

AGENDA
CITY OF MONTEVALLO
PLANNING AND ZONING COMMISSION

May 16, 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 HEARINGS

1. SP24-005 Equipment Storage Area (Beelman Trucking)

This is a request from Sam Beelman, Transportation Realty, Inc., property owner, for approval of a site development plan to install a gravel-based parking area 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 IDs 58-27-8-27-0-001-002.002 and 58-36-1-02-0-001-003.001)

2. MZAM24-003 Article 21. Sign Regulations

The purpose of the proposed amendment is to clean up grammar and sentence structure in the definitions, remove pole signs as a prohibited use outside of overlay districts, clarify sign area calculations for multiple tenant structures, and allow for fuel stations to use digital change of copy technology for pricing.

3. MZAM24-004 Article 9A. E-2 Single-Family Estate District

The purpose of the proposed amendment is to introduce a transitional district between the current E-1 Single Family Estate District lot requiring a lot size of one acre and the R-1 Single-Family Residential District allowing a minimum lot size of 15,000 square feet. The E-2 Single-Family Estate District will require a minimum lot size of 20,000 square feet and a lot width of 100 feet. The district will allow for a secondary estate lot district within the city and additional lot size option as development moves from the suburban city core to the more rural countryside.

NEW BUSINESS

- 1. Approval of minutes from the previous meeting of the Planning and Zoning Commission.**
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