

MINUTES OF MEETING

HOOVER PLANNING AND ZONING COMMISSION

Date: February 10, 2020
Time: 5:30 PM
Place: Hoover Senior Center
Present: Mr. Mike Wood - Chairman
Mr. Jason Lovoy
Mr. Mike Shaw
Mr. Nathan Reed
Ms. Becky White
Mr. Allan Rice
Mr. Carl West
Mr. Ben Wieseman

Absent: Ms. Jennifer Peace – Vice Chairman

Also Present: Mr. Chris Reeves, Assistant City Engineer
Mr. Marty Gilbert, Acting Director, Building Inspections
Mr. Duke Moore, Fire Marshal
Ms. Sharon Nelson – Landscape Architect
Ms. Vanessa Bradstreet, Secretary, P&Z Commission
Mr. Mac Martin - City Planner

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. Mr. West led the Pledge of Allegiance.
4. Approval of the minutes for January 13, 2020, P&Z meeting. Mr. Wood announced the approval of these minutes would be moved to the next meeting.
5. Introduction of new P& Z Board member – Rebecca White
6. Election of Vice-Chairman for year 2020. Mr. Wood announced the P&Z Board had
7. lost their Vice-Chairman and at this time would be electing a new Vice-Chair.

Mr. Wood opened the floor for nominations. Mr. West made a motion to nominate Ms. Jennifer Peace.

Mr. Shaw made a motion to close the nominations. Mr. Rice seconded the motion. Mr. Wood asked for a vote. The motion was unanimously approved.

Mr. Wood stated that there was a motion to nominate Ms. Peace as Vice-Chair. The motion was approved unanimously.

8. The following case has been withdrawn by the applicant:

- (a) **S-0120-03** – Carey Daniel Gonzalez-Strength & Associates, Inc., representing USS Real Estate, is requesting **Preliminary Plat** approval for the **Village at Brocks Gap Phase II Plat No. 1** located off Brocks Gap Parkway and Stadium Trace Parkway. The property is zoned PI and is owned by USS Real Estate.

Mr. Martin stated that the application for the Final Plat only is tonight. They had the Preliminary Plat removed because there is no public road being constructed.

Mr. Wood asked if anyone had any questions to what Mr. Martin had said. No questions were asked.

Mr. Wood stated they will be voting on it tonight.

9. The following cases have been **continued** until **March 9, 2020**, P&Z meeting, 5:30pm by the applicants:

- (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 2nd Amendment to ATI Industrial Park subdivision and acreage. This is a proposed 4 lot subdivision located off Medford Dr./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) **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 Saddle Creek 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.

Mr. Wood announced these two cases would be heard at the next P&Z meeting on Monday, March 9, 2020, 5:30 pm and no new notices would be sent out.

10. The following case was continued by the applicants at the January 13, 2020, meeting:

- (a) **S-0120-04** – Derek Meadows, Gonzalez Strength & Associates, representing US Steel is requesting **Final Plat** approval **Village at Brocks Gap Phase II Plat No.1**, a proposed 3 lot subdivision located off Brocks Gap Parkway and Stadium Trace Parkway. The purpose of this plat is to create 1 lot from an acreage parcel of land for commercial development. The property is zoned PI (Planned Light Industrial) and is owned by USS Real Estate. **(Approved)**
Staff Comments recommend approval. Cross-access note is sufficient for this phase of the development process.

Mr. Martin stated that previously, this subdivision plat had a public street that was going across it from Brocks Gap to acreage to the southwest future development. The master development plan for Trace Crossings does call for connectivity, but does not define such connectivity as a full vehicular roadway. Therefore, with the owners of both properties; the owner of this particular track and the proposed developer for the acreage to the southwest opted not to have a street connection here. They have asked that a note be added to the plat to ensure that emergency vehicles and pedestrians have access to this lot to the acreage southwest, and also that pedestrians of the acreage of future developments of the southwest have access across this property to Brocks Gap Parkway. They found that the note is satisfactory. The actual location and design of the access route and the crossing at the property boundary would be coordinated between the two parties. The developer of this track and the developer of the track to the southwest will be of adequate dimension to accommodate emergency vehicles and will be of an improved surface. They have found this note to be a satisfactory for this phase of the development process.

Mr. Wood asked if there were any questions from the Planning Commission or audience. No questions were asked.

Mr. Wood asked who was making the application.

Mr. Derek Meadows, Gonzalez-Strength & Associates, was present to represent this case. Mr. Wood called for a motion. Mr. Shaw made a motion to approve S-0120-04. Mr. Rice seconded the motion. The motion was unanimously approved.

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

- (a) **S-0220-06** – Mr. Wiley Truss is requesting **Final Plat** approval for **Truss Resurvey** located at 328 Park Avenue. The purpose of this resurvey is to combine two properties currently described as portions of two lots into one property with a single lot number as the legal description. Mr. Truss is the property owner and the lot is zoned E-2 (Single Family Estate District). **(APPROVED)**

Staff Comments: recommend approval. Subdivision Regulations require only front building setbacks (along street frontage) to be shown on the plat.

Mr. Wiley Truss, 328 Park Avenue, was present to represent the case.

Mr. Wood asked if there were any comments from the Planning Commission and audience. No questions were asked. Mr. Wood asked for a motion.

Mr. Rice made a motion to approve S-0220-06. Mr. Weiseman seconded the motion. The motion was unanimously approved.

12. The following case has come back to the Planning Commission for further clarification of the motion made at the January 13, 2020, P&Z meeting:

Z-1219-33 – Mr. Lance Kitchens, CK Enterprises, LLC, is amending his original request to rezone property located at the old Smith farm to the following: 2429 Savoy Street (Parcel 3) from R-1 to R-1 (Single Family Residential District) with Condition; 2441 Savoy Street (Parcel 4) from R-1 to R-1 (Single Family Residential District) with Condition; 644 Kliens Drive (Parcel 7) from A-1 to R-1 (Single Family Residential District) with Condition; 648 Kliens Drive (Parcel 8) from R-1 to R-1 (Single Family Residential District) with Condition; 621 Kliens Drive (Parcel 5) from A-1 to E-2 (Single Family Estate District) with Condition; and 631 Kliens Drive (Parcel 6) from E2 to E-2 (Single Family Estate) with Condition. The “Condition” referred to herein shall mean the condition that a maximum of 48 homes may be located collectively on Parcels 3, 4, 7, 8, 5 and 6. *This number shall include the existing large home at 2431 Savoy Street and 47 (forty-seven) new homes.*

(APPROVED)

Staff Comments: No issues. Clarification is needed in the motion approved by the Planning Commission regarding the housing cap condition.

Mr. Martin stated that at the conclusion of the last meeting they had a recommendation that was voted on by this body to rezone property (Lot 7) from A-1 to R-1 and Lot 5 from A-1 to E-2 (Single Family Estate District). There was also language in that motion that pertained to a housing unit on the development. After further review of that motion and recommendation, the staff believes that this could be more clear, particularly as it pertains to the housing cap and how it is enforced across the property. They did meet with the property owner immediately following the meeting last month and he agreed to submit an amended application, in essence asking for the same rezoning of property. Lot 7 will go from A-1 to R-1. For Lot 5, the request is still for the zoning there to go from A-1 to E-2. The amended application does call for a condition to be placed on all of the subject property, Lots 3, 4, 5, 6, 7, and 8 to include the condition that no more than 48 homes can be developed on the total property. That would be 47 new homes plus the 1 home that presently exists along Savoy.

Mr. Martin stated to clarify, what was being asked with the amended application is the same thing that was being proposed last time but with clarification that the condition of the housing cap be placed across all of the subject lots that Mr. Kitchens has.

Mr. Wood stated he felt they had had ample time to hear this case from both sides, and he was prepared to listen to a motion at tonight's meeting. Mr. Wood then asked for a motion.

Mr. West made a motion to approve Z-1219-33. He stated the following: I make a motion that we vote to approve the amended request of CK enterprises, LLC to rezone the real property located at the Old Smith Farm and known by application number **Z-1219-33** as follows:

2429 Savoy Street (shown as Parcel 3 on the required zoning notice) from R-1 to R-1 (Single Family Residential District) with Condition;

2441 Savoy Street (Parcel 4) from R-1 to R-1 (Single Family Residential District) with Condition;

644 Kliens Drive (Parcel 7) from A-1 to R-1 (Single Family Residential District) with Condition;

648 Kliens Drive (Parcel 8) from R-1 to R-1 (Single Family Residential District) with condition

621 Kliens Drive (Parcel 5) from A-1 to E-2 (Single Family Estate District) with Condition; and

631 Kliens Drive (Parcel 6) from E-2 to E-2 (Single Family Estate District) with Condition.

The "Condition" referred to herein shall mean the condition that a maximum of 48 homes may be located collectively on Parcels 3, 4, 7, 8, 5 and 6. This number shall include the existing large home at 2431 Savoy Street and 47 (forty-seven) new homes.

Mr. Lovoy seconded the motion.

Mrs. Bradstreet did a roll call vote.

Mr. Wood - Aye

Mr. Lovoy - Aye

Mr. Shaw - Naye

Mr. Reed - Aye

Ms. White - Aye

Mr. Rice - Naye

Mr. West - Aye

Mr. Weiseman - Aye

The motion was approved.

13. C-0200-03 – Mr. Kenneth E. Harden, Harden Properties, LLC, is requesting Conditional Use approval for an addition to the existing shopping center known as Bluff Park Village Shopping Center located at 2146 Tyler Road. Harden Properties, LLC, is the property owner and the property is zoned C-2 (Community Business District).

Staff Comments: No issues. BZA approved their variance request for 73% of required internal parking area tree canopy.
(APPROVED)

Mr. Martin stated that the applicant appealed to the Board of Zoning Adjustment last week to have a 27% reduction, waiver, or variance to the internal parking area tree canopy requirement. The redevelopment of the shopping center will include tree canopy and landscape areas to cap off each parking aisle. There will certainly be more landscaping than what exists today. As far as the case was heard, it included 73% of what is required internal tree canopy and also with the design of the site they made sure it was adequate parking and accessible parking to the grocery store and new tenant. The BZA approved that variance and are ready to move forward.

Mr. Wood asked the applicant to share his ideas.

Mr. Kenneth Harden, 2131 Chapel Road, stated that he is going to be building the Piggly Wiggly and Mills Pharmacy across from the existing Armour Safe Storage. It will be just under 30,000 square feet. He is adding the appropriate landscaping. The plans have been submitted. He will also be enhancing the existing shopping center to match the core of their new building that will be built. New sidewalks will be created for walkability. There will also be a community gathering space for gathering activities such as Girl Scouts selling their cookies, Boy Scout yard sales, or Talladega race track activities. He asked if there were any questions.

Mr. Wood stated that he is glad to see improvement in that area. He stated that they saw a rendering of what he was going to do. He asked if he has a rendering that he would like to add to this application.

Mr. Harden stated that he did not bring it with him.

Mr. Rice stated that they have it and can add it.

Mr. Wood asked if there were any further questions.

Mr. Rice stated that this has been about 2 ½ years in the making. It is a substantial investment of private funds that they do not quite frankly have to do. He thinks that it will be a game changer for the Bluff Park Community.

Mr. Wood asked if there were any other comments.

Mr. Shaw stated that this is a great thing for the community. This is the most impactful Conditional Use that he has seen come by and thanked Mr. Harden for what they were doing in the community.

Mr. Woods asked if anyone in the audience had any questions or comments. No questions or comments were made.

Mr. Wood asked for a motion. Mr. Rice moved to approve C-0200-03. Mr. Shaw seconded the motion. The motion was unanimously approved.

There being no further business, the meeting was adjourned.

Vanessa Bradstreet
Zoning Assistant