

MINUTES

Montevallo Planning Commission

April 16, 2020

City Hall

6:00 PM

Donnie Norris, Lisa Terrill, Rusty Nix, Kristen Bridges, Charlie Binion (absent), Kenny Dukes, Bob Doyle, Nathan Stamps, and Amy Feger (absent)

Acting Chairman Bridges called the meeting to order at 6:05 p.m.

Mr. Dukes made a motion to approve the Minutes from January 16, 2020. Mr. Norris seconded. Mr. Doyle abstained.... MOTION APPROVED.

Public Hearing 1 opened at 6:11pm for SP19-08 DG on 119.

Kristine Goddard, Shelby County, and Alyssa Carter, DG Rep, both gave a brief overview of the site plan.

Mr. Nix asked if there is a need for a left turn lane.

Mr. Doyle asked if this site plan meets the current zoning rules. Ms. Bridges answered, yes.

Ms. Bridges started a discussion regarding the color palette for the sign and the size. Ms. Goddard responded that yellow is a color from nature. Ms. Bridges noted that the guidelines require muted colors. Ms. Carter responded with the sign dimensions of 12 sq. feet.

Ms. Bridges shared the wall sconces for the building did not meet the requirement for downcast light. Ms. Carter responded lighting would be dimmed outside of the hours of operation of 7am-9pm.

Mr. Dukes asked is there a landscape buffer. Ms. Goddard responded, yes.

Mr. Stamps informed he will abstain from discussion of Dollar General on Hwy 119, due to a conflict of interest.

Citizen Comments:

George Henry, resident of Heritage Trace, due to Covid-19 regulations will serve as representative for that subdivision. He brought the following comments/questions into discussion.

- Ordinance definitions (defines) on page 177 of the zoning ordinance "Shall be" is used and interpretation is improper.
- Sec. 15.02 B1, "Shall be" is written for consideration to "how zoned".
- Are any exceptions given, do the specs meet sec 19 Standards and Guidelines of the same manual?
- Per the ordinance, any intersection requires a traffic study.
- Mr. Henry also mentions several conflicts of interest.

Ms. Bridges asked Mr. Henry for what does not match the ordinance. Mr. Henry asked if B1 was zoned to allow for a retail store, it is mentioned for "immediate neighborhood only". Ms. Goddard shares a neighborhood is a surrounding area made up of many surrounding subdivisions.

Facebook Comments from live stream:

Tiffany Sanchez asked, "Is this typical procedure?" Ms. Goddard responded with notifications were sent to all adjoining property owners.

Jim Culpepper commented, No Deed assessments in the area why do we need another DG in close proximity to the other DG.

Ms. Bridges read a letter from Tom Walker with American Village Citizenship Trust.

Public hearing closed at 7:03pm.

Public Hearing 2 opened at 7:04 for DG on 25 case# SP-19-008.

Kristine Goddard, Shelby County, and Alyssa Carter, DG Rep, both gave a brief overview of the site plan. Ms. Goddard commented this is a standard application with no scenic overlay requirement. Ms. Carter commented this location would have an access from Cedar Street.

Citizen Comments:

Facebook Comments:

Avana Moxley shared her concern for the safety of the children exiting from the school bus at this stop.

Mr. Dukes responded, the school system establishes the school bus stops and they take into consideration the safety of children first. They will not let children off a bus in an unsafe area. Rick Vines is the Bus Coordinator you can contact for concerns.

Ms. Moxley also asks what will happen with her house equity with this store location only 20 feet away. She also commented on the lighting and noise from this location. Ms. Bridges responded with this application meets all zoning requirements. As for the noise and lighting concern, the city has a noise and a dark sky ordinance

Mr. Nix asked what the store hours would be for this location. Ms. Carter responded 7am-9pm and the store lighting turns off an hour after closing.

Calvin Meadows asked why the Dollar General is moving. Ms. Carter responded to upgrade that location and better serve the customers.

Public hearing closed at 7:13pm.

Need a motion for case # SP19-08 DG on 119. Motion to be considered with recommendations for left turn lane.

Jeremy, DG Engineer, commented ALDOT has guidelines for 30 turns in a peak hour before considering turn lane.

Matthew Burgess, City Engineer, agreed and commented as well that ALDOT does have guidelines for possibly not less than 50 turns in a peak hour for turn lane consideration.

Motion made to accept site plan and recommend with recommendations regarding the signage color concerns and left turn lane by Mr. Dukes, seconded by Mr. Norris. Ms. Bridges voted Nay,

Need a motion, DG on 25 case# SP-19-008.

Motion made to recommend site plan to City Council by Mr. Norris, seconded by Mr. Nix, All Ayes.

No other business

Motion to adjourn at 7:30pm by Mr. Nix, seconded by Mr. Dukes, All Ayes.

Lisa Terrill
Assistant City Clerk

