

**HOOVER PLANNING AND ZONING  
COMMISSION  
AGENDA  
January 13, 2020  
5:30 PM**

1. Meeting called to order.
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from the November 12 and December 9, 2019, P&Z meeting.
5. The following cases were **continued** by the applicants at the December 9, 2019, meeting until the **January 13, 2020**, Planning Commission meeting:
  - (a) **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 2<sup>nd</sup> Amendment to ATI Industrial Park subdivision and acreage. This is a proposed 3 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.
  - (b) 7. **Z-1219-33** – Mr. Lance Kitchens, CK Enterprises, LLC, is requesting to rezone some parcels of the old Smith Farm property, Parcel 5 – (621 Kleins Drive) from A-1 to R-1 (Single Family District), Parcel 6 – (631 Kleins Drive) from E-1 to R-1 (Single Family District), and Parcel 7 – (644 Kleins Drive) from A-1 to R-1 (Single Family District). The reason for the rezoning is for residential houses to be constructed in accordance with the R-1 zoning restrictions.
6. The following case has been **withdrawn** by the applicant:
  - (a) **S-1119-45** – Derek Meadows, Gonzalez-Strength & Associates, is requesting **Final Plat** approval for **Village at Brocks Gap Phase II Plat No. 1**, a 1 lot subdivision located off Brocks Gap Parkway and Stadium Trace Parkway. USS Real Estate is the property owner and the property is zoned PI (Planned Light Industrial).

**7. REQUESTS FOR PRELIMINARY AND/OR FINAL MAP APPROVAL:**

- (a) **S-0120-01** – Chad Bowman, representing Embassy Homes, LLC, Embridge Homes, LLC, Nakoom Rushirajsinhji, and Ridgecrest Homes, LLC, is requesting **Final Plat** approval for **Resurvey of Lake Cyrus Sector 21**, a proposed 82 lot subdivision located on Lake Cyrus Club Drive. The property is zoned PUD PR-1 (Planned Single Family District).
- (b) **S-0120-02** – Jonathan Belcher is requesting Final Plat approval for Blackridge Lot 1066 & 1067 Resurvey, being a resurvey of lots 1066 & 1067 according to the Final Plat of Blackridge Phase 1B. This is a proposed 2 lot subdivision located on Blackridge Cove. The owners of the lots are Jonathan & Brandi Belcher (Lot 1066) and Greg and LeAnn Blackman (Lot 1067). The property is zoned PUD PR-1 (Planned Single Family District).
- (c) **S-0120-03** – Derek Meadows, Gonzalez Strength & Associates, representing US Steel is requesting **Final Plat** approval for **Village at Brocks Gap Phase II Plat No. 1**, a proposed 3 lot subdivision located off Brocks Gap Parkway and Stadium Trace Parkway. The property is zoned PI (Planned Light Industrial) and is owned by USS Real Estate.
- (d) **S-0120-04** – Carey Daniel, Gonzalez-Strength & Associates, Inc., representing USS Real Estate, is requesting **Preliminary Plat** approval for the **Village at Brocks Gap Phase II** located off Brocks Gap Parkway and Stadium Trace Parkway. The property is zoned PI and is owned by USS Real Estate.
- (e) **S-0120-05**- Scott Rohrer, SB Dev. Corp., is requesting Preliminary Plat approval for Flemming Farm, a proposed 33 residential lot subdivision located at the south end of Flemming Parkway. The property owner is SB Dev. Corp. and is zoned PUD PR-1 (Planned Single Family District).

*The following two zoning cases, discussed at the last meeting (December 9, 2019), and were continued until the next meeting, January 13, 2020.*

**8. Z-1219-35** – Reformat/Restatement of the Zoning Ordinance

**9. Z-1219-36** – R-LSF Legacy Single Family Residential District

**10. Z-0120-01** – Alan Howard, AJH Properties, LLC, is requesting pre-zoning and eventual annexation of property owned by Roy W. and Judith L. Gilbert at 5400 and 5410 Saddlecreek Lane, located near Greystone Legacy. Mr. Howard is asking for the property to be pre-zoned to PRD (Planned Residential Development District) for the purpose of building a residential development.

**11. C-0120-01** – Ms. Jinger Glasgow, representing Central AL Artists Guild, is requesting **Conditional Use** approval for the Patton Creek Art Festival to be held at **4445 Creekside Avenue**, on Saturday, March 7, 2020, from 9a.m. until 4p.m. The property is zoned C-2 (Community Business District) and is owned by ARC PCBIRAL001, LLC.

**12. C-0120-02** – Mr. Charlie Culp is requesting **Conditional Use** approval requesting modification of previously approved site plan for addition of a modular building to be used for Sunday school classes to the existing Conditional Use on property located at **560 Lakecrest Drive**, home for Church of the Hills who is sharing the space with Cross Creek Church. The property owner is Church of the Hills and the property is zoned C-P (Preferred Commercial Office District).

**Adjourn**