

MINUTES OF MEETING

HOOVER PLANNING AND ZONING COMMISSION

Date: January 11, 2021
Time: 5:30 pm
Place: Hoover Municipal Center
Present: Ms. Jennifer Peace –Vice-Chairman
Mr. Mike Shaw
Mr. Nathan Reed
Mr. Allan Rice
Ms. Becky White
Mr. Ben Wieseman
Mr. Carl West

Absent: Mr. Mike Wood
Mr. Jason Lovoy

Also Present: Mr. Chris Reeves, City Engineer
Mr. Marty Gilbert, Director, Building Inspections
Mr. Mark Thornton, Fire Marshal
Mr. Mac Martin – City Planner

1. CALL TO ORDER

- The meeting was called to order by Ms. Peace. Ms. Peace then asked the secretary to call the roll in which a quorum was present.
2. Mr. Rice gave the invocation.
 3. Mr. West led the Pledge of Allegiance.
 4. Ms. Peace stated every Planning Commission member should have received copies of the December 14, 2020, minutes and if no one had any changes to be made, he would ask for a motion to approve as written. Mr. Shaw made a motion to approve. Mr. Rice seconded the motion. On voice vote, the minutes were approved unanimously.
 5. The following cases have been *continued* by the applicant until the February 8, 2021, meeting:
 - (a) S-1119-43 – David Rawson, MTRR 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 / 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).

Ms. Peace announced if anyone had an interest in either of the two cases just read to come back to the next meeting, February 8, 2021, at 5:30 pm. She announced no new notices would be sent out.

6. **REQUESTS FOR PRELIMINARY AND/OR FINAL MAP APPROVAL:**

- (a) **S-0121-03** - Final Plat approval for Brock’s Gap Brewing Resurvey located on Mineral Trace. The purpose of this plat is to combine 500 Mineral Trace with an adjacent property. Mr. Jamie Cato is the property owner and the property is zoned PI (Planned Light Industrial).

Staff Comments: Recommend approval with stipulation that 50 ft setback be included along the Stadium Trace Parkway and Mineral Trace frontages on the mylar.

Mr. Chris Reeves represented the case. Ms. Peace asked if anyone on the board or the audience had any questions regarding the case. There were no questions. Ms. Peace asked for a motion. Mr. Shaw made a motion to approve contingent on the setbacks being added to the mylar. Mr. Rice seconded the motion. On voice vote, the motion was approved unanimously. **(APPROVED)**

7. **C-0121-01** – Shafiq Samji, representing Delta Investments and Development Group, 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.

(CONTINUED)

STAFF COMMENTS: Staff have several comments on the site plan submitted with the application:

- (1) There is a nonconforming billboard present on the site. This nonconformity should be removed with the change of use of the property.
- (2) Gasoline storage tanks need to be located and a plan should be in place showing how delivery trucks will navigate the site. Canopy is roughly 8.5 feet from curb on the south side, 6.5 feet from curb on the east side.

- (3) The canopy will need to be elevated such that trucks and fire engines can pass underneath with the proposed layout.
- (4) New landscaping needs to be labeled.
- (5) Additional perimeter landscaping needed west of the parking lot to meet Code.
- (6) Back of curb 6ft wide sidewalks should be installed along the Lorna Road frontage of the site for future connection to the network. Said sidewalk will replace the landscaping proposed along said frontage.
- (7) Front setback variance needed for pump canopy. Applicant is scheduled for January 25 BZA meeting for consideration of a variance.

Mr. Martin discussed the Staff Comments. Mr. Bryan Pressnell, Pressnell Engineering, was present to represent the case. Discussion was held. After discussion, it was decided that the applicant needed to pursue more information on the existing nonconforming billboard. Mr. Pressnell then asked for the case to be continued until the February 8, 2021, meeting.

Mr. Rice made a motion to continue the case with Mr. Shaw seconding the motion. On voice vote, the motion was approved unanimously. Ms. Peace announced this case would be heard at the next meeting on February 8th and no new notices would be sent out.

8. Z-0121-01 - Mr. Snehal Sane, India Heritage, is requesting property at **3137 Lorna Road**, be rezoned from C-1 (Neighborhood Shopping District) to C-2 (Community Business District). Owners of the property are FSS Holdings/Retailers and the property is currently zoned C-1. (*Motion failed for lack of a second – No vote*)

STAFF COMMENTS: Current C-1 district serves as a transition to lower intensity commercial uses abutting the residential neighborhood to the east. A rezoning to C-2 would allow for more intense uses of the property adjacent to residential. The applicant wishes to open a liquor store on the site.

Mr. Snehal Sane, 3137 Lorna Road, Ste 6 and 7, Hoover, AL, discussed the case and his desire to be rezoned so as to pursue having a package store. Discussion followed amongst the Planning Commission members. Ms. Peace asked if there were any other questions or comments from the Planning Commission or audience. There were no questions. Ms. Peace asked for a motion. Mr. Shaw made a motion to approve. There was no second motion made, therefore, the motion failed for lack of a second.

9. Z-0121-02 – (Presentation only) 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.

STAFF COMMENTS: For introduction only. Staff are reviewing the PUD and engaged with the applicant to address comments. Recommend the Commission scheduling a special work session in advance of next month's meeting to go over the

latest draft of the PUD once staff comments are addressed.

Mr. Jonathan Belcher, representing Signature 150, Marbury Properties, and CCN Asset Management, was present to give a thorough presentation of the Everlee PUD to Planning Commission members and others who attended the meeting.

Mr. Martin stated that he and staff had been working on this PUD and had comments they had gone over with the applicant. Mr. Martin stated he felt a special work session prior to the next meeting would be a wise idea to go over this PUD in depth. The commission decided on Tuesday, January 26, 2021, at 5:30 pm. This case will be presented for a public hearing on Monday, February 8, 2021, at 5:30 pm.

There being no further business, the meeting was adjourned.

Vanessa Bradstreet
Zoning Assistant