



Planning and Zoning Meeting Minutes 01.21.21 6:00 PM

Present: Chair Kristen Bridges, Steve Gilbert City Clerk, Councilman David King, Nathan Stamps, Bob Doyle, Charlie Binion. Present via Zoom, City Engineer Matt Burgess. Present in meeting, Kristine Goddard and Sharman Brooks, Shelby County Development Services

Chair Kristen Bridges Called the meeting to order at 6:04 PM

Case No. Z20-011 – Their Four, LLC Rezoning from R-2 to O-I (continued from December 17, 2020)

This is a request from Letta Hallman, Montevillo Realty, on behalf of the property owner, Their Four LLC, for approval of a rezoning request from R-2, Single Family District to O-I, Office & Institutional District to allow for the conversion of the onsite buildings to office space.

The subject property is located at 432 and 440 Middle Street: Parcel Identification Number 58-27-8-28-2-001-011.000.

Kristine Goddard presented the case review to the commission. See Appendix P&Z Packet 01.21.21

Chair Kristen Bridges called for comment from the property owner: Letta Hallman spoke on behalf of the property owners.

Ms. Hallman stated this was the best use for preservation of the properties which are older homes. She also stated that at this time there were no leasing agreements on either property.

Chair Kristen Bridges called for public comment: Tammy and Marion Glass of 435 Middle St. spoke against the rezoning stating: that increased traffic would cause problems in an already congested area. Throughout the day there are large trucks on the street and school traffic is present during the morning and afternoon hours. They also stated there have been numerous wrecks long Middle Street in front of the residences.

Commission Member Bob Doyle commented that the section of Middle Street from Alabama Highway 25 and Alabama Highway 119 is also the final section of Alabama Highway 155 and Truck traffic is permitted. He also asked Ms. Hallman regarding the percentage of properties along Middle Street that were currently rental. Ms. Hallman replied it was her understanding that the area was approximately 80% rentals.

Questions to Ms. Hallman have appropriate buffering between adjacent properties been considered and will there be renovations to the properties? Yes, during site plan approval phase landscaping, parking area, and renovations will be presented.

No further comments were received from the public.

Motion to approve rezoning request from R-2 to O-I was presented by Commission member Bob Doyle, second by Commission member David King. Aye votes: King, Stamps, Doyle. Nay Commission member Binion. Gilbert abstained.

Case No. SP20-011 – Shoal Creek Apartments Site Development Plan

This is a request from Mickey Hardy, Hardy Properties, LLC, property owner, for approval of a site development plan to construct three 10-unit apartment buildings in accordance with the approved Shoal Creek Apartments R-2 Special District.

The subject property is located generally at 130, 136 and 152 Corvette Way: Parcel Identification Number 58-27-5-21-1-004-023.000

Kristine Goddard presented the case review to the commission. See Appendix P&Z Packet 01.21.21

Chair Kristen Bridges presented results of the Traffic Study to the Commission. Acceptable levels of traffic for proposed use found. See Appendix P&Z Packet 01.21.21

Mr. Lowery spoke on behalf of the property owner and was available for questions.

Commission member Stamps asked if density requirements had been met in the proposed plan. Mr. Lowery replied: Yes, the site plan for the proposed number of units is under maximum density. The property has one-bedroom units to comply.

Chair Kristen Bridges called for further public comment. None was presented in Chambers or online.

Motion to approve the presented site development plan by Commission member Gilbert, second Stamps, Vote: All Ayes.

Discussion Items presented before the Commission were as follows: 1. Consideration of removal of mandatory parking requirements within the Urban Core. Discussed during December work session.

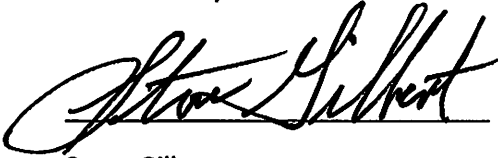
Questions as to effect on ADA compliance, as well as considerations of required vs shared parking. Commission Member Gilbert and Main Street Director Bennett are to research for examples of ordinances from other communities to present at the February meeting.

2. Consideration of review of requirements for site plan approval procedures within the Urban Core. Commission member Gilbert is to discuss with Shelby County Planning and Development Services and legal counsel.

With no further business to come before the Commission Chair Kristen Bridges called for a motion to adjourn. Motion by Stamps, second King. All Ayes, adjourned at 7:23 PM

Public Sign in Sheet See Appendix 4

Submitted by:

A handwritten signature in black ink, appearing to read "Steve Gilbert", written over a horizontal line.

Steve Gilbert

City Clerk / Treasurer