

MINUTES

Montevallo Planning Commission

August 20, 2020

City Hall

6:00 PM

Lisa Terrill, Rusty Nix, Kristen Bridges, Donnie Norris, Bob Doyle, Nathan Stamps, and Amy Feger, Kenny Dukes absent.

Chairman Bridges called the meeting to order at 6:00 pm, due to technical difficulties broadcasting the meeting delayed until 6:10 pm.

Accept the meeting minutes for 07.16.20, motion to accept minutes made by Amy Feger, seconded by Rusty Nix. All Ayes.

Start public hearing 6:13 Case No. SD20-005 Colonial Oaks – Phase 7 Amended Master Plan

Kristine Goddard presented an overview to amend special district phase 7.

This is a request from Bryan Adams, Esplanade Communities of Florida, LLC, for the approval of an Amended Special District Master Plan for Colonial Oaks Residential Subdivision. To modify the lot configuration, lot count and road network in Phase 7 to include the development of 82 new lots located on the east side of Revolutionary Way and within the existing greater Colonial Oaks Residential Subdivision.

The subject property is identified as Colonial Oaks Residential Subdivision and is located in the City of Montevallo off of Revolutionary Way, adjacent to and north of County Road 24 and east of Montevallo Road (Alabama Highway 119). The 35.76 acre subject property is zoned R-2 Single Family Special District; Parcel Identification No. 58-23-7-35-1-001-016.000. Applicant has meet with UM regarding the swamp property preservation.

Mr. Jeff Worsner present representing developer.

Ms. Brooks mentioned a concern regarding a Burial Ground on location, core permit with wetlands would include burial concern.

Mr. Nix asked Ms. Goddard to go over the setback. Please clarify. Original setbacks 25 in front 30 in rear, and 20 and 18 consistent with R2. Units per acre is same

Sidewalks eliminated due to consideration to the swamp.

Discussion with Dr. Hardig from UM.

No questions from commission or citizens

End public hearing, 6:45pm

Individual permit not a nationwide permit.

Motion to consider Amendment to special district from 25/30 to 25/25. Lots are minimum of 70 feet, increased density of phase 2 to 2.9. Motion to approve made by Amy Feger, seconded by Bob Doyle. Opposed by Rusty Nix and Kristine Bridges; Motion carries.

Other business:

Nathan Stamps regarding B2 district Hwy 25, discussion regarding why special hearings must go through the County and Planning and Zoning for approval. As this causes undue delay to the property owners.

Citizen comment:

None

Motion to adjourn at 7:01 made by Rusty Nix, seconded by Amy Feger. All Ayes



10.15.20

Lisa Terrill, Asst. City Clerk

Date