



Planning and Zoning Meeting Minutes 08.19.21 6:00 PM
Public Hearing Case # 221-002 - Vick Rezoning, A-R & M-1 to B-2
Case # SP21-002– Montevallo Commons Lot 16 - Site Plan
Case # SN21-020 - Colonial Oaks Phase 7 - Preliminary Plat

Present: Chairman Bob Doyle, Councilman David King, Steve Gilbert City Clerk, Nathan Stamps, Bill Glosson, Amy Feger, Linda McCray, George Henry; Absent: Charlie Binion

Representatives: Shelby County Development Services, Kristine Goddard, and Sharman Brooks; City Engineer, Matt Burgess, Mayor Rusty Nix

Verification of quorum: Yes - Present.

Discussion Items:

Case # 221-002 - Vick Rezoning, A-R & M-1 to B-2: "Questions" - Kristine Goddard and Sharman Brooks with Shelby County Development Services fielded questions.

Case # SP21-002– Montevallo Commons Lot 16 - Site Plan – Landscape Plan not stamped by Registered Landscape Architect.

Meeting Called to Order at 6:00 P.M. by Chairman Doyle.

Further discussion on Case # 221-002 - Vick Rezoning, A-R & M-1 to B-2.

Motion to approve Minutes from last Meeting made by City Clerk Steve Gilbert, Second by Amy Feger, All Ayes (8), Motion Passes.

Case # SP21-002– Montevallo Commons Lot 16 - Site Plan - Motion to approve proposed Site Plan contingent upon stamped approval by Landscape Architect before submitted to Council, 7 Ayes, Stamps Abstain, No Opposed.

Case #SD21-003 – Colonial Oaks Phase 7 – Preliminary Plat. Steve Castleman, Engineer with Spectrum Environmental, spoke on behalf of the Developer, fill is Wetland Area and is under Corps of Engineers pending approval. ADEM approved and submitted to Corps of Engineers. Awaiting Corps of Engineers approval.

Steve Lee previous property owner currently adjoining property owner. He has concerns over easement near spring at Ebenezer Swamp and Church Road. Spring Box is in easement to his property. Asking to move easement to access his property.

Kelly Huffstetler, Project Engineer, addressed concerns over Mr. Lee's easement to adjoining property. We are open to moving easement down Church Road path.

Mayor Rusty Nix asked about any additional house in Wetland Area and Shelby County Development Services advised no. Number of houses is as proposed in original proposal.


Glosson objection to building in wetland area. Huffstetler said it was not uncommon to build in these areas, it conforms to Zoning Regulations currently in effect.

Comments from Matt Burgess, City Engineer, work would be completed in 2 years.

Jeff Werzner, Developer, is willing to offer more easement to Mr. Lee.

Motion to approve as presented contingent upon approval of Corps of Engineers Approval, Motion made by Amy Feger, Second by Stamps, Vote: 7 Ayes, Nay Glosson, Abstain none.

Call for Motion to Adjourn: Motion to Adjourn by David King, Second by Steve Gilbert, All Ayes. Motion passed. Meeting adjourned at 7:11 p.m.

Submitted by: 
Steve Gilbert, City Clerk