

Planning and Zoning Work Session November 12<sup>th</sup> 6:00 PM

Minutes

Chair Kristen Bridges Called the Work Session to Order at 6:00 PM

The order of business is a discussion of the letter from the Montevallo Main Street Program and the Montevallo Chamber of Commerce, expressing concerns with the current building codes and the parking requirements for businesses located in our urban core. (See Appendix 1)

Guest Speaker: Phillip Crunk - Chief Building Official Shelby County Services. Presentation of plan review process, site inspection, building permits. Montevallo Currently enforces the existing IBC Codes that were adopted by the City Council in 2015. Chapter 34 of the Current Code refers the inspector to the existing building code for existing structures. This also applies to historic buildings. The energy code is also in effect. (2015)

Our contract with Shelby County establishes the schedule of adoption of the IBC. Currently a 3-year cycle.

Questions from Committee members Nathan Stamps and Bob Doyle regarding what determines the requirement of a site plan or a change in site plan.

Mr. Crunk stated that as a rule if the work on the project involves more than 25% of the total scope of the work, a site plan must be filed. Cost to property owner \$500 for full plan review. \$250 for modified plan review.

Discussion of concerns over parking requirements for buildings within the Urban Core Shared vs Dedicated parking issues were also discussed and the lack of space to expand parking.

City Clerk Steve Gilbert was asked by the Zoning Board to provide a current copy of the parking requirements to Main Street and the Chamber.

Work Session ended at 7:00PM

Submitted by:

A handwritten signature in black ink, appearing to read "Steve Gilbert", written over a horizontal line.

Steve Gilbert

City Clerk / Treasurer