



**MONTEVALLO CITY COUNCIL
NOTICE OF PUBLIC HEARING**

Monday April 11, 2022 6:00 PM

SD22-001 – Heritage Trace– Amended Master Plan

SD22-004 – University SD Amendment – Alpha Tau Omega Fraternity House

In accordance with Section 11-43-50 of the Legislature of Alabama, the Montevallo City Council will hold a meeting for a Public Hearing on Monday, April 11, 2022 at 6:00 pm at 541 Main Street in Montevallo, Alabama, for the purpose of acting on the following items:

SD22-001 – Heritage Trace– Amended Master Plan

This is a request from Daniel Sealy, on behalf of Carrington Lakes III, LLC, property owner, for approval to amend the Master Plan of Heritage Trace to remove approximately 37 acres of the undeveloped area and change the zoning district boundary from R-2 SD, Single Family Residential Special District to A-R, Agricultural Residential to allow for the future development of up to three rural, single family lots. The subject property is located off Montevallo Road (Alabama Highway 119) in the Heritage Trace Subdivision at the end of Heritage Trace Parkway in the City of Montevallo. The subject property is zoned R-2 SD, Single Family Dwelling Special District and situated in Section 11, Township 22 South, Range 03 West; Parcel Identification No. 58-27-1-11-1-001-001.000.

SD22-004 – University SD Amendment – Alpha Tau Omega Fraternity House

This is a request from David Bradford, MORE Adventures Homes, LLC, property owner, for approval of an amendment to change the use of a designated fraternity house located within the University Special District to allow for privately owned apartments intended for University students. The subject property is located at 1071 Middle Street in the City of Montevallo at the southeast corner of the intersection of Shelby Street and Middle Street. The property is zoned O & I SD, Office and Institutional Special District and situated in Section 21, township 22 South, Range 03 West; Parcel Identification No. 58-27-5-21-3-001-013.000.

All persons who so desire shall have an opportunity to speak in favor of or in opposition to the above case. The case may be reviewed at the offices of the Shelby County Department of Development Services located in the Shelby County Services Building, 1123 County Services Drive, Pelham, Alabama, 35124. For more information, call 205-620-6650. Those who wish to comment may also do so in writing before the meeting, via email to Steve Gilbert, City Clerk, at sgilbert@cityofmontevallo.com.

**Steve Gilbert
City Clerk / Treasurer**