



Planning and Zoning Meeting Minutes 12.16.21 6:00 PM
Public Hearing: Continuation of Case No. SN21-028 from October 18, 2021
A Re-subdivision of Lot 3 of Lyman's Addition to Montevallo

Present: Chairman Bob Doyle, Steve Gilbert City Clerk, Nathan Stamps, Bill Glosson, George Henry; Becky Tutwiler.
Absent: Charlie Binion, Linda McCray, Councilman David King

Verification of Quorum: Yes - Present.

Chairman Bob Doyle Called the Meeting to Order at 6:00 P.M.

Motion to approve Minutes from last Meeting on 11.18.2021, Motion to approve Minutes made by George Henry, Second by Becky Tutwiler, All Ayes, Motion Passes.

Case No. SN21-028 A Re-subdivision of Lot 3 of Lyman's Addition to Montevallo

This is a request from Dr. Bobby F. Shunnarah, representing BFS Properties, LLC, property owner, for approval of a final plat to subdivide Lot 3 of Lyman's Addition to Montevallo into two lots, to be known as A Re-subdivision of Lot 3 of Lyman's Addition to Montevallo. The subject property is zoned R-2, Single Family Residential District and located at 830 Wadsworth Street, Montevallo; Parcel Identification No. 58-27-5-21-3-301-029.001.

Discussion: Chairman Bob Doyle called on Janice Seaman to speak on behalf of BFS Properties and Dr. Shunnarah. Ms. Seaman explained the request for the sub-dividing of the property and presented drawings of the proposed construction of the Duplex Unit on the Parcel. Ms. Seaman explained that the existing residence would remain on the larger parcel of land and that it conformed to the requirement of a 10,000 sq ft. lot for a single family residence. The drawing presented was incorrect as to the length of the property line. Numbers were transposed by the designer. The drawing stipulated 178 ft when the actual measurement is 187 ft. This was verified to be correct with Shelby County Planning Services and the Survey maps on file.

No one was present at the meeting to object to the sub-division request and City Clerk Gilbert stated that his office had not received any written correspondence on the case.

Commission Member George Henry had numerous questions regarding the definition of lot size as outlined in the city ordinances. The discussion also was over the definitions of per family, or per family dwelling. Commission member Henry also asked questions regarding if right of way was included in the lot size.

Call for Motion, to accept the request of a re-subdivision of Lot 3 of Lyman's Addition to Montevallo, contingent on the correction of the notation of property boundary measurements to reflect the measurements as recorded on the property survey. Motion made by Gilbert, Second by Glosson, Vote: 5 Yays, 1 Nay: Henry, Abstain Tutwiler.

Case No. ZAM21-001 Amendment of Article 23.

Proposed modification of Article 23.06 that requires landscape plans for site development plan submittals be prepared by a State of Alabama registered Landscape Architect.


As amended: Section 23.06. Landscape Plan Submittal Requirements

No application for site development plan approval will be accepted without inclusion of a landscape plan that meets the minimum submittal requirements and has been prepared by a State of Alabama registered Landscape Architect,

Land Planner, certified Civil Engineer or horticultural professional licensed by the State of Alabama in Landscape design.

Call for Motion, Motion to accept changes in Ordinance made by George Henry, Second by Nathan Stamps, All Ayes, Motion Passed.

Motion to Adjourn: Motion to Adjourn by Nathan Stamps, Second by George Henry, All Ayes, Motion passed. Meeting adjourned at 7:08 p.m.

Submitted by: 
Steve Gilbert, City Clerk