

MINUTES OF MEETING

HOOVER PLANNING AND ZONING COMMISSION

Date: June 10, 2019
Time: 7:00 PM
Place: Hoover Municipal Center
Present: Ms. Jennifer Peace
Mr. Ben Wieseman
Mr. Allan Rice
Mr. Jason Lovoy
Mr. Sammy Harris
Mr. Mike Shaw
Mr. Mike Wood
Mr. Nathan Reed
Mr. Carl West

Also Present: Mr. Rod Long, City Engineer
Mr. Chris Reeves, Assistant City Engineer
Mr. Jim Wyatt, Director, Building Inspections
Mr. Duke Moore, Fire Marshal
Mr. Mac Martin, City Planner
Ms. Sharon Deep Nelson, Landscape Architect
Ms. Vanessa Bradstreet, Secretary, P&Z Commission

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. Wood asked Mr. Harris to give the invocation.
3. Mr. Wood asked Mr. West to lead in the Pledge of Allegiance.
4. Mr. Wood stated every Planning Commission member should have received copies of the May 13, 2019, minutes and if no one had any changes to be made, he would ask for a motion to approve as written. Mr. Wieseman made a motion to approve. Mr. Rice seconded the motion. On voice vote, the minutes were approved unanimously.

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

Mr. Wood then explained that the P&Z Commission had an opportunity to review the following subdivision cases in their pre-meeting work session and therefore they would be voting on them as a block. If there were any questions on any single case, Mr. Wood asked for them to raise their hand, and that case would be moved to the end of the agenda. Mr. Wood asked if there were any questions. There were none.

- (a) **S-0619-20** – Bart Carr is requesting *Final Plat* approval for *A Corrected Map of Lot 1-E Covenant Classical Resurvey*, a one lot subdivision located on Magnolia Trace in Trace Crossings. The purpose of this plat is to correct mathematical errors in the prior plat. Trace Crossings CCS Development LLC is the property owner and the property is zoned PI (Planned Light Industrial). **(APPROVED)**

Staff Comments: Recommend approval contingent upon the following:

- (1.) Total lot square footage being added to the final plat.
- (2.) Rear and side setbacks to be removed from final plat.

Mr. Bart Carr was present to represent this case. Mr. Wood asked Mr. Carr if he understood the comments and Mr. Carr answered he understood. Mr. Wood asked if there were any questions on this case. There were none.

- (b) **S-0619-21** - Scott Rohrer, SB Dev. Corp., is requesting **Preliminary Plat** approval for *Glasscott Parcel 1 – Phase 4*, a proposed 22 residential lot subdivision located in Ross Bridge at the end of existing Glasscott Trail. SB Dev. Corp. is the property owner and the property is zoned PUD PR-1. **(APPROVED)**

Staff Comments: Recommend approval contingent upon the applicant adding the front setbacks. Applicant also requests a variance for the continuation of the 4' sidewalk along one side of the street to stay consistent with the sidewalks currently located within this subdivision.

Mr. Richard Johnson, Signature Homes, was present to represent this case. Mr. Chris Reeves addressed the Chairman and asked to add one additional comment to this case. Mr. Reeves stated it concerned the emergency access. Mr. Reeves stated they would like the applicant to agree to provide an easement between Lots 86 & 87 and also agree to construct this to the satisfaction of the Fire Marshal. Mr. Wood asked Mr. Johnson if he agreed. Mr. Johnson agreed. Mr. Wood asked if there were any questions from this case. There were none.

(c) S-0619-22 – Derek S. Meadows, Gonzalez-Strength & Associates, is requesting Final Plat approval for a Resurvey of Lot K-1, Stadium Trace Village, Plat No. 2, a proposed 2 lot subdivision located at AL Hwy 150 and Stadium Trace Parkway. The purpose of this plat is to create 2 lots from 1 existing lot for commercial development and right of way dedication. KTJ 335, LLC, is the property owner and the property is zoned PC (Planned Commercial). (APPROVED)

Staff Comments: Recommend approval contingent upon the applicant providing a guarantee in the amount of \$100,000.

Mr. Derek Meadows, Gonzalez-Strength & Associates, was present to represent this case. Mr. Wood asked if Mr. Meadows was ok with the \$100,000.00 guarantee. Mr. Meadows responded he was ok with the guarantee. Mr. Wood asked if there were any questions on this case. There were none.

(d) S-0619-24 – Medplex Outpatient Surgery Center is requesting Final Plat approval for a Resurvey of Lot 2B “Medplex”, being a resurvey of Lot 2B of the resurvey of Lot 1A “Medplex” located at 4511 Southlake Parkway. The purpose of this survey is to relocate and vacate a portion of the 20’ sanitary sewer easement. Mr. Chao-Wei David Wang is the property owner and the property is zoned PC (Planned Commercial). (APPROVED)

Staff Comments: Recommend approval.

Mr. Hayden Brown was present to represent this case. Mr. Wood asked if there were any comments on this case or any of the cases that had been discussed. There were none. Mr. Wood asked for a motion. Mr. Rice made a motion to approve agenda items 5(a), (b), (c), and (d). Mr. Shaw seconded the motion. The motion was approved unanimously by voice vote, with the exception of Mr. Harris who abstained from voting on 5(b).

Mr. Wood then announced the following cases were some zoning amendments prepared by the city staff for presentation:

6. Z-0619-17 – Amendment to the Zoning Ordinance adding a new *PDD – Planned Development District*. (APPROVED)

Notes: Purpose to create a new zone for reserving land for planned developments prior to zoning for PUDs and adopting a master plan.

Mr. Mac Martin, City Planner, addressed the Planning Commission regarding this amendment. Mr. Martin explained during the course of working through the Comprehensive Plan, there were several areas of town that were identified as “crucial” to

the development of the community and in need of additional planning exercises just to make sure that the city, along with the developers, got things right, and were indeed planning for the highest and best use for property.

Mr. Martin stated in order to do that and also maintain the flexibility as to what could go there, they were introducing this new district as an additional step to allow for property owners to seek the PDD (Planned Development District) as a bit of a place holder for property. Mr. Martin stated that a developer might not be prepared to submit a master development plan as of yet, but their long term intention was to do a Planned Unit Development, so this would be a way for them to reserve that property for a Planned Unit Development (PUD) at a later point in time.

Mr. Wood asked if there were any questions. Mr. Shaw stated he was a fan of this proposal and felt they saw in many cases, property that had various zonings, and he felt this was a great option in property planning and to designate property in the future.

Mr. Shaw asked Mr. Martin how this zoning district would compare with what over cities, such as Auburn, were doing. Mr. Martin answered he felt ours was more tailored to PUD's and Hoover's needs. Mr. Martin added he had worked with Hoover's legal team in the development of this amendment.

Mr. Rice added that he felt this was a process of working together and was very complimentary of those who had worked on this amendment.

Mr. Wood asked if there were any other comments from the audience or Planning Commission members. There were none. Mr. Wood asked for a motion. Mr. Sammy Harris made a motion to approve. Mr. Shaw seconded the motion. On voice vote, the motion was unanimously approved.

7. Z-0619-18 – Amendment to the Zoning Ordinance adding a new *INST – Institutional District*. (APPROVED)

Notes: Purpose to create a new zone for public, cultural uses that are not residential or commercial in nature.

Mr. Mac Martin, City Planner, stated there were uses throughout the city that didn't fit neatly into their commercial, residential, or industrial classifications. Mr. Martin stated that a lot of them were publicly owned facilities; i.e. schools, public works facilities, city offices, cultural amenities, parks and recreational space, and what this zone would allow them to do was to have a special zoning category for those uses. Mr. Martin stated in the past, they have had some feedback about zoning those cultural or educational facilities, or public facilities, in a residential or commercial zone and created some concern for

those neighbors that some of the land may be used for residential or commercial purposes at large for whatever was permitted in those zoning districts. Mr. Martin added this district would fine tune what was actually taking place on the site and would allow for these non-residential or non-commercial type uses. Mr. Martin stated this was simply an additional classification for those unique type of land uses.

Mr. Wood added that should this amendment pass, he would encourage them to come up with better wording than “Institutional District” as he felt some people could think it was something that it was not intended to be. Mr. Martin stated they would look at nomenclature for the district to see if they could come up with something else that might not cause as much concern.

Mr. Martin added that also there was a suggestion in work session to work with height limitations for when a facility in the Institutional District was adjacent to another district that had a lower height limit.

Mr. Shaw asked if that requirement should be added at this meeting or before it went to City Council. Ms. Danielson stated it should be added at this meeting. Mr. Wood asked if there were any other questions. Mr. Rice wanted to clarify that it should be added at this meeting. Ms. Danielson explained they did need to include just what was going to be added. Mr. Martin stated their main goal would be to have that cleaned up and introduced in the amendment before they had any type of advertisement with the City Council.

Mr. Wood asked if there were any more questions. There were none. Mr. Wood asked for a motion. Mr. Wieseman made a motion to approve. Mr. Rice seconded the motion. On voice vote, the motion carried.

8. Z-0619-19– Addition of an amendment to the Supplemental Use Regulations for Pool Equipment. (APPROVED)

Notes: Purpose to remove setback requirements where in the presence of HVAC or other equipment.

Mr. Mac Martin, City Planner, explained this was the first of two proposed amendments that the city was offering for a recommendation and City Council approval to deal with recurring cases going forward to the Board of Zoning Adjustment level. Mr. Martin stated pool equipment had come up repeatedly because the Supplemental Use regulations in the Zoning Ordinance prescribed a mandatory 10 foot setback. Mr. Martin stated no such setback was required for HVAC or other mechanical appurtenances and they were finding many times where the applicants liked to co-locate pool equipment with those mechanical appurtenances and the prescribed setback kept them from being

able to do so by right. Therefore, they were having to come before the Board of Zoning Adjustment. Mr. Martin stated this amendment would actually allow for co-location of that equipment and should HVAC or other mechanical equipment be in place, the pool equipment would not be subject to the 10 foot mandatory setback. Mr. Martin explained the Building Inspections Department had asked them to add another line essentially stating that any pool equipment co-located with HVAC or other mechanical appurtenances did not extend toward the property boundary further than that existing equipment. Mr. Martin stated from work session, they would like to propose an either/or to the end of what they were looking at on the overhead projector, and that was that either the equipment not extend further than the HVAC or there would be a minimum 5 foot clearance. Mr. Martin stated they would like to add that statement to the end of their proposed amendment.

Mr. Wood asked if there were any further questions. There were none. Mr. Wood asked for a motion. Mr. Reed made a motion to approve. Ms. Peace seconded the motion. The motion was approved unanimously.

9. Z-0619-20– Addition of an amendment to the Sign Regulations. (APPROVED)

Notes: Purpose to permit more flexibility in the placement and usage of square footage allowed for signage.

Mr. Mac Martin, City Planner, stated this amendment would apply to non-residential districts. Mr. Martin stated the city's base commercial districts, as well as those that appeared in the Hwy 280 overlay district, that if adopted, a business owner would have flexibility to place the allotted square footage they had by right for signage on the side of the building that they deemed most advantageous and could actually break up the square footage as they were allotted into multiple signs; primary and perhaps some ancillary signage as well. Mr. Martin added this was another amendment being proposed to help alleviate some of the congestion in the line-up for the Board of Zoning Adjustment. Mr. Martin stated this amendment, as well as the Pool Equipment amendment, had been heard and discussed by the Board of Zoning Adjustment last week, and they gave both the proposed amendments their approval.

Mr. Wood asked if there were any comments. Mr. Shaw asked to clarify that this did not increase the amount of square footage signage allowed, but only to change how they could allocate the signage. Mr. Martin stated that was correct.

Mr. Wood asked if there were any other comments. There were none. Mr. Wood asked for a motion. Mr. Rice made a motion to approve. Ms. Peace seconded the motion. On voice vote the motion was approved.

There being no further business, the meeting was adjourned.

Vanessa Bradstreet
Zoning Assistant