



**Planning and Zoning Commission Meeting Minutes 11.16.23  
Public Hearing Cases**

**Present:** Councilman David King, Bill Glosson, Linda McCray, Pamela Smith, Becky Tutwiler, Andrew Porter, George Henry, Steve Gilbert City Clerk.

**Quorum present.**

Chair David King Called the Meeting to Order at 6:00 P.M.

**Motion to approve Minutes of 8.17.23 Meeting:** Motion by Henry, seconded Tutwiler; All Ayes.

**Public Hearing**

**First Case Opened:** Z23-003 Montevallo Commons Rezoning from B-2 to M-1; Review of Case by Kristine Goddard, Shelby County Planning. Comments from Scott Lovelady Property Owner, regarding request for rezoning. No other public comment.

**6:06 P.M. Public Hearing Closed on Case Z23-003 Montevallo Commons Rezoning from B-2 to M-1**

**6:06 P.M. Second Case Opened:** Z23-007 Spring Creek Preserve Rezoning from A-R to E-1; **Comments:** Scott Lovelady discussed the request for E1 Zoning of 3 lots on County Road 12 (Spring Creek Road). No other public comment.

**6:10 P.M. Public Hearing Closed**

**6:11 P.M. Public Hearing Opened:** Z23-005 Cobblestone Bend Rezoning from B-1 SD to R-2; **Comments:** Scott Lovelady stated he had owned the property for 15 years and had tried to market the property for commercial development. Requesting the change to R-2 to build houses on the site (3) Lots. This requests better suits the surrounding area which is primarily residential. No other public comment.

**6:17 P.M. Public Hearing Closed**

**Public Hearing of SP23-014 Equipment Storage Area - Beelman Trucking Site Plan:** a request from Randy Goggans was entered to postpone this hearing to January 18, 2024 meeting to allow for completion of plans.

**Regular Order of Business**

**Public Comments regarding Beelman Trucking Case:** Ricky Lucas 111 Shady Hill Lane asked, Were we allowed to comment previously? Who voted for or against this? Public comment was not taken into consideration. Mr. Gilbert Public Hearings were conducted on 3 separate instances, twice before the Planning and Zoning Commission, and once before City Council.

Felicia Phillips, Shady Hill Drive, This meeting was not advertised, or no notification of this request and meeting were mailed to residents. Mr. Gilbert stated that the meeting was advertised in the proper manner with postings at 4 locations within the City. Mailed notification is not required for the site plan phase of the request, as previous Public Hearings were held regarding the rezoning at the P&Z Commission Meeting and the Montevallo City Council.

**Public Comments regarding Zoning in R-2 Neighborhoods (Indian Highlands)** Anita Williams 365 Tecumseh St. At the August 17<sup>th</sup> Meeting she requested that the City have a Zoning notification form at City Hall that must be filled out before applying for permits with Shelby County. When will we have an answer on this matter? Also what is being done

on the multi-family occupancies that have been allowed in this neighborhood. Mrs. Williams was advised that this was an ongoing matter and was under consideration and investigation by the City Clerk's Office.

**New Business:**

Case Z23-003 Montevallo Commons Rezoning from B-2 to M-1, Motion to approve Resolution Z23-003, to City Council by George Henry, seconded by Bill Glosson, All Ayes. Motion Passed

Case Z23-007 Spring Creek Preserve Rezoning from A-R to E-1; Motion to approve Resolution Z23-007, to City Council by George Henry, seconded by Becky Tutwiler, All Ayes, Motion passed.


Case Z23-005 Cobblestone Bend Rezoning from B-1 SD to R-2; Motion to approve Resolution Z23-005, to City Council by Steve Gilbert, seconded by George Henry, All Ayes, Motion Passed.

**Beelman Case: Motion to Continue to January 18, 2024 Meeting;** Motion made by Bill Glosson, seconded by Becky Tutwiler, All Ayes, Motion passed continuance granted.

Discussion on Zoning for detached building or garage recommended for Agenda of January 18<sup>th</sup> Meeting

Chairman David King advised the members there would not be a meeting in the month of December. There was no further business brought before the commission.

**Motion to Adjourn:** Motion to Adjourn by George Henry, seconded by Pamela Smith, All Ayes. Meeting adjourned at 7:23 P.M.

Submitted by:   
Steve Gilbert, City Clerk