

MINUTES OF MEETING

HOOVER PLANNING AND ZONING COMMISSION

Date: May 9, 2022
Time: 5:30 pm
Place: Hoover Municipal Center
Present: Mr. Mike Wood - Chairman
Mr. Allan Rice
Mr. Ben Wieseman
Ms. Jennifer Peace
Ms. Becky White
Ms. Lyndsy Yim
Mr. Mike Shaw
Mr. Nathan Reed

Absent: Mr. Jason Lovoy

Also Present: Mr. Chris Reeves, City Engineer
Mr. Blake Miller, Assistant City Engineer
Mr. Mark Thornton, Fire Marshal
Mr. Jehad Al-Dakka, Chief Operations Officer
Ms. April Danielson, Assistant City Attorney
Mr. Marty Gilbert- Director, Building Inspections
Mr. Jason “Moose” Cope, Director, IT
Ms. Vanessa Bradstreet – Zoning Assistant

1. CALL TO ORDER

- The meeting was called to order by Mr. Wood. Mr. Wood then asked the Secretary to call the roll in which a quorum was present.
2. Mr. Rice gave the invocation.
 3. Ms. Peace led the Pledge of Allegiance.
 4. Mr. Wood announced the minutes from the April 11, 2022, meeting had been distributed to the Board members and if there were no changes to the minutes, he would entertain a motion to approve as written. Mr. Ben Wieseman made a motion to approve with Mr. Allan Rice seconding the motion. On voice vote, the minutes were approved unanimously.

5. **Requests for Preliminary and/or Final Map Approval:**

Mr. Wood explained the Planning Commission had reviewed the subdivision plats in the work session and had gotten answers to any questions they had, therefore, he would read the subdivision cases and they would be voted on as a block afterwards. He instructed anyone with a question regarding the cases to please raise their hand and they would review the case again at the end. Mr. Wood asked if there were any questions. There were none.

The following case has been continued and will be heard at the next meeting June 13, 2022. If anyone is interested in this case, it will be heard at the next meeting Monday, June 13, 2022, at 5:30 pm.

- (a) **S-0322-12** – Mr. Jay Compton is requesting **Preliminary Plat** approval for ***Friendly Estates (Woodmeadow Subdivision)***, a 6 lot subdivision located at 2560 Woodmeadow Lane. Limited Resources, LLC, is the property owner and the property is zoned R-2 (Single Family District). **(CONTINUED)**

COMMENTS: NOT ALL COMMENTS HAVE BEEN ADDRESSED. RECOMMEND CONTINUANCE TO ALLOW APPLICANT TO CONTINUE ADDRESSING COMMENTS.

- (b) **S-0422-15** – Allen Hawkins, representing Wal-Mart Realty Company and Sharit Real Estate Holdings, LLC, is requesting **Preliminary Plat** approval for ***Cahaba Pointe***, a 1 lot subdivision, located at 5352 Hwy 280, Hoover, AL 35242, and is zoned PUD. Property owners are Wal-Mart Realty Company and Sharit Real Estate Holdings, LLC. **(APPROVED)**

COMMENTS: NOT ALL STORMWATER COMMENTS HAVE BEEN ADDRESSED.

Mr. Allen Hawkins was present to represent this case. Mr. Wood asked if there were any questions on this case. There were none.

- (c) **S-0522-16** – Scott Rohrer, representing Signature 150, LLC, is requesting **Preliminary Plat** approval for ***Everlee Phase 2***, a proposed 116 lot subdivision located on Hwy 150 across from Lake Cyrus Blvd. Signature 150, LLC, is the property owner and the property is zoned PUD. **(APPROVED)**

COMMENTS: NO ISSUES

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

Mr. Wood asked if there were any questions on this case or any of the others read tonight. There were no questions. Mr. Wood asked for a motion for these two cases. Mr. Mike Shaw made a motion to approve S-0422-15 and S-0522-16. Mr. Rice seconded the motion. On voice vote, the motion carried unanimously.

The following case has been continued by the applicant until the June 13, 2022, P&Z meeting at 5:30 pm.

6. **C-0322-03** – American Pet Resorts, LLC, is requesting ***Conditional Use*** for a Pet Paradise facility, a pet grooming and boarding facility with outdoor runs, play areas, to include on-site veterinary care and residence quarters for a 24 hour on-site caretaker and approval of the site plan, to be located at **1014 Brocks Gap Parkway** in Trace Crossings. The owner of the property is U.S. Steel Corporation, A Delaware Corporation, and is zoned PI (Planned Light Industrial).

COMMENTS: CONTINUED

Mr. Woods announced this case had been **continued** by the applicant until the June 13, 2022, P&Z meeting at 5:30 pm and if there was anyone present for this case to know it would be heard at the next meeting, June 13, 2022, at 5:30pm. Mr. Wood added that no new notices would be sent out.

7. **C-0422-04** – Monique A. Mahan (General Manager) is requesting **Conditional Use** approval for Lake Crest Presbyterian Church, member of the Vanguard Presbytery, to meet for church services and Bible studies at Chase Commerce Park at **3829 Lorna Road, Ste 320**. They currently have 35 members and expect parking requirements to be minimal during business hours, as most of their activities would be after hours and on the weekends.

RECOMMENDED CONDITIONS/REQUIREMENTS: RECOMMEND APPROVAL WITH THE FOLLOWING CONDITIONS:

- **Assembly activities/services are limited to weekends and on weekdays after 5pm.**
- **Occupant load shall be restricted to 99.**

OTHER CONSIDERATIONS/COMMENTS

- **Assembly activities will occur after normal business hours. Small group meetings may occur during normal business hours.**
- **The building/unit does not have a sprinkler system.**
- **Signs to be applied for separately.**

COMPREHENSIVE PLAN: SUPPORTS COMMERCIAL/MIXED USE DEVELOPMENT IN THIS VICINITY.

Mr. Sam Carroll, 2 Gaywood Circle, B'ham, was present to represent the landlord of the property. Mr. Don Tate, the trustee, for the church, was present to represent the church and was asked the definition of what a small group consisted of. Mr. Tate answered the group was a Bible Study which normally consisted of 6 – 8 people. Mr. Wood explained they needed a number, and Mr. Tate replied 8 people. Ms. White commented that the reason for concern on daytime hours was just to accommodate parking. Mr. Shaw stated he would add a third category to the number of recommended conditions to 12 people. Mr. Shaw made a motion to approve with 3 (three) conditions:

- **Assembly activities/services are limited to weekends and on weekdays after 5pm.**
- **Occupant load shall be restricted to 99.**
- **No more than 12 people will meet during business hours.**

8. **C-0422-05** – Mr. Phillip E. Black, AIA, B Group Architecture, Inc., representing Hoover City Schools, is requesting *Conditional Use* approval to provide a new 1-story, 10 classroom addition to the existing Bluff Park Elementary School located at **569 Park Avenue**. The property owner is Hoover City Schools and the property is zoned R-1 (Single Family District).

RECOMMENDED CONDITIONS/REQUIREMENTS: RECOMMEND APPROVAL WITH THE FOLLOWING CONDITIONS:

- Submit alternative tree planting plan for the site along with the site civil plan set.

OTHER CONSIDERATIONS/COMMENTS:

- Easements located adjacent to the building prohibit trees from being planted in front setback. Trees will need to be planted elsewhere on the campus.

COMPREHENSIVE PLAN: SUPPORTS NEIGHBORHOOD ENHANCEMENT IN THE VICINITY.

Mr. Phillip Black, B Group Architecture, was present to represent Hoover City Schools. Mr. Black stated the school was already at 95% capacity so they wanted to add the new addition for future growth to include 10 new classrooms and a FEMA storm shelter. Mr. Wood asked Mr. Black if he understood the comments about the trees. Mr. Black explained that in the civil plans, they did show they were relocating a Jefferson County sanitary sewer easement which currently crosses under the proposed building footprint and is 20' wide. Mr. Black added everything they were disturbing was the

building footprint and sanitary sewer and other than that, they really weren't disturbing the site. Mr. Black added there were no trees located on the site they were working on currently and asked if the city's Tree Ordinance would address that subject. Mr. Reeves answered that if Mr. Black would contact the City Planner, Mac Martin, he would be able to give him some guidance.

Mr. Wieseman asked Mr. Black after reviewing his civil plans, about the number of water inlets shown and wanted to make sure no water run-off was going to be flooding toward the buildings. Mr. Black stated they were going to install French drains against the buildings and they would make sure the Civil Engineer would take care of this. Mr. Wood asked if there were any other questions. There were none.

Mr. Wood asked for a motion. Mr. Shaw made a motion to approve C-0422-05 with the following condition:

The requirement of submitting an alternative tree planting plan and the state civil plan set and noting the easements that prevent trees from being planted. Mr. Rice seconded the motion. On voice vote, the motion was approved unanimously.

9. **C-0422-06** – Mr. Boris Sanchez, Flynn Restaurant Group Pizza Hut, is requesting **Conditional Use** approval to install a new pick-up window on the southeast side of the *Pizza Hut* building located at **2312 John Hawkins Parkway**. Birmingham Recon Center, Inc., is the property owner and the property is zoned C-2 (Community Business District).

RECOMMENDED CONDITIONS/REQUIREMENTS: RECOMMEND APPROVAL WITH THE FOLLOWING CONDITIONS:

- **No order board with microphone/speaker permitted on site.**

OTHER CONSIDERATIONS/COMMENTS:

- **Applicant intends for all orders to be made via phone or app. Drive thru service for pick-up only. No ordering to take place in drive thru lane.**
- **Signs to be applied for separately.**

COMPREHENSIVE PLAN: SUPPORTS COMMERCIAL DEVELOPMENT IN THIS VICINITY.

Mr. Joey Icolano, Director of Operations, Pizza Hut, 2312 John Hawkins Parkway, was present to represent this case. Mr. Wood asked Mr. Icolano if he understood this was for pick-up only. Mr. Icolano stated he understood. Mr. Wood asked if there were any questions. There were none.

Mr. Wood asked for a motion. Mr. Rice made a motion to approve with the following condition:

- **No order board with microphone/speaker permitted on site.**

Mr. Reed seconded the motion. On voice vote, the motion was approved unanimously.

10. Public hearing for proposed new zoning amendments.

Mr. Wood announced that since Mr. Martin, City Planner, was not here to go over these amendments, they would be continued until the next meeting, June 13, 2022.

With no further business, the meeting was adjourned at 5:40pm.

Vanessa Bradstreet
Zoning Assistant