

**HOOVER PLANNING AND ZONING
COMMISSION AGENDA
September 13, 2021
5:30 PM**

1. Meeting called to order.
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from the July 12, 2021, meeting. There was not a meeting on August 9, 2021, due to all cases being continued prior to the actual meeting, hence, causing the meeting to be cancelled.
5. *The following case was **continued** at the July 12, 2021, P&Z meeting until the August 9th and then the September 13, 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.

6. **The following case has been **continued** until the November 8, 2021, meeting due to court case being postponed until 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 The following case has been **withdrawn** by the applicant: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:

(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).

(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.

(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).

(d) 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).

(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

(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.

9. 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 on Lot K-2-A-1. William Kadish/Broad Metro, LLC is the property owner and the property is zoned PUD PC (Planned Commercial).

10. 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.

11. 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.

Adjourn