

**HOOVER PLANNING AND ZONING
COMMISSION AGENDA
July 12, 2021
5:30 PM**

1. Meeting called to order.
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from the May 10, 2021 and June 14, 2021, meetings.
5. *The following cases have been **continued** until the August 9th 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) 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.

(c) 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.

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

(a) **S-0721-17** – Scott Rohrer, representing Lake Wilborn Partners, LLC, is requesting **Final Plat** approval for ***Lake Wilborn of Lot 675 & Common Area CA-13***, a 1 proposed lot subdivision located at the corner of Coates Pass and Old Gould Run. The purpose of this Resurvey is to modify the common lot line between Lot 675 and CA-13. There is no change to any easement or right-of-way by this map. The property is owned by Lake Wilborn Partners, LLC, and is zoned PUD PR-1 (Planned Single Family District).

(b) **S-0721-18** – Scott Rohrer, representing TCVC Residential, LLC and TCVC Commercial LLC, is requesting **Final Plat** approval of ***Knox Square Phase 1A (formerly Trace Crossings Village Center)***. The proposed location of this phase is **Elsie Road** and is comprised of 22 residential lots, 1 commercial lot and 3 common area lots. The plat will also vacate a small area of existing right-of-way on proposed Lot 3201 on the plat. The owners of this property is TCVC Residential, LLC and TCVC Commercial, LLC and is zoned PUD PR-1 (Planned Single Family District).

7. **C-0721-11**– Tacala, LLC, is requesting **Conditional Use** approval for a new Taco Bell with drive-thru to be constructed at **1553 Montgomery Highway**. The property is zoned C-2 (Community Business District) and is owned by Montclair Restaurants, Inc.

8. **C-0721-13** – Jack’s Family Restaurant, LP, is requesting **Conditional Use** approval for a drive-thru window at a new re-developed building to be built at **3429 Lorna Road**. The property is zoned C-2 (Community Business District) and is owned by Graves Real Estate Limited Partnership, LTD.

9. **C-0721-15** – Mr. Courtney Mason, Foresight Properties, LLC, is requesting **Conditional Use** approval for a **Zaxby’s** Restaurant with drive-thru only, be constructed at 2071 Patton Chapel Road. The property is zoned C-2 (Community Business District) and is owned by Wal-Mart Real Estate Business Trust.

Adjourn