

Before the

PLANNING AND ZONING COMMISSION OF THE CITY OF ALABASTER, ALABAMA

Amending the Subdivision Regulations of the City of Alabaster, Alabama.

Whereas, the City of Alabaster Planning and Zoning Commission, pursuant to Ala. Code § 11-52-1 adopted the Subdivision and Development Regulations of the City of Alabaster on the 24th day of November, 2010; and,

Whereas, said Subdivision and Development Regulations are recorded as Document Number 20100104000000360 in the office of the Judge of Probate of Shelby County, Alabama on January 4, 2010.

Whereas, the Commission believes it expedient to amend and update the regulations.

NOW THEREFORE, the Planning and Zoning Commission of the City of Alabaster hereby adopts the following amendments to the Subdivision and Development Regulations of the City of Alabaster:

Section 1: Article IX, Sections 9.1 to 9.3 are hereby amended and replaced as follows:

ARTICLE IX. - ARCHITECTURAL REVIEW

Sec. 9.1. - When required.

To ensure uniformity and consistency with the zoning ordinance, architectural review shall first be submitted to the planning commission upon platting any subdivision located in a zoning classification of a PDD Planned Development District to ensure that an architecturally unified design theme runs throughout the planned community. Current PDD districts are: PDD, PRD-1, PRD-2, POD, PCD, PCD-2, PID and the PCO Peavine Creek Overlay District. Further, the planning commission may require architectural review as a condition of a grant of a resubdivision in an existing subdivision to preserve consistency with the surrounding property in the subdivision.

Sec. 9.2. - Submission for approval.

When required under Sec. 9.1, no building permit may be issued for new construction, additions or remodeling of the exterior of an existing building in prior to architectural review and approval by the Planning Commission of the building to be constructed. Minor repairs, in-kind replacement, and minor construction or interior construction that does not alter the exterior structural elevations or colors is exempt from this requirement. A developer, builder,



20190927000354030 2/4 \$31.00
Shelby Cnty Judge of Probate, AL
09/27/2019 12:16:19 PM FILED/CERT

Section 3. A certified copy of these Amendments and Additions shall be filed in the Probate Court of Shelby County, Alabama.

Section 4. These additional regulations shall take effect upon their adoption and publication as required by law.

ADOPTED this the 25th day of October, 2016.


CITY OF ALABASTER PLANNING AND ZONING COMMISSION

Robert Shenpaugh
Chairman,

Attest:

Shirley Proctor

Secretary of the Commission


20190927000354030 4/4 \$31.00
Shelby Cnty Judge of Probate, AL
09/27/2019 12:16:19 PM FILED/CERT