

NOTICE OF PUBLIC HEARING

The Montevallo City Council will hold a Public Hearing at 6:00 p.m. on Monday, August 14, 2017 at City Hall to solicit public input on proposed amendments to the Montevallo Zoning Code - ARTICLE 25. ADMINISTRATION, SECTION 25.04 CONDITIONAL USES OF THE ZONING ORDINANCE OF THE CITY OF MONTEVALLO. Proposed amendments to the Code are highlighted in the following:

ORDINANCE _____

AMENDMENT OF THE MONTEVALLO CODE – ARTICLE 25. ADMINISTRATION, SECTION 25.04 CONDITIONAL USES OF THE ZONING ORDINANCE OF THE CITY OF MONTEVALLO

WHEREAS, on February 14, 2012, the Montevallo City Council adopted Article 25. Administration, Section 25.04 Conditional Uses as a part of the Zoning Regulations of the City of Montevallo; and,

WHEREAS, the purpose of this section is to establish a process that enables and facilitates review of those uses identified as conditional uses in these regulations in order to determine the appropriateness of a particular conditional use in a given location; and,

WHEREAS, the Montevallo Planning Commission recommends that it is timely and appropriate to amend the text of Section 25.04 Conditional Use to expressly empower the Administrator to make interpretations so as to determine the appropriateness of a particular conditional use in a given location;

NOW, THEREFORE, BE IT ORDAINED by the Montevallo City Council that Article 25. Administration, Section 25.04 Conditional Uses of the Zoning Ordinance of the City of Montevallo be and the same hereby are amended to read as follows:

Article 25. Administration

Section 25.04 Conditional Uses.

B. Authorization.

The City Council may, under the prescribed standards and procedures contained herein, authorize the construction or initiation of any conditional use that is expressly permitted as a conditional use **or by the Administrator's interpretation that the use would have a similar impact and character** in a particular zone district; however, the city reserves full authority to deny any request for a conditional use, to impose conditions on the use, or to revoke approval at any time, upon a finding that the permitted conditional use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

(And adding)

E. Standards for Approval

1.

e. Approval of a comparable conditional use that would have a similar impact and character in a particular zone requires a minimum of six (6) affirmative votes.

ADOPTED AND APPROVED THIS THE ____ DAY OF _____, 2017.

Hollie C. Cost, Mayor

ATTEST:

Herman Lehman, City Clerk

**Herman Lehman
City Clerk
07/27/17**