

MINUTES

**Montevallo City Council Work Session
November 27, 2017
5:30 p.m. at City Hall**

Mayor Hollie Cost, Council Member Rusty Nix, Council Member Willie Goldsmith, Council Member Matt Walker, Council Member Tiffany Bunt and Council Member Jason Peterson were in attendance.

Mayor Cost called the Work Session to order at 5:30 p.m.

Chief Bill Reid reported on the Fire Department. He said it was crazy last week with calls. Renovations to Station 1 are progressing slowly. Other than that, they are staying very busy.

Chief Jeremy Littleton presented the Police Department report:



**Montevallo Police Department
City Council Report**

Date:
11/27/2017

Patrol Report:

| | | |
|--------------------------|-----------------------|-----------------------|
| Total Calls: NA | Burglaries: 1 | Zone Checks: NA |
| Total Cases: 41 | Auto Burglaries: 1 | School Patrols: NA |
| Traffic Accidents: 21 | Domestics: 2 | |
| Traffic Stops: NA | Assaults: 2 | |
| Traffic Citations: 97 | Fraud/Forgery: 1 | |
| Total Arrests: 33 | Thefts/Attempts: 6 | |

Investigations (New Cases):

| | |
|-----------------------|----------------------------|
| Felony Cases Pending: | Misdemeanor Cases Pending: |
| Felony Cases Closed: | Misdemeanor Cases Closed: |

School Resource Report:

| | | |
|-------------------|---------------------------|----------------|
| Offense Reports: | Traffic Accident Reports: | Cases Pending: |
| Incident Reports: | Arrest Reports: | Cases Closed: |

Additional Comments:



Montevallo Police Department Code Enforcement Activity Report

Date:
11/25/2017

Inspection Period
11/13/2017

Inspection Period
11/27/2017

Inoperable Vehicle Inspections:

Inspected:
0

Pending:
8

Closed:
2

Animal Complaint Inspections:

Inspected:
2

Pending:
0

Closed:
3

Abandoned Building Inspections:

Inspected:
0

Pending:
22

Closed:

Property Inspections:

Inspected:
1

Pending:
3

Closed:
1

Miscellaneous Complaints:

Inspected:
1

Pending:
0

Closed:
0

Inspected:
4

Total Inspections this Period:
4

Total Inspections Year to Date:
72



Montevallo Police Department Code Enforcement Activity Report

Inspections this Period:

Observed the Tire Shop on Hwy 25 / Middle Street has damaged vehicles in the front yard of a residence. Residence is zoned B-2. Will check further into Zoning for possible violations.

Animal complaint about dog at large in Arden Sub

Animal bite on Buckingham Circle

Inspections Pending Continued from Last Period:

Complaint from developer about two residents in Ammersee Lakes parking RV's in driveways. Owner received letter.

The vacant lot on Commerce Street is overgrown.

Inoperable vehicle's in Aldrich checked (4 properties).

Abandoned Vehicles in Scott's Village (4 vehicles). Letters mailed and posted.

3 Unkept property inspections in Aldrich.

Cases Closed this Period:

Shoal Creek Circle Grass cut.

Ammersee Lakes one camper moved.

Animal Cruelty convicted in court. Dog is adopted to new home.

Animal complaint about dog at large in Arden Sub. Owner given warning about dog.

Animal bite on Buckingham Circle. Working with County Health Services. Dog is not a danger to public.

Truck at 78 Western Drive was being worked on and has moved.

Other Comments:

Montevideo Police Department Stats

| | January-17 | February-17 | March-17 | April-17 | May-17 | June-17 | July-17 | August-17 | September-17 | October-17 | November-17 | December-17 | Total |
|-------------------|------------|-------------|----------|----------|--------|---------|---------|-----------|--------------|------------|-------------|-------------|-------|
| Total Cases | 123 | 91 | 116 | 124 | 151 | 136 | 120 | 97 | 131 | 126 | 71 | | 1266 |
| Criminal Cases | 50 | 35 | 60 | 40 | 50 | 65 | 50 | 35 | 47 | 67 | 41 | | 540 |
| Non-Criminal | 11 | 20 | 25 | 20 | 20 | 30 | 20 | 16 | 22 | 24 | 13 | | 221 |
| Traffic Accidents | 18 | 11 | 17 | 20 | 20 | 20 | 21 | 9 | 11 | 21 | 21 | | 169 |
| Traffic Citations | 127 | 136 | 224 | 123 | 208 | 101 | 77 | 97 | 69 | 63 | 87 | | 1311 |
| DUI Arrests | 2 | 3 | 1 | 6 | 5 | 3 | 1 | 1 | 10 | 6 | 3 | | 41 |
| Public Intox Ar | 2 | 0 | 1 | 1 | 1 | 2 | 2 | 1 | 1 | 2 | 1 | | 14 |
| Alias Arrests | 14 | 12 | 12 | 17 | 16 | 7 | 10 | 0 | 5 | 12 | 4 | | 115 |
| Juvenile Arrests | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 2 | 1 | 0 | 0 | | 7 |
| Misd Arrests | 12 | 11 | 6 | 11 | 16 | 14 | 8 | 8 | 14 | 15 | 12 | | 129 |
| Felony Arrests | 3 | 3 | 2 | 3 | 2 | 3 | 4 | 2 | 7 | 6 | 5 | | 40 |
| Drug Related | 4 | 5 | 4 | 4 | 4 | 8 | 5 | 8 | 7 | 8 | 8 | | 65 |
| Total Arrest | 37 | 33 | 31 | 42 | 46 | 37 | 32 | 26 | 34 | 33 | 33 | | 386 |
| Auto Theft | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | | 3 |
| Burglar | 1 | 4 | 5 | 2 | 4 | 1 | 4 | 0 | 2 | 3 | 1 | | 27 |
| Auto Recoveries | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 |
| Auto Burglar | 2 | 1 | 2 | 2 | 3 | 0 | 0 | 0 | 3 | 0 | 1 | | 14 |
| Criminal Mischief | 3 | 1 | 0 | 4 | 2 | 0 | 5 | 4 | 4 | 3 | 3 | | 29 |
| DV, Related | 15 | 9 | 17 | 16 | 7 | 4 | 14 | 17 | 13 | 11 | 9 | | 132 |
| Assault | 3 | 1 | 2 | 4 | 17 | 2 | 2 | 3 | 0 | 2 | 2 | | 38 |
| Fraud/Forgery | 7 | 1 | 2 | 4 | 2 | 5 | 3 | 2 | 0 | 2 | 1 | | 29 |
| Harass / Reck | 7 | 6 | 8 | 5 | 10 | 10 | 5 | 7 | 5 | 4 | 1 | | 68 |
| Misc. Offenses | 8 | 17 | 14 | 13 | 19 | 20 | 16 | 16 | 13 | 16 | 9 | | 161 |
| Robberies | 1 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 3 | 0 | | 9 |
| Thefts / Attempts | 11 | 6 | 6 | 4 | 18 | 13 | 10 | 6 | 20 | 16 | 6 | | 116 |
| Suicides | 0 | 0 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 1 | | 9 |
| Deaths | 2 | 1 | 1 | 2 | 2 | 3 | 1 | 1 | 2 | 1 | 3 | | 19 |

Karon Kkar
4:20 AM
11/24/2017

In response to a question from Council Member Goldsmith, Chief Littleton said he would check with Officer Holloway to find out when the next Abatement Board meeting is scheduled and let the Council know.

Council Member Peterson informed everyone there will be a meeting of ValloCycle Wednesday evening at City Hall.

The city Clerk informed the Council that the Golf Course's request to reduce the annual membership fees needs to be removed from the Agenda.

Library Director Lauren Bartell said the Library is planning a lot of special programs during December.

Mayor Cost reported that a program on the success of our Junior City Council will be presented at an upcoming Alabama League of Municipalities event. The students in our program have been recognized for their achievements and we are planning a party to honor them.

Council Member Bunt presented the Education report:

Education Report

Nov. 28 A Montevallo Choral Christmas (UM choir) at American Village at 7:30 p.m.

Nov. 29 Pack the SAC: Join UM in the fist home basketball game. First 1500 people will receive a t-shirt

Nov. 30 Christmas Parade and Supper with Santa at MES

Dec. 1 Parents Night Out by Future Teachers / Future Educators of America at MHS

Dec. 3 Midnight Breakfast at UM 10 p.m. - midnight

Dec. 4 Holiday Choir Showcase at 6 p.m. - MMS

Dec. 7-8 "A Voice in the Dark" presented by MHS theater

Dec. 8 Commencement at UM

Mayor Cost noted that the Shelby County Commission has invited us to attend a special program at the schools.

Park & Recreation Director Shane Baugh informed the Council that the basketball season is underway. There will be a lot of home games this year which should draw a lot of visitors to Montevallo. Most of the games will be held at the Middle School.

Mr. Baugh also reported that they have added mulch to the playgrounds and are spending their time making a lot of repairs right now.

Council Member Walker informed everyone that the Finance Committee meeting Wednesday is cancelled and that it may be rescheduled for a later date, once City Hall is able to compile the reports.

Debby Raymond noted that this is a busy time of year at City Hall because we pushing to get out all of our business license renewals. However, she said the renewals were sent out last Friday.

Chamber Director Steve Gilbert said this has been a busy month. Among other things, we welcomed three new businesses to our city. Our Annual Christmas Parade will be held Thursday night. Participants will line-up along Valley Street starting at 5:00 p.m. He also reminded everyone of the Chamber's Open House event on Main Street December 14th and the Business After Hours Event being held in conjunction with our other local Chamber partners on December 19th at the Tavern from 5:30 to 7:30 p.m.

Council Member Walker reminded the Council that the MDCD emailed everyone a copy of their financial report.

Janice Seaman informed the Council that the Historical Commission is planning to honor two of their recently deceased members: Dr. John Lott and Dr. Earl Cunningham.

Council Member Walker reminded everyone that Small Business Saturday is this weekend and encouraged everyone, as always, to Shop Local!

Mayor Cost updated the Council on her participation in last week's National League of Cities convention in Charlotte, NC. She was there to make a presentation on our Junior City Council program. She said she was amazed at how great the conference programs and training sessions were. She said she came away realizing that this is something we could all benefit from as elected officials and as a city. There are also other benefits participating in the League can offer our citizens, such as water line insurance programs and other things. As such, she strongly recommended that the Council authorize funding for us to join this organization.

The City Clerk informed the Council that the Town of Wilton has increased the amount of money they are reimbursing us for Fire and EMS protection. We should receive around \$9,600 from them this fiscal year, instead of the \$6,300 we have budgeted. Therefore, he suggested amending the budget to reflect this increase in funding from Wilton and use those additional funds to cover the cost of joining the League.

The Council also discussed the request to approve the Cambridge Park Special District Amendment as recommended by the Planning Commission. As Council Member Nix pointed out, the

developer is asking for an amendment to allow a shorter setback on the lots within the subdivision as detailed in the following:

**Case No. SD17-007
Cambridge Park Subdivision – Special District Amendment
(Revised Setbacks)**

This is a request from Jesse Fulcher, Rausch Coleman, on behalf of the property owner, for the approval of a request to amend the recorded building setbacks in Map Book 39 Page 12. The property is zoned R-2 SD and located off of Highway 25 and at the end of Day Drive. The request includes Lots 1 – 66 of Cambridge Park Subdivision.

DISCUSSION

Site Development and Previous Approvals

Cambridge Park Subdivision was originally approved in 2007 as a 66 lot single family residential subdivision. At that time, the property was zoned D-2 Performance, Development District Performance Subdivision. According to the 2007 version of the *City of Montevillo Zoning Ordinance*, Article VIII. Development Districts, Section 4. Performance Subdivision Standards, provided minimum standards and served as a guide in plan formulation. The Planning Commission retained the authority to waive the provisions of this section or to impose greater requirements. The minimum lot area and building setbacks for this district were described as follows:

1. There shall be a front yard for all detached single-family dwellings of not less than twenty (20) feet in depth. The front yard setback for all other structures shall be as determined by the Planning Commission.
2. Unless indicated elsewhere, all buildings shall have a set-back of not less than twenty-five (25) feet.
3. In no case shall a lot for a single family detached structure be created with an area of less than 5,000 square feet or a frontage of less than fifty (50) feet at the building line.

Cambridge Park Subdivision was recorded on August 23, 2007 in Map Book 39 Page 12 with the following area and dimensional standards as approved by the City of Montevillo:

- Minimum lot area – 6,000 square feet
- Minimum lot width – 60-feet (at the building line)
- Minimum Front and Rear Yard Setback – 25-feet
- Minimum Side Yard Setback – one side 7-feet with 16-feet between houses

NOTE: No houses have been constructed in this subdivision to date.

The subject property is presently zoned “R-2SD, Single Family Dwelling Special District” according to the *Zoning Ordinance of City of Montevillo*. The R-2 Special District designation for Cambridge Park Subdivision was established in Appendix F as follows:

Cambridge Park R-2 SD (7)

This zoning district is established to provide a classification for properties that were legally approved for development as Cambridge Park under previous regulatory standards. This SD, Special District designation shall be delineated on the Zoning Map as a part of the implementation of the Zoning Ordinance of the City of Montevillo – adopted February 14, 2012, effective June 1, 2012. Said SD, Special District shall not be subject to the time constraints required by §18.01.3 of the Zoning Ordinance of City of Montevillo.

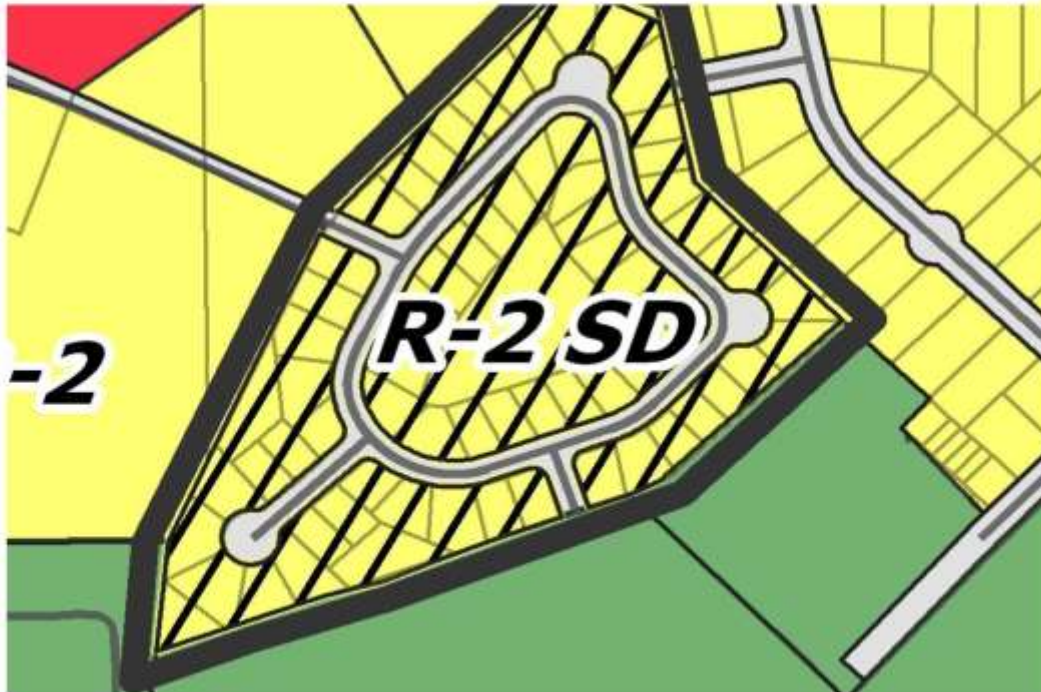
Developments that include areas where expansion of the existing development could occur may apply for additional lots subject to submission of a revised site development plan that:

- Meets the minimum requirements of this ordinance;
- Conforms and compliments the existing development;
- Has been reviewed and approved by the Planning Commission and City Council.

Any changes to previously approved Site Development Plans, Master Plans or Preliminary Plans require Planning Commission and City Council approval and will be reviewed pursuant to the R-2 Single Family Residential zoning district with special considerations pursuant to the Special District requirements of the City of Montevillo Zoning Ordinance.

| Special District | Subdivision | Sector or Phase | Lots Proposed | Lots Recorded | (MB/PG) |
|------------------|----------------|-----------------|---------------|---------------|---------|
| R-2 SD(7) | Cambridge Park | | 66 | 66 | 39/12 |
| | | | 66 | 66 | |

Cambridge Park



Proposed Setback Amendment

According to the applicant, small building envelopes, odd shaped lots, large building setbacks and steep grades make a large portion of the lots unbuildable for a standard single-family home. The purpose of the request is to modify the building setbacks to make the lots more buildable. A detailed justification statement is attached for your convenience.

The applicant is requesting the following modification to the building setbacks:

| | Required | Requested | Total Reduction |
|------------|----------|-----------|-----------------|
| Front Yard | 25' | 15' | 10' |
| Side Yard | 7' | 5' | 2' |
| Rear Yard | 25' | 15' | 10' |

Additional Approvals Required

Any amendments, additions, deletions, alterations or changes to the approved Special District plan shall require the review and approval of an amendment to the approved Special District plan by the Shelby County Planning Commission.

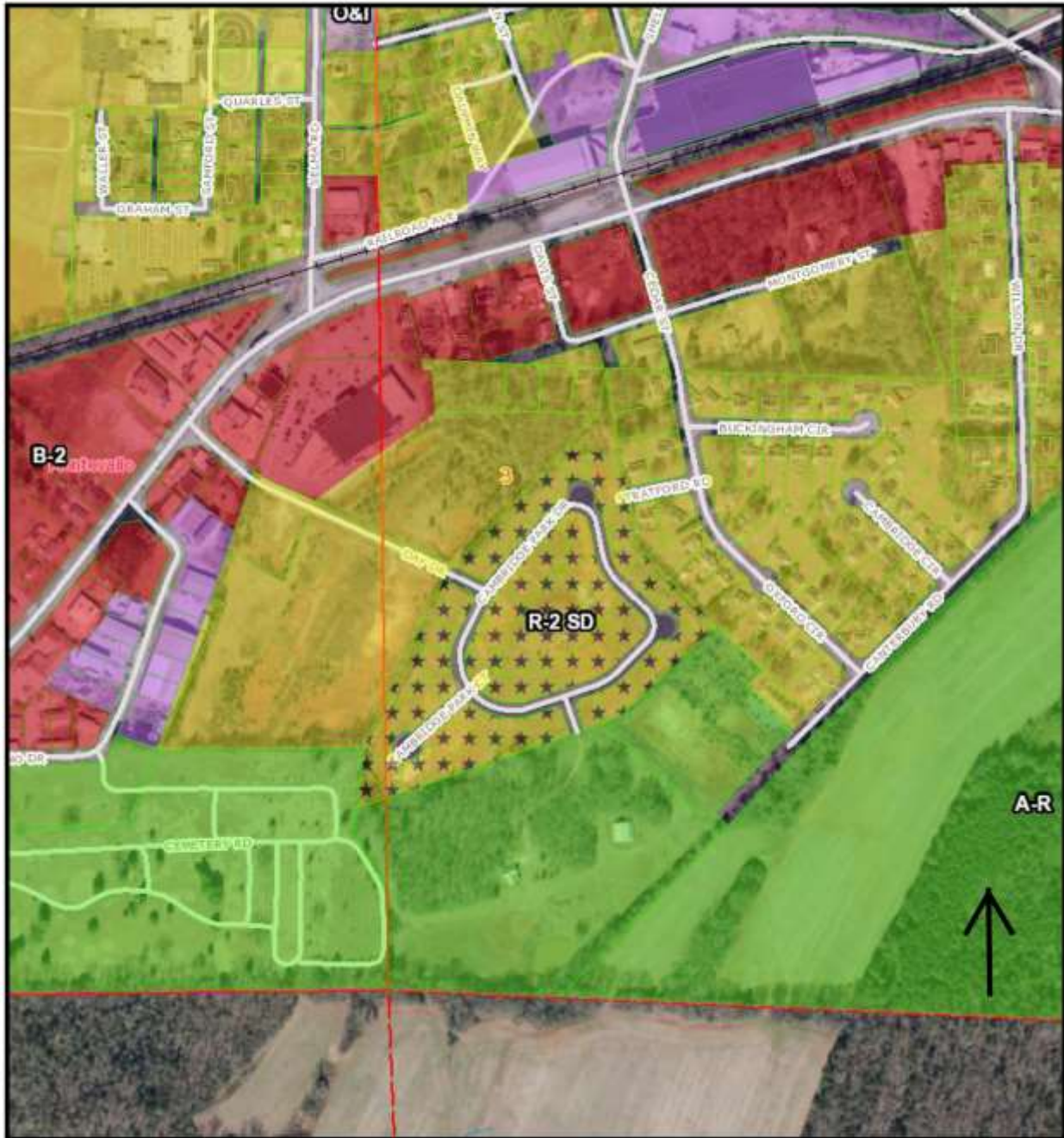
Planning Analysis

Special districts are authorized for the purpose of providing optional methods of land development that encourages imaginative solutions to environmental design problems, including infill development. Areas so established shall be characterized by a unified building and site development program providing for coordinated open space and architectural treatment. The Special District overlay binds the amendment request to a specific development proposal and site development plan.

The proposed setback revision will not effect the approved lot configuration, but will change the recorded building envelope. Since the map was recorded, the City has adopted a new Zoning Ordinance and Zoning Map. Should the request to revise the building setbacks be approved, The zoning and setback information identified on the record map will no longer be valid.

The following information should be submitted pursuant to amendment approval:

- Applicant submitting an Amended Record Map to include the current zoning designation, approved setback information, clearly identify general utility easement not previously identified and clearly identify all common areas;
- Any amendments, additions, deletions, alterations or changes to the approved Special District plan shall require the review and approval of an amendment to the approved Special District plan by the Shelby County Planning Commission.







September 12, 2017

Montevallo City Council
541 Main Street
Montevallo, AL 35115

RE: Cambridge Park Subdivision - Setbacks

Members of the City Council,

Please accept this letter as our request to amend the building setbacks for the Cambridge Park Subdivision. Cambridge Park was approved as a Special District Development and was platted approximately 10 years ago, but no houses have been built to date. Our company has contracted to purchase the entire subdivision and complete development of the 66 single-family lots, as well as repair the street lights and install street signs. Our goal is to get a property owners association set up, construct building pads for each lot, start maintenance of the detention facilities and establish a park area that can be enjoyed by the neighborhood. Home construction will start immediately after we close, and we hope to have all homes constructed within 36 months.

It is our understanding that the original developer had very specific house plans designed for this subdivision, which allowed many lots to be platted with extremely small building envelopes. However, small building envelopes, odd-shaped lots, large building setbacks and steep grades make a large portion of the lots unbuildable for a standard single-family home. The purpose of our request is to modify the building setbacks to make the lots developable.

The attached grading plan illustrates the extremely steep grades in the rear of many of the lots on the periphery of the subdivision. Grades along the back of Lots 3-13 exceed 20% and grades along the back of Lots 27-40 exceed 40%. Grades this steep aren't developable, nor are they even usable to the home owners. The only solution is to reduce the front building setback and shift the houses forward. In most cases this will also provide an area for a backyard, which is critical for selling these homes.

However, steep grades aren't the only challenge. Many of the lots were platted with extremely small buildable areas, either due to the overall lot depth or lot shape (see Lots 10, 19, 25, 36, 37, 45, 53, 54, or 66). Running a quick area calculation on Lot 10 reveals that of the 6,220 square feet owned by the homeowner, 74% is restricted by building setbacks. Lot 9, which is a very common lot size has 63% of the property restricted by building setbacks. Overall, about 10% of the lots are unbuildable simply due to building setbacks.

Our request is to amend the building setbacks as follows:

Front: 15 Feet

Rear: 15 Feet

Side Interior: 5 Feet

Side Exterior 15 Feet

Rausch Coleman
4058 N. College Avenue – Fayetteville, AR 72703 – Office: 479-455-9090 – Fax: 479-455-2026
www.rauschcolemanhomes.com



Amending the building setbacks at this time will allow the subdivision to be developed with single-family homes that have consistent setbacks throughout. While the building setbacks will be different than other residential developments in Montevallo, the changes will be imperceptible to surrounding neighborhoods, as Cambridge Park is loop neighborhood. Further, the homes will still be positioned well away from the street, with an overall setback of approximately 22 feet from the street.

Should the setback amendment be approved, we have hired the original engineer of record to prepare an Amended Record Map to include the new zoning and setback information, as well as to clearly define general utility easements, which were not identified on the original record drawing, and to identify all common areas. The Amended Record Map will be submitted for review and comment to Shelby County and the City of Montevallo.

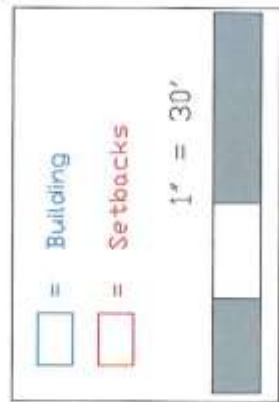
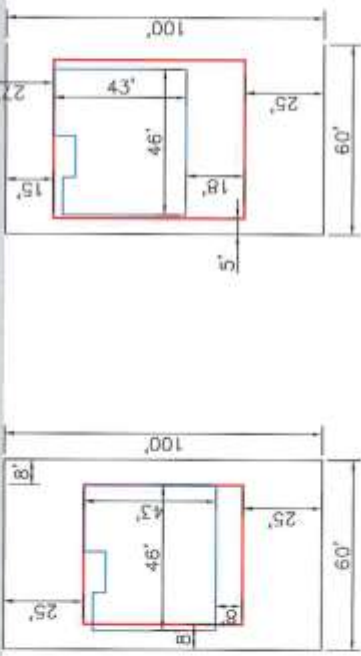
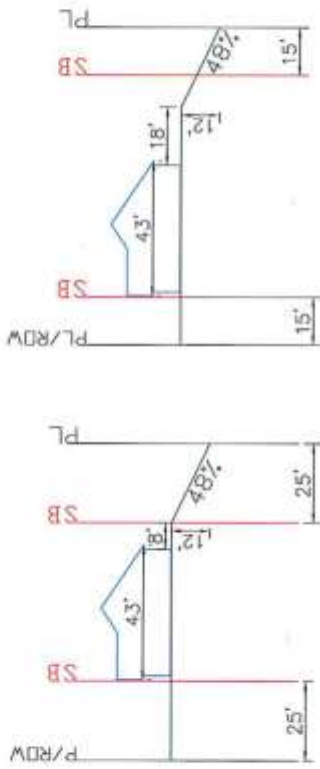
Please do not hesitate to contact me if there are any questions or concerns with our request.

Sincerely,

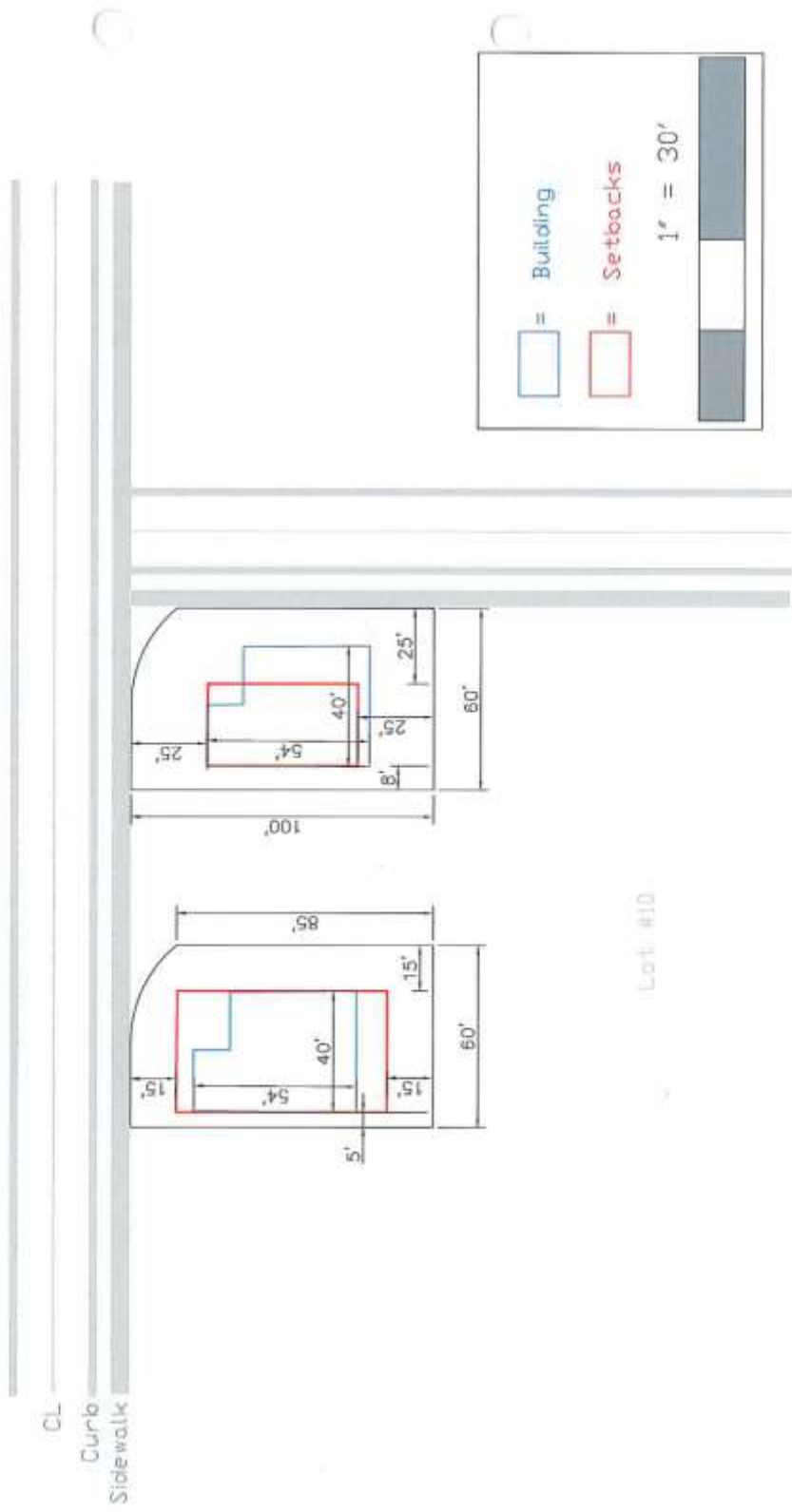
A handwritten signature in blue ink, appearing to read 'Jesse Fulcher', is placed above the typed name.

Jesse Fulcher
Director of Land Planning
Rausch Coleman Homes
479-301-6639
Jesse.fulcher@rauschcoleman.com

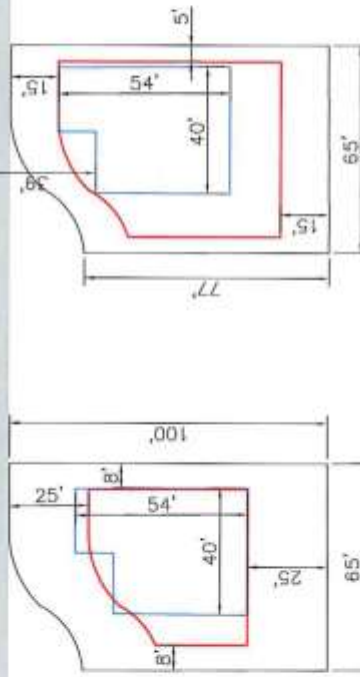
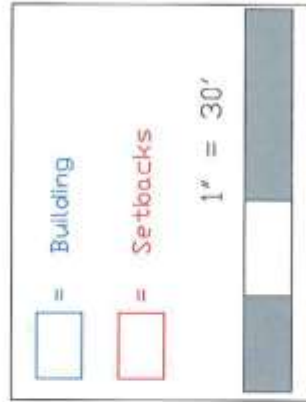
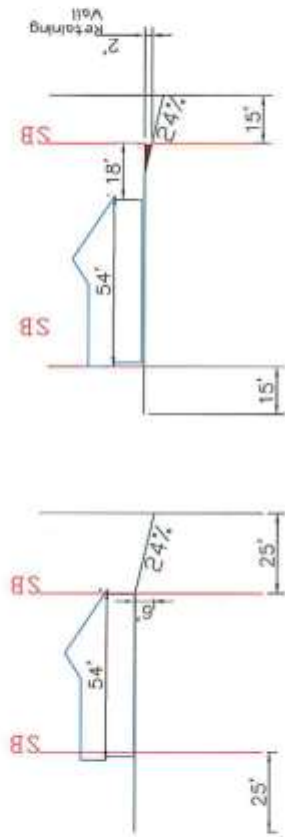
Lot #6

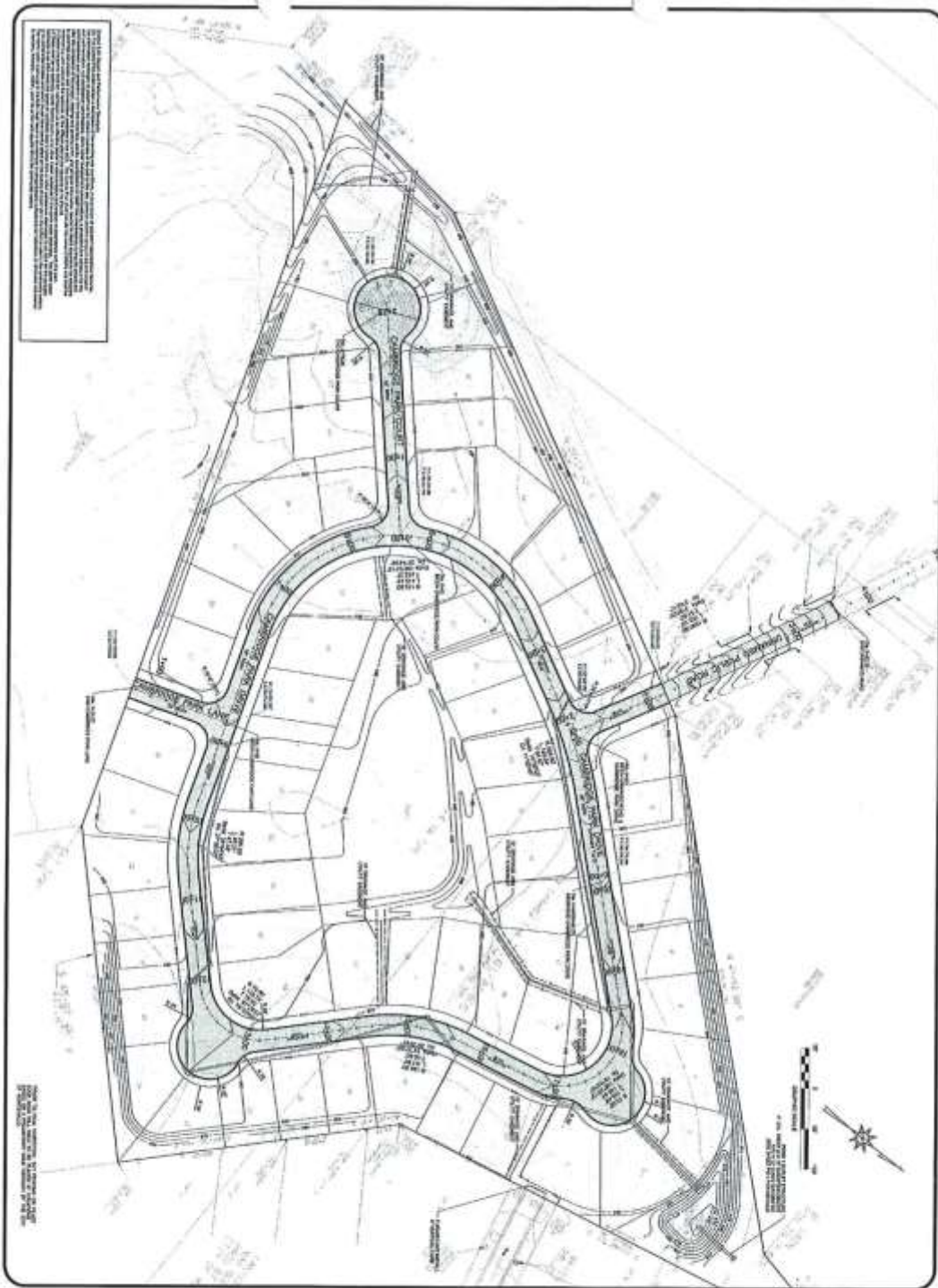


Lot #10



Lot #38





PROJECT NO: GR-1
 DATE: 11/11/11
 SHEET NO. 1 OF 1
 TITLE: CONSTRUCTION PLANS FOR CAMBRIDGE PARK SUBDIVISION
 PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

ISSUED FOR CONSTRUCTION

CONSTRUCTION PLANS FOR:
CAMBRIDGE PARK SUBDIVISION
 WOLFE DEVELOPMENT COMPANY

INSITE ENGINEERING
 200 JORDAN ROAD, SUITE 100
 BOSTON, MA 02128
 TEL: 617.262.4141 FAX: 617.262.4142
 WWW.INSITEENGINEERING.COM

CIVIL/INFRASTRUCTURE
 PROFESSIONAL ENGINEERING
 PLANNING
 COMMERCIAL
 RESIDENTIAL

In addition, the Planning Commission also recommends the Council approve the Vinzant Home Conditional use with the following stipulations:

- 1) Discontinue previous uses except for personal family use, limit use to a bereavement facility for families burying loved ones at the Alabama National Cemetery;
- 2) Parking is limited to the space available on-site. No parking on the street.
- 3) Hours of operation to be limited Sun-Sat from 9 a.m to 6 p.m.
- 4) City reserves the right to revoke said conditional use at any point and for any reason.
- 5) Compliance with the regulations, policies & guidelines of the City of Montevallo.

REPORT TO THE CITY OF MONTEVALLO
PLANNING & ZONING BOARD
Department of Development Services
September 21, 2017
Case No. C17-001 Vinzant Home – Conditional Use

This is a request from Helen Bunn, property owner, for conditional use approval of a house of respite within the R-2, Single Family Residential District.

The subject property is located at 1150 Highland Street. Parcel Identification Nos. 58-27-5-21-3-301-013.001.

NOTE: This case was heard by the Board on May 18, 2017. At that time the Board did not approve the request because the use was not specifically listed as a permitted Conditional Use in the R-2 district. Section 25.04 of the Zoning Ordinance has been amended to include the Administrator's interpretation that the use would have a similar impact and character in a particular zone district and that 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.

DISCUSSION

Site Description

The subject property is located at 1150 Highland Street; on the southwest corner of the intersection of Highland Street and Wadsworth Street. The area is predominately residential although Montevallo High School is located a block southwest of the subject property.

The site contains a part-time residence, a garage/storage structure with associated driveway and large on-site parking area. According to the property owner, the house was moved to this location from Alabaster in 2004.

To date, uses on site have included a part-time residence, small group special events, family and church gatherings, teas, showers, a wedding, children's parties and visitation for bereaved families from the Alabama National Cemetery. Additionally, the Vinzant Home hosts an open house every third Wednesday during the summer months from 2:00 p.m. until 4:00 p.m. to host friends and the community.

Proposed Site Development

The site area totals approximately 0.25 acres. The property has 100 linear feet of frontage on Highland Street and 150 linear feet of frontage along Wadsworth Street. Along the Highland Street entrance to the home, a handicap accessible ramp has been provided. Minimal on-street parking is available along Highland Street while the Wadsworth Street access is provided via an existing on-site parking area.

The applicant formally proposes to provide a place of comfort for "bereaved families, from the four corners of Alabama, to have up to three hours of visiting time and a meal of comfort food."

The applicant was advised that they were in violation of the *Zoning Regulations of the City of Montevallo* in writing. The owner responded in a timely fashion and applied to the Planning and Zoning Board for the approval of a *Conditional Use* to permit this activity.

Conditional Uses

The purpose of 25.04 Conditional Uses, Article 25 Administration of the *Zoning Regulations of the City of Montevallo* is to “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.” Conditional uses are specifically delineated in each zoning category as permitted, subject to the approval of the Planning and Zoning Board. A *Hospitality Suite* is not identified as a *conditional use* in the R-2 district; however, as described the use would be similar to a Bed and Breakfast without overnight stays. The Zoning Regulations provide that “A conditional use may be approved by the Planning and Zoning Board only upon the determination that the application and evidence presented clearly indicate that all of the following standards have been met:

- 1) The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the City of Montevallo Comprehensive Plan, these regulations, or any other official plan, program, map or regulation of City of Montevallo;
- 2) The proposed use shall be consistent with the community welfare and not detract from the public's convenience at the specific location;
- 3) The proposed use shall not unduly decrease the value of neighboring property; and
- 4) The use shall be compatible with the surrounding area and not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.

The Planning Commission may impose conditions upon the use or deny a requested conditional use upon the determination that the use will be or may become unsuitable and/or incompatible in the subject location as a result of any nuisance or activity generated by the use.

Summary

Ms. Helen Bunn proposes to provide a hospitality service for visiting Military families and has demonstrated her ability to follow the regulations of the City of Montevallo. St. Andrew's Episcopal Church has provided a letter of support for the Vinzant Home and is prepared to host visiting groups larger than the Vinzant Home can accommodate. Should the Planning and Zoning Board determine that approval of a *conditional use* to operate a Hospitality Suite is warranted, the Board may wish to consider the following conditions:

- Discontinue previous uses except family gatherings and visitation for bereaved families from the Alabama National Cemetery.
- Parking for this facility will be limited to onsite parking only. The applicant shall not allow parking on Wadsworth Street.
- Determine hours of operation.
- The City reserves full authority to revoke the approval of this *conditional use* 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.
- Compliance with the regulations, policies and guidelines of the City of Montevallo.

Upon positive recommendation of the Planning and Zoning Board, the Conditional Use application will be placed on the City Council agenda for final review and approval.



ST. ANDREW'S EPISCOPAL CHURCH

June 11, 2017

To Whom it May Concern:

I write today to recognize and endorse Helen and Don Bunn as long-time and exemplary members of St. Andrew's Parish, Montevallo, Alabama. Helen and Don have been members of this parish since time immemorial and do much to support and to increase the ministry of this part of God's Kingdom, through their work both within the Church and within this community.

Helen has discussed with me and the leadership of St. Andrew's parish the work she wishes to accomplish through the Vinzant Home of Respite and we are fully willing and ready to accept the honor and responsibility of hosting groups that are larger than what the Vinzant Home may accommodate. We believe in the work that she and Don are trying to accomplish and offer our support and our fervent prayers for their work.

If I, or the leadership of this parish may be of further assistance to you in this matter, please feel free to contact us.

Faithfully



The Rev. Tyler C. Richards
Priest in Charge
St. Andrew's Episcopal Church, Montevallo, AL

In reviewing the remainder of the Agenda items, Mayor Cost reminded everyone of the earlier request to remove the reduction in golf membership fees from the Agenda. Also, she said we have no further updates from ALAGASCO.

With regard to the NDO, the Mayor said there will be a community meeting in the Council Chamber Monday, December 4th at 6 p.m. about the topic. She said a group from UM is putting together an informational panel to discuss the issues surrounding the proposed ordinance. The Mayor stressed that this is not a city sponsored meeting, but everyone is invited to attend. She said the panel will accept written questions from the audience. As far as the NDO is concerned, there are still other steps the Council must take before considering the ordinance. She said she did not expect the item would be officially considered until after the first of the year.

The Mayor also pointed out that there is a board appointment to consider – Jim McDonald has been recommended to serve on the Park & Recreation Board. She said the other folks who had been considered for the board were not able to serve at this point in time.

**Montevallo City Council Meeting
November 27, 2017
6:00 p.m. at City Hall**

Mayor Hollie Cost, Council Member Rusty Nix, Council Member Willie Goldsmith, Council Member Matt Walker, Council Member Tiffany Bunt and Council Member Jason Peterson were in attendance.

Pledge of Allegiance

PUBLIC HEARING:

At 6:00 p.m. Mayor Cost opened the public hearing for both the proposed Cambridge Park Special District Amendment and the Vinzant Home Conditional Use request. No one was there to speak on behalf of either action and no one requested to speak in opposition. As such, the Mayor closed the public hearing at 6:03 p.m.

Meeting Call to Order - Mayor Cost called the regular meeting to order at 6:03 p.m.

Approval and/or corrections of the minutes - 11/13/17 Council Member Peterson made a motion to approve the Minutes from November 13, 2017. Council Member Nix seconded. Council Member Walker and Bunt ABSTAINED. ALL OTHERS VOTED AYE . . . MOTION APPROVED.

Recognitions / Awards:

Shelia Lewis, Principal of Montevallo Middle School, and Mayor Cost presented the following recognitions:

STUDENTS:

Baylen Key

L'Darius Moore

Katie Ozley

Javiar Gilmore

Kyyonnah Lundy

Calem O'Dazier

Abbigail Bryant

Anthony McMillian

Izea Carbajal

Anyssia Daniels

Tamardreon Purnell

TEACHERS:

Carolyn Nelson

Tamika Whitt-Wright

Brandon Turner, Principal of Montevallo High School, and Mayor Cost presented the following recognitions:

9th: Janie Gray

10th: Sarah Lowery

11th: Emily Blakeman

12th: TaVarius Holman

Teacher: Mary Howard

Support Professional: Sonya Lilly

Opportunities for citizens to speak to the Council:

Ray Lilly addressed the Council and complimented both the Mayor and Council on the great job they are all doing.

Committee Reports and Consideration of Bills:

Public Health & Safety (Police, Fire, Code Enforcement, Housing Abatement)– Discussed earlier.

Sustainability (Streets & Sanitation, Recycling, Arbor & Beautification, ValloCycle, Environmental Preservation Initiatives) – Discussed earlier.

Recreation, Preservation and Community Development (Parks & Recreation, Golf Course, Youth Athletics, Trails, Planning & Zoning, Annexations,) – Discussed earlier.

Education, Arts & Outreach (Schools, UM, Boys & Girls Club, Library, American Village, Sister City Commission, Artwalk) – Discussed earlier.

Finance, Economic Development & Tourism (Finance, MDCC, IDB, Chamber, Historical Commission, Main Street) – Discussed earlier.

Council Member Walker made a motion to approve payment of the bills. Council Member Bunt seconded. ALL AYES . . . MOTION APPROVED.

Consent Agenda: NONE

New Business:

National League of Cities Membership - \$1,117 –

Council Member Peterson made a motion to amend the budget to reflect the increase in funding from Wilton as discussed earlier and to use those additional funds to cover the cost of joining the National League of Cities organization for \$1,117. Council Member Walker seconded. ALL AYES . . . MOTION APPROVED.

Cambridge Park Special District Amendment –

As discussed during the Work Session, the Montevallo Planning Commission has recommended the Council approve amending the setbacks in the Cambridge Park Subdivision as follows:

The applicant is requesting the following modification to the building setbacks:

| | Required | Requested | Total Reduction |
|------------|----------|-----------|-----------------|
| Front Yard | 25' | 15' | 10' |
| Side Yard | 7' | 5' | 2' |
| Rear Yard | 25' | 15' | 10' |

Council Member Nix made a motion to approve the modification to the building setbacks as requested. Council Member Bunt seconded. ALL AYES . . . MOTION APPROVED.

Vinzant Home Conditional Use –

As discussed earlier, and as recommended by the Planning Commission, Council Member Goldsmith made a motion to approve the Vinzant Home Conditional Use with the following stipulations:

- 1) Discontinue previous uses except for personal family use, limit use to a bereavement facility for families burying loved ones at the Alabama National Cemetery;
- 2) Parking is limited to the space available on-site. No parking on the street.
- 3) Hours of operation to be limited Sun-Sat from 9 a.m to 6 p.m.
- 4) City reserves the right to revoke said conditional use at any point and for any reason.
- 5) Compliance with the regulations, policies & guidelines of the City of Montevallo.

Council Member Nix seconded. ALL AYES . . . MOTION APPROVED.

Old Business:

Reduction in Golf Course Membership Fees from \$600 to \$400 per year – Removed from Agenda.

ALAGASCO (update) – Discussed earlier.

Non-discrimination Ordinance (community meetings update) – Discussed earlier.

Board Appointments:

Park Board - Jim McDonald – Council Member Walker made a motion to appoint Jim McDonald to the Park & Recreation Board. Council Member Nix seconded. ALL AYES ... MOTION APPROVED.

Other Business: NONE

Citizen Participation:

Ms. Linda McCray thanked Chief Littleton and the Council for addressing the concerns in her neighborhood. She asked how long it takes for the city to compel someone to clean up their property. Chief Littleton said he would be happy to talk with her about that after the meeting.

Tina Gilbert asked about the Cambridge Park Subdivision Amendment. Mayor Cost explained that item was approved earlier in the meeting.

There being no further business before the Council, Council Member Nix made a motion to adjourn. Council Member Walker seconded. ALL AYES ... MEETING ADJOURNED at 6:28 p.m.

Submitted by:

Herman Lehman
City Clerk