

**HOOVER PLANNING AND ZONING
COMMISSION AGENDA
February 14, 2022
5:30 PM**

1. Meeting called to order.
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from the January 10, 2022, meeting.
5. **Requests for Preliminary and/or Final Map Approval:**
 - (a) **S-0222-05** – Derek Meadows, Gonzalez-Strength & Associates, is requesting ***Final Plat*** approval for **Village at Brocks Gap Phase II Plat No. 2**, a proposed 3 lot subdivision located at Brocks Gap Parkway/Stadium Trace Parkway. The purpose of this plat is to create 3 lots from 1 lot of land for commercial development. The property owner is USS Real Estate and is zoned PI – Planned Light Industrial in the Trace Crossings PUD.
 - (b) **S-0222-06**- Derek Meadows, Gonzalez-Strength & Associates, is requesting ***Final Plat*** approval for a **Resurvey of Lots I-1 & I-2 Stadium Trace Village Plat No. 2**, a proposed 1 lot subdivision located at Stadium Trace Village. The purpose of this plat is to create 1 lot from 2 existing lots for commercial development. The property owner is Broad Metro, LLC and is zoned Stadium Trace Village Planned Unit Development.
 - (c) **S-0222-07** - David Rawson, MTTR Engineers, Inc., representing Multi-Vest LLC/Baronwood Properties, LLC (Charles Kessler) is requesting ***Final Plat*** approval for the **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 at ATI Parkway/Medford Drive. The property is owned by Multi-Vest LLC/Baronwood Properties, LLC (Charles Kessler) and is zoned I-1 (Light Industrial District in Hoover and R-4 (Multi-Family) in Jefferson County.
 - (d) **S-0222-08** - Scott Rohrer, representing TCVC Residential, LLC and TCVC Commercial, LLC, is requesting ***Final Plat*** approval for **Knox Square Phase 2 (formerly Trace Crossings Village Center)**, a proposed 57 residential lots, 2 commercial lots, and 5 common area lot subdivision. The property is owned by TCVC Residential, LLC and TCVC Commercial, LLC and is zoned PUD PR-1 (Planned Single Family) and PC (Planned Commercial).

(e) **S-0222-09** – Scott Rohrer, representing Blackridge Partners, LLC, is requesting **Final Plat** approval for **Blackridge Phase 3**, a proposed 54 lot subdivision located on Blackridge Lane. The property owner is Blackridge Partners, LLC, and is zoned PUD PR-1 (Planned Single Family) district.

6. **C-0222-01** – B & P Rental Properties, LLC, is requesting **Conditional Use** approval for a tenant to hold church Bible studies at property located at 3241 Lorna Road. B & P Rental Properties, LLC, is the property owner and the property is zoned C-1 (Neighborhood Shopping District).

7. Zoning amendments tabled at the January 10, 2022, P&Z meeting to be considered at this meeting:

(a) **Amendment 2 – Revisions to Article 2, Administration and Review Procedures; Site Plans.**

- **Revises information required for site plan, including additional studies (traffic, parking, etc.) as deemed necessary by staff.**

(b) **Amendment 6 – Revision to Article 8, PUD Planned Unit Development, Sec. 8.02.04 Other Regulations not applicable.**

- Revised to read that provisions contained in certain sections of the Zoning Ordinance shall not apply if they are in conflict with specific standards adopted in a PUD. If a PUD is silent, the provisions of the zoning ordinance remain in effect. Current language exempts PUDs from certain standards in the zoning ordinance (Articles 9, 11, 12), but we often deal with cases where the PUD does not address items governed by these standards/no criteria is provided.

(c) **Amendment 8 – Revision to Article 8, PUD Planned Unit Development, Sec. 8.09-Changes to Zoning Ordinance.**

- Amendment would permit PUDs to be exempt from future amendments to the zoning ordinance when said amendment would include provisions in conflict with specific standards adopted in a PUD.
- Section currently reads that PUDs are exempt from future zoning ordinance amendments regardless of whether or not the provisions are in conflict. This essentially creates time capsules for each PUD in that a PUD is only governed by the version of the zoning ordinance in effect at the time the PUD was adopted. This creates a situation where administration would need to implement standards from a different zoning ordinance for each PUD adopted in the city. This is not possible.

(d) **Amendment 13 – Amend Article 12, Sign Regulations, Sec. 12.09 Signs Prohibit in the City to Add Definition of Vehicle Mounted Signs.**

- Adds provisions prohibiting the use of vehicles and trailers as stationery signage

Adjourn