



**Planning and Zoning Commission Meeting Minutes 5.18.23
Public Hearing: Case No. ZAM23-001 Aldrich Residential District
The Amendment of Article 18, Section 18.06. Overlay Districts to Add New,
Section 18.06.D. 4, Aldrich Residential District**

Present: Councilman David King, Bill Glosson, Linda McCray, Pamela Smith, Steve Gilbert City Clerk.

Absent: Nathan Stamps, Becky Tutwiler, Andrew Porter, George Henry.

Quorum present.

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

Motion to approve Minutes of 4.20.23 Meeting: Motion by Glosson, Seconded Gilbert: Vote All Ayes.

Public Hearing Opened at 6:05 P.M. - Case No. ZAM23-001 Aldrich Residential District

Briefing by Kristine Goddard, Shelby County Development.

Public Hearing Comments: Kenny Dukes, District 3, spoke in favor of the Overlay District on behalf of District 2.


Veronica Bailey, in favor of the changes with a 10 year window on age of manufactured homes moved in to area.

Public Hearing Closed at 6:18 P.M.

New Business: Motion to approve by Smith, seconded by McCray, Vote: All Ayes.

Other Business: None

Motion to Adjourn: Motion to Adjourn by Glosson, Second by Smith, All Ayes. Meeting adjourned at 6:34 P.M.

Submitted by: 
Steve Gilbert, City Clerk

**RESOLUTION
OF THE
MONTEVALLO PLANNING AND ZONING COMMISSION**

ZAM23-001 Aldrich Residential District

Article 18, Section 18.06. Overlay Districts to Add New, Section 18.06.D. 4, Aldrich Residential District

WHEREAS, the Aldrich Community is zoned R-2 within the City of Montevallo; and,

WHEREAS, the *City of Montevallo Zoning Regulations* were adopted in 2012 and do not allow for the use of manufactured homes as a primary dwelling within the R-2, Single Family Dwelling District; and,

WHEREAS, the primary purpose of zoning land is to provide for the public health, safety and welfare in the development of land by ensuring that property is developed in an appropriate manner within the context of its immediate surroundings and the larger community of which it is a part; and

WHEREAS, the Aldrich community in Montevallo has numerous manufactured homes that are protected by grandfather clause to allow them to be located in an R-2 zoned area; and,

WHEREAS, manufactured housing continues to be the predominant housing choice in the area and continues to be requested as an option; and,

WHEREAS, this Overlay District would allow for locating manufactured homes in the area with restrictions on the date of manufacture, square footage, foundation enclosure and utility attachment; and,

WHEREAS, the proposed amendments to the Zoning Regulations and notice of the Public Hearing were posted in conspicuous places within the community; and,

WHEREAS, on May 18, 2023 the Montevallo Planning and Zoning Commission held a public hearing at which time all individuals, in opposition to or in support thereof, had the opportunity to speak regarding the proposed amendment to the *City of Montevallo Zoning Regulations*; and,

WHEREAS the Planning and Zoning Commission found that the evidence and testimony presented warrants the approval of the proposed amendment to the *City of Montevallo Zoning Regulations*, as amended;

NOW, THEREFORE, BE IT RESOLVED that the Montevallo Planning and Zoning Commission recommends APPROVAL of the amendment to Article 18, Section 18.06. Overlay Districts, of the *City of Montevallo Zoning Regulations* as follows:

Case No. ZAM23-001 Aldrich Residential District

The Amendment of Article 18, Section 18.06. Overlay Districts to Add New, Section 18.06.D. 4, Aldrich Residential District

The proposed amendment is as follows: (~~strikeout~~ text = deleted; underline text = added):

4. Aldrich Residential District.

a. Generally.

Coal was mined in the area around what became Aldrich beginning in 1839. Truman H. Aldrich purchased the town surrounding the mines in 1875 and officially named it Aldrich. This district is designed to include the Town of Aldrich and properties within one-quarter mile of the Southern Railroad, centralized on the town recorded plat. A post office was established in 1883, with William Aldrich as the first postmaster, and was in use until it was closed in 1965. Today, Aldrich is home to the Aldrich Coal Mine Museum. Many of the primary dwellings in the Aldrich community and

surrounding area include manufactured housing intermixed with traditional housing and group housing constructed during the height of mining operations. As housing from the coal mining era begins to deteriorate from age and or abandonment, manufactured housing became an affordable option for residents to stay in Aldrich and maintain or improve property aesthetics.

b. Boundaries.

The boundaries of the district are delineated as an overlay district on the official zoning map and shall include all properties within 1,500 feet (linear measurement) of the Southern Railway Line – between Barnett Family Subdivision, County Road 10 and an Alabama Power line easement within the plated Town of Aldrich (Map Book 3, Page 52 recorded February 21, 1914 and known as “Thomas’ Addition to the Map of the Town of Aldrich, Shelby County, Alabama).


c. Manufactured Home Design Standards.

- 1) Single-family residential homes, including manufactured homes not exceeding five years manufacturing age from the current date, are a permitted use within the overlay district.
 - a) Only factory prefabricated portable attachments or awnings may be attached to or become a part of any manufactured home. No permanent addition of any kind shall be built onto, nor become a part of any manufactured home except that porches and decks shall be built according to minimum building code requirements.
 - b) Manufactured homes shall not be used for commercial, industrial, or other non-residential uses within the overlay district.
 - c) No manufactured home, building or accessory structure shall be erected or stationed on a lot having a height greater than 1½ stories or twenty (20) feet.
 - d) Each manufactured home shall have tie-downs or other devices securing the stability of the manufactured home based on the requirements of the manufacturer or the installation standards of the Alabama Manufactured Housing Commission.
 - e) Foundations shall be installed in accordance with the standards set forth in the manufacturer’s set-up requirements and meet the minimum installation standards of the Alabama Manufactured Housing Commission.
 - f) Manufactured home should include a minimum 3/12 pitched roof or steeper, with multiple roof lines encouraged.
- g) Installation of skirting on all manufactured homes shall be required. Installation shall be in accordance with the manufacturer’s installation instructions. Acceptable materials may include masonry, stone, metal, vinyl, or other materials manufactured for the purpose of skirting.

**STATE OF ALABAMA
CITY OF MONTEVALLO, SHELBY COUNTY**

I, Steve Gilbert, technical advisor to the Montevallo Planning and Zoning Commission, do hereby certify that the above is a true and correct copy of a resolution adopted by unanimous vote of the Montevallo Planning and Zoning Commission at its meeting held on May 18, 2023.

GIVEN UNDER MY HAND on this the 19th day of May, 2023.


Steve Gilbert, Clerk/Treasurer, City of Montevallo

