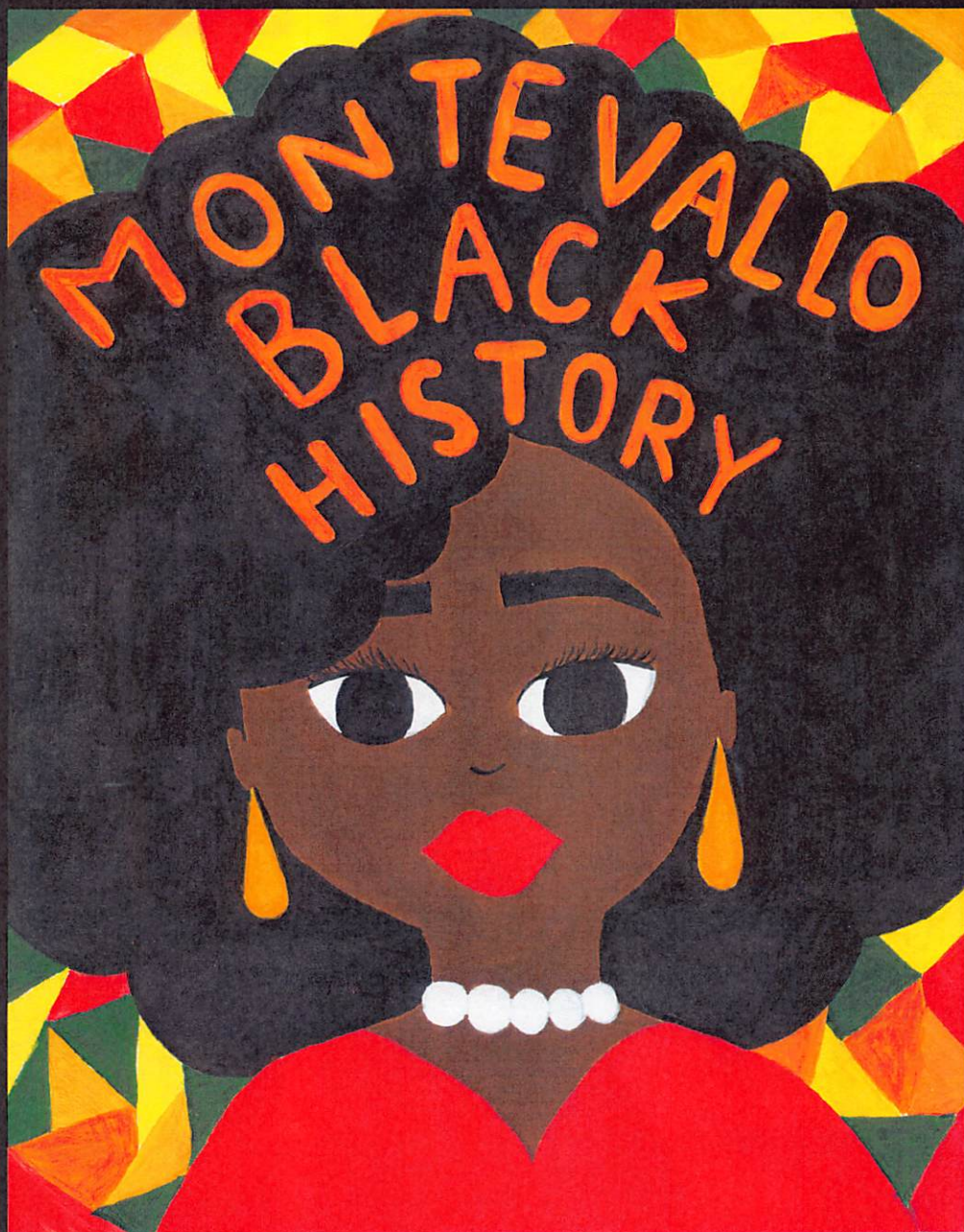


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BLACK-ISH ROOTS

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