

CITY OF HOOVER
PLANNING AND ZONING
MEETING SUMMARY
JULY 13, 2020

The Planning and Zoning Commission of the City of Hoover met in regular session on this date at 5:30 PM, via teleconference/video conference, following publication and posting pursuant to Alabama Law. Chairman Mike Wood called the meeting to order and the City Clerk called the roll with the following:

Members Present: Mike Wood, Chairman
Jason Lovoy, Commission Member
Nathan Reed, Commission Member*
Allan Rice, Commission Member*
Mike Shaw, Commission Member
Carl West, Commission Member*
Ben Weiseman, Commission Member*
Becky White, Commission Member*
*via Zoom

Members Absent: Jennifer Peace, Chairman Pro-Tem

Other Officials Present: April Danielson, Assistant City Attorney*
Wendy Dickerson, City Clerk
Mac Martin, City Planner
Chris Reeves, City Engineer
*via Zoom

Mr. Rice led the invocation.

Mr. Lovoy led the Pledge of Allegiance.

MINUTES

The minutes of the June 8, 2020, (Regular Meeting) was presented for approval.

MOTION: Motion to dispense with the reading of the minutes of the June 8, 2020, (Regular Meeting) and approve them as presented was by Mr. Shaw and second by Mr. Lovoy. Mr. Wood called for a voice vote, and the motion carried.

The motion carried approving the minutes of the January 13, 2020, (Regular Meeting) and March 9, 2020, (Regular Meeting).

CONTINUED ITEMS

Mr. Mike Wood announced that the following cases have been continued until the **August 10, 2020**, P&Z meeting:

PRELIMINARY PLAT

S-1119-43 – David Rawson, MTTR Engineers, Inc., representing Multi-Vest LLC/Baronwood Property, LLC, is requesting **Preliminary Plat** approval for **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 off Medford Drive/ATI Parkway. The property is owned by Multi-Vest LLC/Baronwood Property LLC, and is zoned I-1 (Light Industrial District) in Hoover and R-4 in Jefferson County.

FINAL PLAT

S-0720-25 – Jonathan and Brindusa Gratzuela Hensel are requesting **Final Plat** approval for **Shades Cliff**, a 1 lot subdivision located at 1444 Alford Avenue. Jonathan and Brindusa Hensel are the property owners and the property is zoned R-1 (Single Family Residential).

Mr. Mike Wood announced that the following continued cases will be heard:

FINAL PLAT

S-0620-24 – Joey Miller, MTTR Engineers, Inc., is requesting **Final Plat** approval for **Bowman's Resurvey No. 2**, property located at Alford Avenue and Blue Ridge Blvd. The purpose of the plat is to resurvey two lots into one lot. Jason McDougal is the property owner.

Mr. Wood read a summary of the case.

Mr. Joey Miller, Southlake Park, stated that the property would be trimmed to allow for site distance.

Mr. Shaw asked if the issue with the tenant had been resolved.

Mr. Miller stated that his lease is up at the end of the month.

Mr. Wood asked if there were any questions or comments from the Commission, applicant or audience. There being none, Mr. Wood called for the question with a roll call vote.

MOTION Motion to approve the Final Plat for a **Bowman's Resurvey No. 2** was made by Mr. Rice and seconded by Mr. Lovoy.

Mr. Lovoy – yes	Mr. Reed – yes
Mr. Shaw – yes	Mr. West – yes
Mr. Weiseman – yes	Ms. White – yes
Mr. Wood - yes	Motion carried.

Motion carried approving the final plat for a **Bowman's Resurvey No. 2**.

REZONING

Z-0620-04 - Mr. Joseph Miller, MTTR Engineers, Inc., is requesting property located at 1331 Alford Avenue be ***rezoned from R-1 (Single Family District) to R-4 (Multi-Family District)*** for the sole purpose of being used for a new Montessori school. There will be no multi-family residential use for this property.

Mr. Wood read a summary of the case.

Mr. Wood asked if there were any questions or comments from the Commission, applicant or audience. There being none, Mr. Wood called for the question with a roll call vote.

MOTION Motion to approve the Rezoning from R-1 (*Single Family District*) to R-4 (*Multi-Family District*) for the sole purpose of being used for a new Montessori school with no multi-family residential use for the property was made by Mr. Rice and seconded by Mr. Lovoy.

Mr. Lovoy – yes	Mr. Reed – yes
Mr. Shaw – yes	Mr. West – yes
Mr. Weiseman – yes	Ms. White – yes
Mr. Wood - yes	Motion carried.

Motion carried approving the Rezoning from R-1 (*Single Family District*) to R-4 (*Multi-Family District*) for the sole purpose of being used for a new Montessori school with no multi-family residential use for the property.

CONDITIONAL USE

C-0620-05 - Mr. Joseph Miller, MTTR Engineers, Inc., is requesting ***Conditional Use*** approval for property located at 1325 and 1331 Alford Avenue be used for a new Montessori school. There will be no multi-family residential use for this property. The property owner is Mr. Jason McDougal.

Mr. Wood read a summary of the case.

Mr. Wood asked if there were any questions or comments from the Commission, applicant or audience. There being none, Mr. Wood called for the question with a roll call vote.

MOTION Motion to approve the Conditional Use for the sole purpose of being used for a new Montessori school with no multi-family residential use for the property was made by Mr. Shaw and seconded by Mr. Rice with the following contingencies:

1. Applicant is to work to clear the underbrush as required to improve sight distance; and
2. New parking lot to be comprised of permeable pavers or proper drainage facilities shall be installed with new parking lot construction with either method to be approved by the City Engineer with the site plan review.

Mr. Lovoy – yes

Mr. Reed – yes

Mr. Shaw – yes

Mr. West – yes

Mr. Weiseman – yes

Ms. White – yes

Mr. Wood - yes

Motion carried.

Motion carried approving the Conditional Use for the sole purpose of being used for a new Montessori school with no multi-family residential use for the property with the following contingencies:

1. Applicant is to work to clear the underbrush as required to improve sight distance; and
2. New parking lot to be comprised of permeable pavers or proper drainage facilities shall be installed with new parking lot construction with either method to be approved by the City Engineer with the site plan review.

PRELIMINARY AND FINAL PLATS

FINAL PLAT

S-0720-26 - Derek Meadows, Gonzalez-Strength & Associates, Inc. is requesting **Final Plat** approval for **AL Hoover Crest, LLC**, located on S. Shades Crest Road and Morgan Road. The purpose of this plat is to create 4 lots from acreage for commercial development. AL Hoover Crest, LLC, is the property owner and the property is zoned C-2 (Community Business District).

FINAL PLAT

S-0720-29 – SB Dev. Corp. is requesting **Final Plat** approval for **Ross Bridge Parcel I – Ph. 3 – Resurvey of Lot I-62**, located at 1795 Glasscott Trail. The purpose of this resurvey is to divide Lot I-62 into 2 lots. The owner of the property is SB Dev. Corp. and the property is zoned PUD PR-1 (Planned Single Family Residential District).

FINAL PLAT

S-0720-30 – SB Dev. Corp. is requesting **Final Plat** approval for **Flemming Farms Ph. 1B – Resurvey of Lot 2019**, located at Henry Pass. The purpose of this resurvey

is to enlarge Lot 2019. SB Dev. Corp. is the property owner and the property is zoned PUD PR – 1.

PRELIMINARY PLAT

S-0720-31 – Mr. Brooks Harris, Clayton Properties Group, Inc., is requesting **Preliminary Plat** approval of **Blackridge South – Phase 1**, a proposed 12 residential lot subdivision located at the end of Blackridge Road. Luxury Lake Investments, LLC, is the property owner and the property is zoned PUD.

FINAL PLAT

S-0720-33 – Mr. Lance Kitchens is requesting **Final Plat** approval for **Klein’s Drive Partial Right-of-Way Vacation Final Plat** located at the intersection of Savoy Street and New Smith Farm Drive. The purpose of this plat is to vacate a portion of Klein’s Drive and add it to Lot 12. CK Enterprises, LLC is the property owner and the property is zoned R-1 and E-2.

Mr. Wood read a summary of the cases.

Mr. Wood asked if there were any questions or comments from the Commission, applicant or audience. There being none, Mr. Wood called for the question with a roll call vote.

MOTION Motion to approve the following was made by Mr. Rice and seconded by Mr. Shaw.

Final Plats

AL Hoover Crest, LLC

Ross Bridge Parcel I – Ph. 3 – Resurvey of Lot I-62

Flemming Farms Ph. 1B – Resurvey of Lot 2019

Klein’s Drive Partial Right-of-Way Vacation Final Plat

Preliminary Plat

Blackridge South – Phase 1

Mr. Lovoy – yes

Mr. Reed – yes

Mr. Shaw – yes

Mr. West – yes

Mr. Weiseman – yes

Ms. White – yes

Mr. Wood - yes

Motion carried.

Motion carried approving the following:

Final Plats

AL Hoover Crest, LLC

Ross Bridge Parcel I – Ph. 3 – Resurvey of Lot I-62

Flemming Farms Ph. 1B – Resurvey of Lot 2019

Klein’s Drive Partial Right-of-Way Vacation Final Plat

Preliminary Plat

Blackridge South – Phase 1

FINAL PLAT

S-0720-27 – Schoel Engineering Company, Inc., is requesting **Final Plat** approval for **Tattersall Park Resurvey No. 7**, a 2 lot subdivision. The purpose of this plat is to resurvey 1 lot into 2 lots. EBSCO Industries, Inc. is the property owner and the property is zoned PUD.

Mr. Wood read a summary of the case.

Mr. Robin Phillips and Mr. Bill Wilson was present to represent the case.

Discussion ensued about a shared drive in lieu of three drives.

Mr. Wood stated that the case would be continued until the end of the meeting.

PRELIMINARY PLAT

S-0720-32 – Mr. Jonathan Belcher is requesting **Preliminary Plat** approval for **Blackridge Road Extension** located at the southern end of Blackridge Road. This preliminary plat includes 1 common area lot. Blackridge Partners, LLC, is the property owner and the property is zoned PUD.

Mr. Wood read a summary of the case.

Mr. Wood asked if there were any other questions or comments from the Commission, applicant or audience. There being none, Mr. Wood called for the question with a roll call vote.

MOTION Motion to approve the Preliminary Plat for a **Blackridge Road Extension** was made by Mr. Rice and a second by Mr. Lovoy with the contingency that the applicant must identify the area and provide details of the proposed gate

Mr. Lovoy – yes	Mr. Reed – (did not vote)
Mr. Shaw – yes	Mr. West – yes
Mr. Weiseman – yes	Ms. White – yes
Mr. Wood - yes	Motion carried.

Motion carried approving the preliminary plat for **Blackridge Road Extension** with the contingency that the applicant must identify the area and provide details of the proposed gate.

AMENDMENT TO THE R-LSF DISTRICT

Z-0720-06 – Amendment to the R-LSF District (Legacy Single Family Residential District).

Mr. Wood read a summary of the case.

Mr. Wood asked if there were any other questions or comments from the Commission, applicant or audience. There being none, Mr. Wood called for the question with a roll call vote.

MOTION Motion to approve the Amendment to the R-LSF District (Legacy Single Family Residential District) was made by Mr. Rice and seconded by Mr. Shaw:

Mr. Lovoy – yes	Mr. Reed – yes
Mr. Shaw – yes	Mr. West – yes
Mr. Weiseman – yes	Ms. White – yes
Mr. Wood - yes	Motion carried.

Motion carried approving the Amendment to the R-LSF District (Legacy Single Family Residential District).

FINAL PLAT

S-0720-27 – Schoel Engineering Company, Inc., is requesting **Final Plat** approval for **Tattersall Park Resurvey No. 7**, a 2 lot subdivision. The purpose of this plat is to resurvey 1 lot into 2 lots. EBSCO Industries, Inc. is the property owner and the property is zoned PUD.

Mr. Wood read a summary of the case.

Mr. Phillips stated that they will agree to the combined driveway.

Mr. Wood asked if there were any questions or comments from the Commission, applicant or audience. There being none, Mr. Wood called for the question with a roll call vote.

MOTION Motion to approve the Final Plat for **Tattersall Park Resurvey No. 7** was made by Mr. Rice and seconded by Mr. Shaw with the contingency that 5B2A and 5B2B have a shared drive:

Mr. Lovoy – yes	Mr. Reed – (did not vote)
Mr. Shaw – yes	Mr. West – yes
Mr. Weiseman – yes	Ms. White – yes
Mr. Wood - yes	Motion carried.

Motion carried approving the preliminary plat for **Tattersall Park Resurvey No. 7** with the contingency that 5B2A and 5B2B have a shared drive.

There being no further business, the meeting was adjourned at 6:11 p.m.