

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

1. Meeting called to order.
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from the November 8, 2021, meeting.
5. Election of Officers for P&Z for 2022.
6. **Requests for Preliminary and/or Final Map Approval:**
 - (a) **S-1221-26-A** – Mr. Nathan Spence is requesting **Preliminary Plat** approval for a **Resurvey of Lot 5A - The Crossroads Northeast, being a resurvey of Lot 5A according to Resurvey Lots 4, 5, & 6 The Crossroads Northeast, located on Adena Lane, Hoover, AL.** The purpose of this resurvey is to close the turnaround eliminating the crescent shape and putting that property into Lot 4. The property is owned by Dantract Inc. & CWD, LLC and is zoned PC (Planned Commercial).
 - (b) **S-1221-26-B** - Mr. Nathan Spence is requesting **Preliminary Plat** approval for a **Resurvey of Lot 5A - The Crossroads Northeast, being a resurvey of Lot 5A according to Resurvey Lots 4, 5, & 6 The Crossroads Northeast, located on Adena Lane, Hoover, AL.**
 - (c) **S-1221-27** – Mr. Scott Rohrer, representing TCVC Residential, LLC, is requesting **Final Plat** approval for **Knox Square 1A – Resurvey No. 1** located on Colton Road. The purpose of this map is to modify the common line between lots 3318 and CA3-7 to make Lot 3318 larger. TCVC Residential, LLC, and TCVC Commercial, LLC is the property owner and the property is zoned PUD PR-1 (Planned Single Family District).
 - (d) **S-1221-28** – Mr. Scott Rohrer, representing TCVC Residential, LLC, is requesting **Final Plat** approval for **Knox Square Phase 1B (Formerly Trace Crossings Village Center), a proposed 39 residential lot and 3 common area lot subdivision.** TCVC Residential, LLC, and TCVC Commercial, LLC is the property owner and the property is zoned PUD PR-1 (Planned Single Family District).
 - (e) **S-1221-29** – Mr. Ray Weygand, Weygand Surveyors, representing Bob & Jason Mathews, is requesting **Final Plat** approval for **Mathew’s Resurvey of Mayflower Drive,** a proposed 2 lot subdivision. Bob & Jason Mathews are the property owners and the property is zoned R-1 (Single Family Residential).

The following case was continued at the November 8, 2021, P&Z meeting:

7. **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.

- 8 **Z-1221-31** – Richard A. Johnson II is requesting a pre-zoning and annexation for property located at **5352 Highway 280** (Sam’s property) for a new Planned Unit Development (PUD). Wal-Mart Realty Company/Sharit Real Estate Holdings, LLC, are the property owners.

- 9. C-1221-22** –Richard A. Johnson, II is requesting **Conditional Use** approval for the new PUD (Sam’s Property) to be located at **5352 Hwy 280**. This request in the PR-1 zoning amenities, parks, common areas, etc. In the PC zoning area it includes shopping centers, drive-thru’s, drive-ups, and outdoor seating/dining. Wal-Mart Realty and Sharit Holdings are the property owners.

10. **C-1221-24** – Sam Memdani and Kris Patel are requesting **Conditional Use** approval to allow a Convenience Store to include pizza/coffee be located at **2144 Clearbrook Road**. The property is owned by “Sam” Memdani and is zoned C-2 (Community Business District).

11. **C-1221-23** – Mr. David Micena, representing **The Universal Church**, is requesting **Conditional Use** approval for a church to be located at **3133 Lorna Road, Ste 109**. The owner of the building is Lorna Town Square BHM, LLC, and the property is zoned C-1 (Neighborhood Shopping District).

12. Multiple zoning amendments to the Zoning Ordinance presented by City Planner, Mac Martin, initially at the October meeting **will be presented at this meeting for a vote.**

Adjourn