

MINUTES OF MEETING

HOOVER PLANNING AND ZONING COMMISSION

Date: September 13, 2021
Time: 5:30 pm
Place: Hoover Municipal Center
Present: Mr. Mike Wood - Chairman
Ms. Jennifer Peace –Vice-Chairman
Mr. Mike Shaw
Mr. Allan Rice
Ms. Becky White
Mr. Nathan Reed
Mr. Jason Lovoy

Absent: Mr. Ben Wieseaman
Mr. Carl West

Also Present: Mr. Chris Reeves, City Engineer
Mr. Marty Gilbert, Director, Building Inspections
Mr. Mark Thornton, Fire Marshal
Mr. Mac Martin, City Planner
Mr. Jehad Al-Dakka, Chief Operations Officer
Ms. April Danielson, Assistant City Attorney

1. CALL TO ORDER

The meeting was called to order by Mr. Wood. Mr. Wood then asked the City Planner, Mac Martin, to call the roll in which a quorum was present.

2. Mr. Rice gave the invocation.

3. Ms. White led the Pledge of Allegiance.

4. Mr. Wood announced that prior to this meeting, board members had been given the minutes from the July 12, 2021, meeting and if there were no changes or corrections he would entertain a motion to be approved as presented. Mr. Allan Rice made a motion to approve with Mr. Mike Shaw seconding the motion. On voice vote, the motion was approved unanimously.

5. *The following cases have been **continued** until the October 11, 2021, P&Z 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) **C-0921-16**- William Kadish, Broad Metro, LLC, is requesting **Conditional Use** approval to allow an **Entertainment District** to be located in Stadium Trace Village (Village Green) on Lot K-2-A-1. William Kadish/Broad Metro, LLC is the property owner and the property is zoned PUD PC (Planned Commercial).

(c) **Z-0921-15** - William Kadish, Broad Metro, LLC, is requesting a **zoning** change for property located in **Stadium Trace Village**, currently zoned C-2 (Community Business District) be rezoned to SPU (Special Use District) for the **purpose of overflow parking**. Hoover Senior Partners, LLC is the property owner.

6. The following case has been continued until the November 8, 2021, meeting due to court case being postponed until latter October, 2021.

(a) **Z-0421-08** – Darin Boykin on behalf of **Wal-mart** is requesting to amend conditions placed on the zoning of property at **2780 John Hawkins Parkway** (AL Hwy 150). The property is zoned C-2 (Community Business District) with Conditions, with said zoning being adopted by the City Council on July 19, 1999. Specifically, Wal-mart requests the following amendments: (1) Condition #6 be amended to permit morning deliveries beginning at 4am until 10pm; and (2) Condition #19 be removed, lifting the prohibition on drive up/drive thru restaurants. The property would remain zoned C-2 with all remaining conditions intact.

7. The following case has been **withdrawn** by the applicant:

C-0721-12 – Hoover Storage, LLC is requesting **Conditional Use** approval for a multi-story, climate controlled self-storage facility to be constructed at property located at **1535-B Montgomery Highway**. The property is zoned C-2 (Community Business District) and is owned by Papasha, Inc.

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

Mr. Wood announced the following cases had been discussed at the pre-meeting work session and would be voted on as a block, unless someone had a comment on a particular case, and if so, that case would be moved to the end of the agenda. Mr. Wood asked if there were any questions on this and there were none.

(a) S-0921-19 – Scott Rohrer, Blackridge Partners, LLC, is requesting Preliminary Plat approval for Blackridge – Phase 6, a proposed 22 residential lot subdivision located at the south end of Livvy Lane in Blackridge. The property is owned by Blackridge Partners, LLC, and is zoned PUD PR-1 (Planned Single Family District). **(APPROVED)**

Staff Comments: *Setbacks should be included on the plat. Otherwise, recommend approval. Comprehensive Plan & PUD Master Plan support development as proposed.*

Mr. Bob Easley, AL Engineering Co., Inc., representing Blackridge Partners, was present to represent this case. Mr. Wood asked Mr. Easley if he was ok with adding the setbacks and Mr. Easley agreed.

(b) S-0921-20 – Mr. Scott Rohrer, Signature 150, LLC, is requesting Preliminary Plat approval for Everlee Phase 1, a proposed 83 lot residential subdivision located on Hwy 150 across from Lake Cyrus Blvd. The property is owned by Signature 150, LLC, and is zoned PUD PR-1. **(APPROVED)**

Staff Comments: *Recommend approval. Also recommend variance to the 25 mph design speed down to 20 mph. Also, Comprehensive Plan and PUD Master Plan support development as proposed.*

Mr. Bob Easley, AL Engineering Co., Inc., representing Blackridge Partners, was present to represent this case.

(c) S-0921-21 – Scott Rohrer, Flemming Partners, LLC, is requesting Final Plat approval for Abingdon by the River – Phase 4, a proposed 68 lot subdivision located at the end of Annika Drive. The property is owned by Flemming Partners, LLC, and is zoned PUD PR-1 (Planned Single Family District). **(APPROVED)**

Staff Comments: *Recommend approval contingent upon the applicant providing a guarantee in the amount of \$376,100. Comprehensive Plan and PUD Master Plan support development as proposed.*

Mr. Bob Easley, AL Engineering Co., Inc., representing Blackridge Partners, was present to represent this case. Mr. Wood asked Mr. Easley if he was ok with the guarantee amount and he agreed.

S-0921-22 – Scott Rohrer, Blackridge Partners, LLC, is requesting Final Plat approval for Blackridge – Phase 5, a proposed 21 residential lot subdivision located at the end of Blackridge Cove in Blackridge. The property is owned by Blackridge Partners, LLC, and is zoned PUD PR-1 (Planned Single Family District). **(APPROVED)**

Staff Comments: Recommend approval contingent upon the applicant providing a guarantee of the amount of \$245,700. In addition, the mylar needed to have Common Area 1 labeled. The Comprehensive Plan and PUD Master Plan support development as proposed.

Mr. Bob Easley, AL Engineering Co., Inc., representing Blackridge Partners, was present to represent this case. Mr. Wood asked Mr. Easley if he was ok with the guarantee amount and he answered he was ok with the guarantee amount.

(e) Rescind approval of the following plat: Resurvey of Lots 5 & 6 – Amended Map of Mill Springs Estates – 1st Sector – James W. Magette, Jr. – 508 Mill Springs Circle
Case # S-1220-51 Date originally approved: 12/20/2020 (APPROVED)

(f) S-0921-23 – James W. Magette, Jr. is requesting Final Plat approval for the Resurvey of Lots 5 & 6 Amended Map of Mill Springs Estates 1st Sector for property located at and around 508 Mill Springs Circle. The purpose of this resurvey is to resurvey two lots by changing the common lot line for residential use. Mr. & Mrs. Magette are the property owners and the property is zoned R-1.
(APPROVED)

Staff Comments: Recommend approval. Shelby County would not permit access to Caldwell Mill Road.

Mr. James Magette, property owner, was present to represent this case.

Mr. Wood announced they would then vote on cases c, e, and f. Mr. Wood asked for a motion. Mr. Shaw made a motion to approve case S-0921-21, rescind S-1220-51, and approve S-0921-23. Mr. Rice seconded the motion. After a voice vote, the motion was approved unanimously.

Mr. Wood announced they would then go back to case S-0921-19- Preliminary Plat for Blackridge – Phase 6 – Mr. Paul Braswell, 1308 Gables Drive, came to the podium and asked he had noticed on the 2nd bridge that some dirt was being moved there and wondering if that would be discussed tonight. Mr. Braswell was told by Mr. Easley that was a completely different piece of property. Mr. Chris Reeves told Mr. Braswell to call him and he would be glad to discuss those plans with him.

Mr. Wood asked if there were any other questions. There were none. Mr. Wood asked for a motion. Mr. Rice made a motion to approve. Mr. Reed seconded the motion. After a voice vote, the motion was **approved** unanimously.

Mr. Wood then addressed case #S-0921-20 – Everlee Phase 1. Mr. Wood asked Mr. Mac Martin to comment on how this case fits into the Hoover Comprehensive Plan. Mr. Martin stated this case along with each of the Preliminary and Final Plat cases are subject

to adopted Planned Unit Development Master Plans as well as the Comprehensive Plan. The development that is proposed by each of these plats is supported by the Comprehensive Plan and the adopted PUD Master Plan for each. Mr. Wood asked if there were any other comments for this case. There were no more comments. Mr. Wood asked for a motion. Mr. Rice made a motion to approve with Mr. Shaw seconding the motion. On voice vote, the motion was **approved** unanimously.

Mr. Wood then discussed case #S-0921-22- Final Plat approval for Blackridge – Phase 5 with a guarantee of \$245,700.00. Mr. Wood stated there was an error on Lot 1 in that the Common area was left off. Mr. Bob Easley spoke up to say that would be corrected on the mylar. Mr. Wood confirmed with Mr. Easley he was good with the guarantee amount. Mr. Wood asked if there were any other questions. There were none.

Mr. Wood asked for a motion. Mr. Rice made a motion to approve subject to the condition of the mylar reflect the Common Area 1 be noted on the mylar. Mr. Shaw seconded the motion. On voice vote, the motion was **approved** unanimously.

9. **Z-0921-16** – John & Jayne Morgan are requesting a **zoning** change for property located at **581 Park Avenue** located in Bluff Park, currently zoned R-1 with proposed zoning being R-LSF (Legacy Single Family District). The rezoning will be more in line with the renovations planned for the home. Dr. Morgan is the property owner. **(Approved)**

Staff Comments: Recommend approval. Comprehensive Plan supports continued conservation and enhancement of the neighborhood. Rezoning supports that effort.

Dr. John Morgan, 581 Park Avenue, was present to represent this case. Dr. Morgan stated he needed a zoning change to allow him more flexibility to add a double car garage. Mr. Wood asked if there were any questions. There were none. Mr. Shaw made a motion to approve. Mr. Reed seconded the motion. On voice vote, the motion was **approved** by everyone except Mr. Wood who abstained from the vote.

There being no further business, the meeting was adjourned.

Vanessa Bradstreet, Zoning Assistant