

AGENDA
CITY OF MONTEVALLO
PLANNING AND ZONING COMMISSION

February 17, 2022 – 6:00 P M

**City of Montevallo
City Hall
541 Main Street
Montevallo, AL 35115**

PUBLIC HEARING

- 1. Verification of Quorum.**
- 2. Call to Order.**
- 3. Approval of minutes from the previous meeting of the Planning and Zoning Commission.**
- 4. Case No. Z22-001 – Boyd Rezoning A-R to B-2**

This is a request from Kevin Boyd, on behalf of Betty Knox Crowe, property owner, for the approval of a change in the zoning district boundary of approximately five acres from A-R, Agricultural Residential District to B-2, General Business District to allow for the use of an existing accessory building as a vehicle repair shop.

The subject property is located at 6166 Montevallo Road (Alabama Highway 119) in the City of Montevallo approximately one-half mile north of the intersection of County Road 24 and Montevallo Road. The property is zoned A-R, Agricultural Residential District and situated in Section 35, Township 21 South, Range 03 West; Parcel Identification No. 58-23-7-35-1-001-002.000.

- 5. Case No. SD22-001 Heritage Trace – Amended Master Plan**

This is a request from Daniel Sealy, on behalf of Carrington Lakes III, LLC, property owner, for approval to amend the Master Plan of Heritage Trace to remove approximately 37 acres of the undeveloped area and change the zoning district boundary from R-2 SD, Single Family Dwelling Special District to A-R, Agricultural Residential District to allow for the future development of up to three rural, single family lots.

The subject property is located off Montevallo Road (Alabama Highway 119) in the Heritage Trace Subdivision at the end of Heritage Trace Parkway in the City of Montevallo. The property is zoned R-2 SD, Single Family Dwelling Special District and situated in Section 11, Township 22 South, Range 03 West; Parcel Identification No. 58-27-1-11-1-001-001.000.

- 6. Case No. SD22-004 University SD Amendment – Alpha Tau Omega Fraternity House**

This is a request from David Bradford, MORE Adventures Homes, LLC, property owner, for approval of an amendment to change the use of a designated fraternity house located within the University Special District to allow for privately owned apartments intended for University students.

The subject property is located at 1071 Middle Street in the City of Montevallo at the southeast corner of the intersection of Shelby Street and Middle Street. The property is zoned O & I SD, Office and Institutional Special District and situated in Section 21, township 22 South, Range 03 West; Parcel Identification No. 58-27-5-21-3-001-013.000.