

**AGENDA**  
**CITY OF MONTEVALLO**  
**PLANNING AND ZONING COMMISSION**

**September 19, 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**

- 1. SP24-012 Central Machine and Fabrication**

This is a request from Jason Picklesimer, Wayne Davis Construction, on behalf of T & S Holdings, LLC, property owner, for approval of a site development plan to construct a 9,600-square-foot warehouse on a site currently used for open storage. The subject property is zoned M-1 Light Industrial District and located at 167 Spring Drive, approximately 600 feet east and north of the intersection with Highway 73. (Parcel ID 58-36-2-04-4-001-023.000)

- 2. Ordinance 2024-09-19-XXX Floodplain Development Ordinance**

Stephen Rodrigues, State NFIP Planner with the Floodplain Management Unit in the Office of Water Resources of the Alabama Department of Economic and Community Affairs, conveyed to the City the requirement to update the previous Flood Damage Prevention Ordinance (adopted 2020) due to FEMA requiring OWR to include additional NFIP definitions and language within various articles and sections that were not included in previous versions of the State Model Flood Damage Prevention Ordinance (FDPO). The updates to the State model ordinance include some additional provisions to help with better enforcement and permitting practices and to amend the name to the *Floodplain Development Ordinance*. Copies of the Plan are available for viewing at City Hall and at the City Library.

**NEW BUSINESS (Action Items)**

- 1. Approval of minutes from the previous meeting of the Planning and Zoning Commission.**
- 2. SP24-012 Central Machine and Fabrication**

This is a request from Jason Picklesimer, Wayne Davis Construction, on behalf of T & S Holdings, LLC, property owner, for approval of a site development plan to construct a 9,600-square-foot warehouse on a site currently used for open storage. The subject property is zoned M-1 Light Industrial District and located at 167 Spring Drive, approximately 600 feet east and north of the intersection with Highway 73. (Parcel ID 58-36-2-04-4-001-023.000)

### **3. Ordinance 2024-09-19-XXX Floodplain Development Ordinance**

Stephen Rodrigues, State NFIP Planner with the Floodplain Management Unit in the Office of Water Resources of the Alabama Department of Economic and Community Affairs, conveyed to the City the requirement to update the previous Flood Damage Prevention Ordinance (adopted 2020) due to FEMA requiring OWR to include additional NFIP definitions and language within various articles and sections that were not included in previous versions of the State Model Flood Damage Prevention Ordinance (FDPO). The updates to the State model ordinance include some additional provisions to help with better enforcement and permitting practices and to amend the name to the *Floodplain Development Ordinance*.

### **OLD BUSINESS & DISCUSSION**