

AGENDA
CITY OF MONTEVALLO
PLANNING AND ZONING COMMISSION

March 21, 2024 – 6:00 P M

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

1. Verification of Quorum.

2. Call to Order.

PUBLIC HEARING

3. SP23-014 Equipment Storage Area (Beelman Trucking)

This is a request from Randy Goggans, Goggans Properties, on behalf of Transportation Realty, Inc., property owner, for approval of a site development plan to construct an equipment storage area with a 8,000 square foot storage and office space with dust collect, a hopper bay and truck scale on 25 acres of property within the Montevallo Industrial Park. The subject property is zoned M-1, Light Industrial District and located at 412 Industrial Park Road, approximately 1,500 feet north of State Route 25. (Parcel ID 58-27-8-27-0-001-002.002 and 36-1-02-0-001-003.001)

4. MZAM24-001 Article 11. Section 11.02 R-2, Single Family Residential District (*Continued from February 15, 2024*)

The purpose of the proposed amendment is to address permitted uses in the R-2 Single-Family Residential District related to additional dwellings beyond the primary home. Within the current district permitted uses, duplexes (two-family dwellings) and garage apartments are identified as “by-right” uses; however, the R-2 district is primarily a single-family residential district and the amendment will reclassify garage apartments and duplexes as conditional uses outside of the Urban Core Overlay District.

5. MZAM24-002 Article 20. Supplementary Regulations and Modifications, Section 20.07 Rear Yard Modifications

The purpose of the proposed amendment is to address accessory structure construction in residential districts. Accessory structures should be in context with surrounding residential development in both character and scale. Within the current regulations an accessory structure may occupy up to 30 percent of a required rear yard. The proposed amendment will limit the foot print of an accessory structure to 800 square feet and require the use of a shared driveway with the primary home. An exception to a shared drive is presented for administrator review.

NEW BUSINESS

6. Approval of minutes from the previous meeting of the Planning and Zoning Commission.

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OLD BUSINESS & DISCUSSION

Continued discussion for future Zoning Ordinance Amendments related to permitted uses, corner lots, signs and a transitional residential zoning district.