

**HOOVER PLANNING AND ZONING
COMMISSION AGENDA
February 8, 2021
5:30 PM**

1. Meeting called to order.
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from the January 11, 2021, meeting.
5. The following cases have been **WITHDRAWN BY THE APPLICANT**:
 - (a) **Z-0221-03** – Richard Johnson, representing Blackridge Partners, LLC, Clayton Properties Group, Inc., and Luxury Lake Investments, LLC, is seeking zoning approval for the **Blackridge South 3rd Amendment**. The current zoning is PR-1 and proposed zoning is PR-1 MDD and PC Mixed Use.
 - (b) **C-0221-04** – Richard Johnson, representing Blackridge Partners, is seeking **Conditional Use** approval for the **Third Amendment to the Blackridge PUD** for a Mixed Use development in the Planned Commercial zoning district.
6. The following cases have been **continued** by the applicants until the **March 8, 2021, meeting**:
 - (a) **S-1119-43** – David Rawson, MTTR Engineers, Inc., representing Multi-Vest LLC/Baronwood Property, LLC, is requesting **Preliminary Plat** approval for **Baronwood Commercial Subdivision**, being a resurvey of Lots 4 & 5 of 2nd Amendment to ATI Industrial Park subdivision and acreage. This is a proposed 4 lot subdivision located off Medford Drive/ATI Parkway. The property is owned by Multi-Vest LLC/Baronwood Property LLC, and is zoned I-1 (Light Industrial District) in Hoover and R-4 in Jefferson County.
 - (b) **S-0121-01** – Scott Rohrer, SB Dev. Corp., is requesting **Final Plat** approval for **Ross Bridge Parcel I Phase 4**, a proposed 22 lot subdivision located at the end of Glasscott Trail in Ross Bridge. SB Dev. Corp. is the property owner and the property is zoned PUD PR-1 (Planned Single Family District).
7. The following case was continued at the January 11, 2021, P&Z meeting until the **February 8th P&Z meeting**:
 - (a) **C-0121-01** – Shafiq Samji, representing Delta Investments and Development

LLC, is requesting *Conditional Use* approval for a convenience store/gas station to be located at the old Riverchase Car Wash site located at 3641 Lorna Road.

8. REQUESTS FOR PRELIMINARY AND/OR FINAL MAP APPROVAL:

(a) ~~**S-0221-04**~~ Scott Rohrer, representing Blackridge Partners, LLC, is seeking **Preliminary Plat** approval for ***Blackridge-Phase 3***, a Preliminary Plat for 55 proposed residential lots located Southeast of Blackridge – Phase 1B. Blackridge Partners, LLC, is the property owner and the property is zoned PUD PR-1 (Planned Single Family District).

9. **Z-0121-02** – Richard Johnson, representing Signature 150, Marbury Properties, and CCN Asset Management is requesting zoning for approximately 832.6 acres +/- zoned in Jefferson County as PUD Mixed Use and proposed to be annexed into the City of Hoover as PUD Mixed Use to be known as the ***Everlee PUD***.

10. **C-0221-03** – Richard Johnson, representing Signature 150, Marbury Properties, and CCN Asset Management, is requesting ***Conditional Use*** approval for Mixed Use in Town Center and Village Center in Planned Commercial zoning district in the proposed ***Everlee PUD***.

11. **Z-0221-04** - Hoover Senior Partners, LLC, is requesting to ***rezone*** property currently zoned A-1 (Agriculture District) to C-2 (Community Business District) currently located off I-459S and Peridot Place located at Stadium Trace Village. This rezoning request is for 64.42 acres more or less.

12. **C-0221-02** – Hoover Senior Partners, LLC, is seeking ***Conditional Use*** approval to develop an independent/assisted living community known as “Celebration Village” on the subject tract.

Adjourn