



CITY OF MONTEVALLO ORDINANCE NO. 05232022-701

An Ordinance Rezoning Certain Property From R2 to Special District

WHEREAS, certain property located within the limits of the City of Montevallo, Alabama, at 270 Gardner Street is currently owned by Dian Lawler Johnson & James Goree Johnson, III 6/ Enterprises Trust 4/12 Int L. A. Holding; and,

WHEREAS, after holding a public hearing on the matter, the Montevallo Planning Commission has recommended that, at the request of John Parker and Michelle Donovan, on behalf of the property owners, this parcel be rezoned from the R2 to Special District, subject to certain conditions; and

WHEREAS, the Montevallo City Council has held a public hearing on the Planning Commission's recommendation and carefully considered the said recommendation and the comments thereon;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MONTEVALLO, ALABAMA, AS FOLLOWS:

Section 1. That the zoning district boundaries be amended so as to rezone the following property from R2 to Special District, and that such rezoning be reflected on the Zoning Map of the City of Montevallo:

[See Attached Exhibit A]

Provided, however, that such rezoning is subject to the following conditions:

- A. A fully engineered site development plan that complies with the approved Special District layout plan, Sections 18.01.b.4 and 25.05 of the Montevallo Zoning Ordinance.
- B. The site development plan include appropriate screening fencing and lighting in character with the surrounding residential structures.
- C. The existing building may be used for an office and no more than 30 recreational vehicles may be parked on site.
- D. Any changes to the approved Site Development Plan or permitted uses in the established Special District requires Planning Commission and City Council approval.


Section 2. That the City Clerk is directed to file a copy of this ordinance, including a description of the property in the office of the Judge of Probate of Shelby County, and to advertise this ordinance as provided by law.

This ordinance shall become effective upon its passage and advertisement as provided by law.

Approved and adopted this day, June 13, 2022.



20220624000253220 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
06/24/2022 11:58:33 AM FILED/CERT

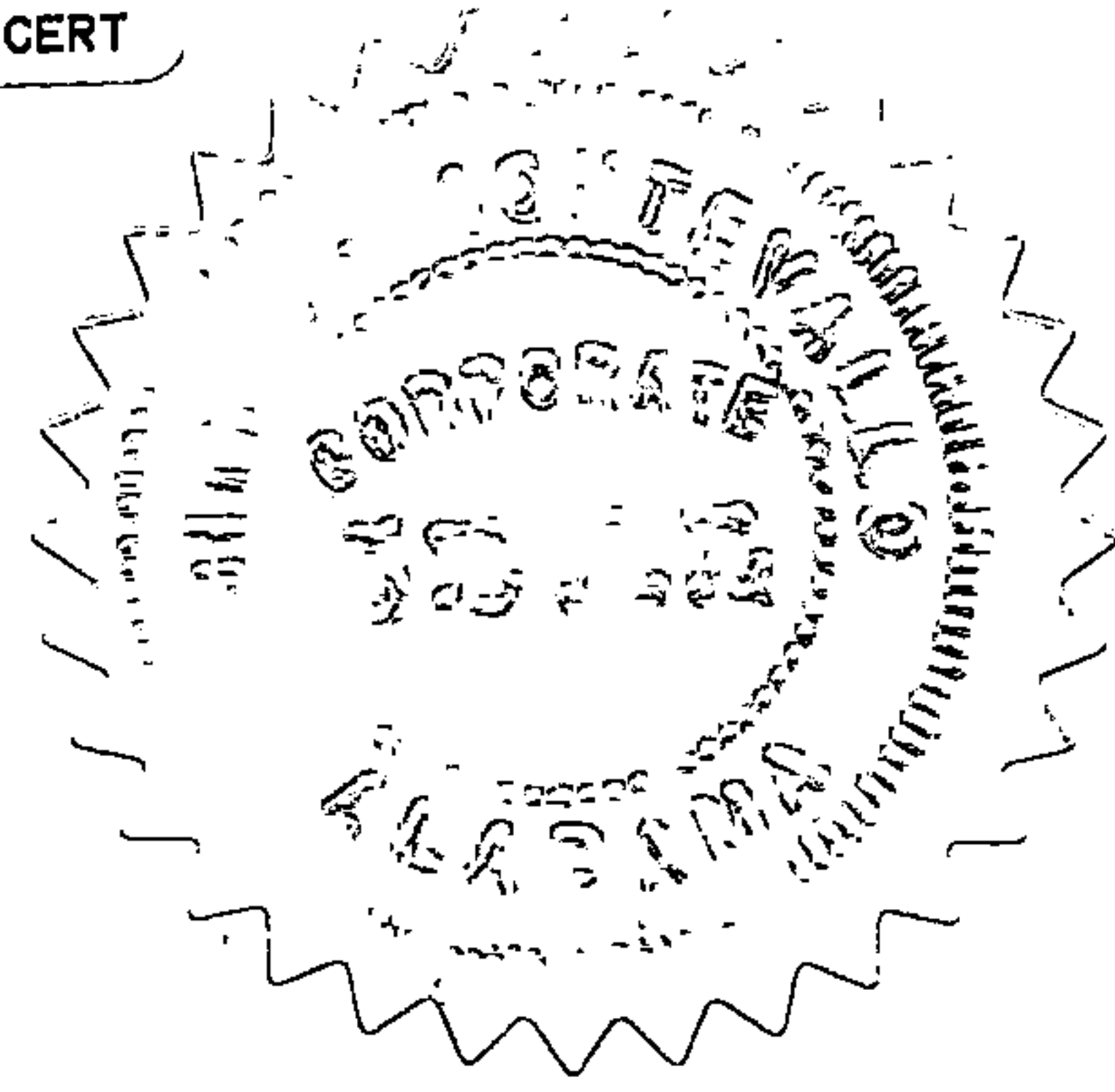


Mayor Rusty Nix

Attest:

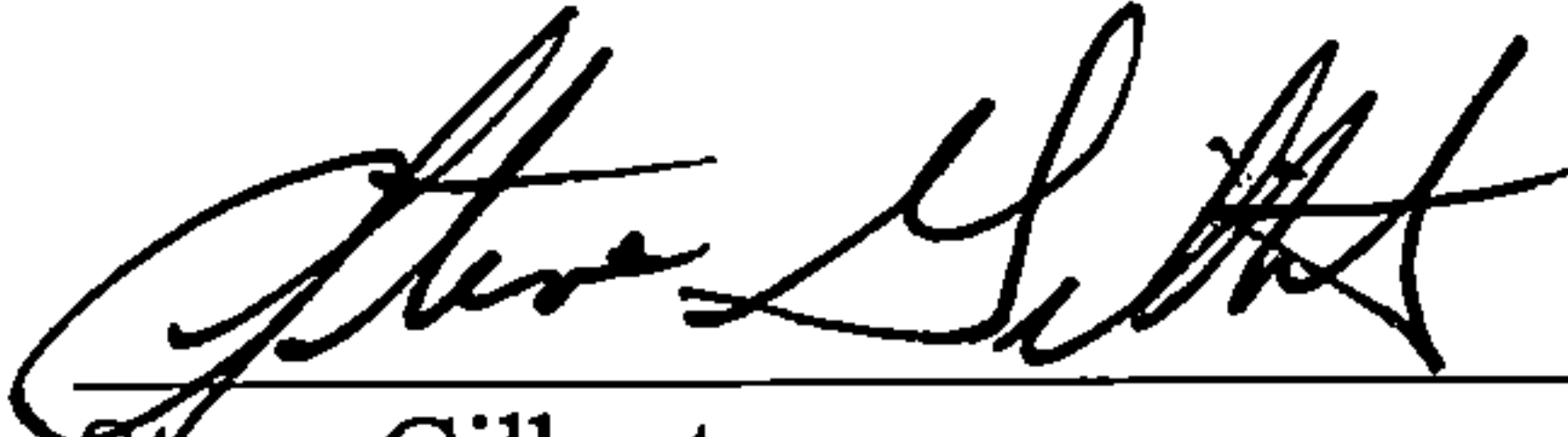


Steve Gilbert, City Clerk / Treasurer



I certify that the attached Ordinance 05232022-701, adopted by the Montevallo City Council on (insert date), was pursuant to §11-45-8(b) of the 1975 Alabama Code, posted in conspicuous places within the community:

1. Public Outdoor Bulletin Board, City Hall, 541 Main Street, Montevallo.
2. The City Shop, 445 Selma Road, Montevallo
3. The Park and Recreation Building/Senior Center, Orr Park, 420 Vine Street, Montevallo.
4. The Parnell Memorial Library, 277 Park Drive, Montevallo, beginning June 14, 2022 and continuing for more than four weeks thereafter.



Steve Gilbert
City Clerk / Treasurer



20220624000253220 3/3 \$30.00
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EXHIBIT A

A parcel of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County Alabama and being more particularly described as follows:

Begin at the intersection of the West right of way line of Melton Street and the North line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East; thence S $02^{\circ}17'24''$ E a distance of 194.71'; thence S $87^{\circ}48'56''$ W a distance of 25.87'; thence S $02^{\circ}51'24''$ E a distance of 114.26'; thence S $86^{\circ}24'11''$ W a distance of 263.90'; thence $02^{\circ}26'54''$ W a distance of 309.14'; thence N $86^{\circ}33'43''$ E a distance of 289.48' to the Point of Beginning. Containing 1.98 acres, more or less.

As provided by William D. Callahan, Jr., AL Registered Surveyor, No 28251