

MINUTES OF MEETING

HOOVER PLANNING AND ZONING COMMISSION

Date: July 11, 2022
Time: 5:30 pm
Place: Hoover Municipal Center
Present: Mr. Mike Wood - Chairman
Ms. Jennifer Peace – Vice-Chairman
Ms. Becky White
Mr. Jason Lovoy
Mr. Mike Shaw
Ms. Lyndsy Yim
Mr. Nathan Reed
Mr. Allan Rice

Absent: Mr. Ben Wieseman

Also Present: Mr. Chris Reeves, City Engineer
Mr. Blake Miller, Assistant City Engineer
Mr. Mark Thornton, Fire Marshal
Mr. Jihad Al-Dakka, Chief Operations Officer
Ms. April Danielson, Assistant City Attorney
Mr. Marty Gilbert- Director, Building Inspections
Mr. Mac Martin – City Planner
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.

Mr. Wood announced the minutes from the June 13, 2022, meeting would be presented for consideration at the August meeting.

5. ***The following cases have been continued until the August 8, 2022, meeting:***

- (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).

NOTE: REVISIONS HAVE NOT YET BEEN SUBMITTED FOR THIS ITEM

- (b) C-0722-08 - American Pet Resorts, LLC, is requesting **Conditional Use** approval for *Pet Paradise*, a pet grooming and boarding facility with outdoor exercise and 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 on Brocks Gap Parkway. U.S. Steel Corporation, A Delaware Corporation, is the property owner and the property is zoned P-1 (Planned Light Industrial).

NOTE: CONTINUANCE REQUESTED BY APPLICANT

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

The following plat was **continued from the June 13, 2022, P&Z meeting:**

- (a) S-0622-18 - Mr. Scott Rohrer, representing Windsor Place, LLC, is requesting **Preliminary Plat** approval for **Windsor Court Phase 1**, a proposed 25 residential lot + 1 common area subdivision. Windsor Place, LLC, is the owner of the property and the property is zoned PUD (Planned Unit Development).

COMMENTS: RECOMMEND APPROVAL CONTINGENT ON THE FOLLOWING:

-ADD NOTE "ALL LANDSCAPING AND SIDEWALKS, INCLUDING THOSE WITHIN RIGHTS-OF-WAY, ARE TO BE MAINTAINED BY THE OWNERS ASSOCIATION IN ACCORDANCE WITH THE APPROVED PUD."

-THE APPLICANT WORK TO ACQUIRE AN EASEMENT ACROSS THE AT&T PROPERTY. THE PURPOSE OF THE EASEMENT IS TO INSTALL APPROXIMATELY 400' OF PIPE TO CONNECT THE DISCHARGE FROM THE NORTH POND OF THE DEVELOPMENT TO THE EXISTING DRAINAGE SYSTEM THAT RUNS UNDER US-280.

Mr. Rice said staff did meet with the developer. He wanted to stipulate that the developer be able to continue with the property development without an easement granted by the neighboring property as long as the developer presents a final stormwater management plan that meets State and regulations. Engineering staff agreed with this statement.

Mr. Rice made a motion to approve S-0622-18 subject to adding the staff's note on landscaping and sidewalks and contingent on the developer seeking to obtain a drainage easement from AT&T, but shall in any case implement an approved stormwater management plan that meets all City and State regulations. Mr. Shaw seconded the motion. On voice vote, the motion carried unanimously.

- (b) S-0722-28 - Mr. Scott Rohrer, representing Windsor Court, LLC, is requesting **Preliminary Plat**

approval for **Windsor Court Phase 2**, a proposed 95 residential lot + 1 common area subdivision. Windsor Court, LLC, is the owner of the property and the property is zoned PUD (Planned Unit Development).

COMMENTS: RECOMMEND APPROVAL CONTINGENT ON THE FOLLOWING:

-ADD NOTE "ALL LANDSCAPING AND SIDEWALKS, INCLUDING THOSE WITHIN RIGHTS-OF-WAY, ARE TO BE MAINTAINED BY THE OWNERS ASSOCIATION IN ACCORDANCE WITH THE APPROVED PUD."

Bob Easley, project engineer, acknowledged the note needing to be added.

Mr. Shaw made a motion to approve S-0722-28 subject to adding the staff's note on landscaping and sidewalks. Mr. Rice seconded the motion. On voice vote, the motion carried unanimously.

- (c) S-0722-26 - Mr. Lance Kitchens, CK Enterprises, LLC, is requesting Final Plat approval for **Smith Farm Subdivision** located at 2449 Savoy Street. This is a proposed forty-four (44) lot subdivision.

COMMENTS: RECOMMEND APPROVAL CONTINGENT ON THE FOLLOWING ITEMS:

**-AREA DESIGNATED FOR ENTRANCE FEATURE NEEDS TO BE PLATTED COMMON AREA
- SECURING A BOND IN THE AMOUNT OF \$ 395,500 FOR INFRASTRUCTURE
-COUNCIL APPROVED REZONING OF THE PROPERTY WITH THE CONDITION THAT AN EVERGREEN BUFFER BE PLANTED BETWEEN THE REZONED PORTION OF THE DEVELOPMENT AND ADJACENT RESIDENCES (ORD 20-2194). A PERFORMANCE BOND IN THE AMOUNT OF \$32,200 NEEDS TO BE POSTED AS SURETY FOR THE BUFFER.**

ADDITIONAL NOTES: STAFF NOTES THE AMOUNT/DIMENSIONS OF BUILDING AREA (WITHIN SETBACKS) ON MULTIPLE LOTS - PARTICULARLY SMALLER LOTS IN CURVES/CULDESACS - COULD BE CHALLENGING FOR MANY CONTEMPORARY HOUSE PLANS. (LOT 15 HAS A BUILDING AREA WITH 43' OF DEPTH).

Lance Kitchens was present and representing the case. Mr. Kitchens confirmed that he understood the conditions, bond amounts, and comments and acknowledged that he would comply with them. Mr. Rice asked if lot sizes had been discussed with the developer. Mr. Martin shared said comment with the developer. He stated that the developer for the project intended to sell all of the lots to homebuilders. Mr. Martin stated that his analysis confirmed that homes could be built on the smaller lots. However, the building envelope of the smaller lots would be challenging for many contemporary home layouts. The lots could accommodate a ranch style rectangular home. He said staff felt it necessary to include this note on the record.

Ryan Waley, 2449 Savoy St., asked about the buffer and bonding. Mr. Wood stated that the buffer was required by Council and the bond was in place in case the buffer failed to survive a year.

Mr. Rice made a motion to approve S-0722-26 subject to staff's comments. Ms. White seconded the motion. On voice vote, the motion carried unanimously.

(d) S-0722-27– 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.

COMMENTS: NO ISSUES

Mr. Jimmy Magette represented the case. Mr. Rice made a motion to approve S-0722-27. Ms. Peace seconded the motion. On voice vote, the motion carried unanimously.

(e) S-0722-29– Mr. Scott Rohrer, Blackridge Partners, LLC, is requesting ***Final Plat*** approval for ***Blackridge Phase 6***, located at the south end of Livvy Lane, and being a proposed 22 lot subdivision. Blackridge Partners, LLC, is the property owner and the property is zoned PUD PR-1 (Planned Single Family).

COMMENTS: RECOMMEND APPROVAL CONTINGENT ON SECURING A BOND IN THE AMOUNT OF \$81,700.

Mr. Miller presented the staff comments for the case, also noting several properties being raised out of the floodplain. Bob Easley, project engineer, stated the earthwork had been accomplished, raising the lots out of the floodplain. He also agreed with the bond amount.

Mr. Rice made a motion to approve S-0722-29 subject to staff comments. Mr. Shaw seconded the motion. On voice vote, the motion carried unanimously.

(f) S-0722-31– Mr. Korey Nations, NATCO, representing Ms. Becky Smith, is requesting ***Final Plat*** approval for ***Smith's Chester Street Resurvey***, being a resurvey of Lots 54 & 55, Block 24 of The Survey of Shades Cliff, property located at 1329 Chester Street. The purpose of the plat is to combine two lots into 1 lot.

COMMENTS: RECOMMEND APPROVAL CONTINGENT ON SECURING FINAL SIGNATURES

Korey Nations, 589 B Shades Crest Rd, represented the case and agreed to the condition of obtaining all necessary signatures on the plat.

Mr. Shaw made a motion to approve S-0722-31 subject to staff comments. Mr. Rice seconded the motion. On voice vote, the motion carried unanimously.

7. **Z-0722-03** – Korey Nations, NATCO Building Co., LLC, representing homeowners David & Janie Howell, is requesting a zoning change to property located at **299 Shades Crest Road**, currently zoned E-2 (Single Family Estate District) to R-LSF District (Legacy Single Family District).

RECOMMENDATIONS, CONDITIONS, REQUIREMENTS: RECOMMEND APPROVAL

COMPREHENSIVE PLAN: SUPPORTS PRESERVATION/ENHANCEMENT OF RESIDENTIAL NEIGHBORHOOD.

Mary Jane Howell, 299 Shades Crest Rd., represented the case and discussed desired improvements to the home to make it handicap accessible.

Mr. Shaw made a motion to approve Z-0722-03 subject to staff comments. Mr. Rice seconded the motion. On voice vote, the motion carried unanimously. Mr. Rice complemented Mr. Martin, the Commission, and the City Council on the creation of the R-LSF district as it has helped numerous property owners in the area.

Adjourn