

**HOOVER PLANNING AND ZONING
COMMISSION
AGENDA**

November 14, 2016

5:30 PM

1. Meeting called to order.
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from the October 10, 2016, Planning & Zoning meeting.
5. The following case has been **withdrawn** by the applicant:

Z-1016-11 – USS Corporation requests an **amendment to the Trace Crossings PUD** to change the use restrictions on all vacant property currently designated **Planned Industrial District** (restricted industrial uses) on the PUD Master Plan to Planned Industrial District (limited to Planned Commercial and Planned Office uses).

6. The following case has been **continued** until December 12, 2016, P&Z meeting at the request of the applicant:

S-0916-32- Wade Lowery, Engineering Design Group, is requesting **Final Plat** approval for **Resurvey Lot 7 of International Park – Second Sector**. The purpose of this resurvey is to divide Lot 7 into 7A and 7B creating ingress/egress utility and drainage easements for the City of Vestavia. The property is owned by Keith Development, LLC, and the City of Vestavia Hills, Alabama.

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

(a) **S-1116-36** – Jonathan Belcher, SB Dev. Corp., is requesting **Preliminary Plat** approval for **Lake Wilborn-Phase 2**, a proposed 93 (ninety-three) lot subdivision located at the end of Stadium Trace Parkway in Trace Crossings. The property is owned by P.R. Wilborn, LLC, and is zoned PUD PR-1 (Planned Single Family District).

(b) **S-1116-37** – Jonathan Belcher, Signature Homes, is requesting **Preliminary Plat** approval for **Village Center Townhomes**, a proposed 43 lot subdivision located in Ross Bridge. The property is owned by SB Dev. Corp. d/b/a Signature Homes and is zoned PUD PC (Planned Commercial) and PR-1 (Planned Single Family District).

(c) **S-1116-38** - Mr. Joe Schifano, Engineering Design Group, is requesting **Final Plat** approval for a **Resurvey of Lots 40 and the E ½ of Lot 41, Amended Plat Brookhaven Sector 3**, for property located at 113 Stevens Hill Circle. The purpose of this resurvey is to combine one and ½ lots into one lot. William A. and Kimberly A. Estill are the property owners and the property is zoned R-1 (Single Family Residential).

(d) Rescind case #**S-0915-37** – **Resurvey Lots 40, 41, and 42 – Amended Plat Brookhaven Sector 3**, approved by Planning Commission on 09-14-2015.

(e) **S-1116-39** – Joseph A. Miller, III, is requesting **Final Plat** approval for a **Resurvey of Lots 1 & 2 of Bluff Ridge Survey**, being a resurvey of Lots 1 and 2 Bluff Ridge, located at 538 Shades Crest Road. The purpose of this resurvey is to combine 2 lots into 1. The owner of the property is Mr. Steve Harren and the property is zoned E-2 (Single Family Estate District).

(f) **S-1116-40** – Steven Allen is requesting **Final Map** approval for a **Resurvey of Lot 1 Riverford Subdivision** being included as a part of the final map for Lennox Townhouses – Phase 1 Map of Intent (an unincorporated Jefferson County subdivision) – Only Lot 1 Riverford is within the Hoover city limits. The purpose for the resurvey of Lot 1 is to provide access into the townhouse development.

(g) **S-1116-41** – Arrington Engineering and Land Surveying, Inc., representing King of Anniston, Inc., is requesting **Final Plat** approval for a **Resurvey of Lot 1 King Acura**, a proposed two lot subdivision. The property is located on Highway 31, Hoover, and is zoned C-2 (Community Business District).

(h) **S-1116-42** - Mr. Jonathan Belcher, SB Dev. Corp. d/b/a Signature Homes, is requesting **Final Plat** approval for **Sawyer Trail – Resurvey of Lots 328-338**, a proposed 11 lot subdivision, located on Sawyer Drive. The purpose of the resurvey is to vacate the 10 foot wide private storm easement on lots 328-338 and to reconfigure lots 328 to 333 and common area CA-6. 3165 Properties, LLC, is the property owner and the property is zoned PUD PR-1 (Planned Single Family District).

(i) **S-1116-43** – Mr. Jonathan Belcher, representing Blackridge Partners, LLC, is requesting **Final Plat** approval for **Blackridge Tower Lot**. The principal use of this lot is a telecommunications tower. The uses of this lot shall be limited to telecommunications equipment and associated support facilities, equipment, and structures. Blackridge Partners, LLC, is the property owner and the property is zoned PUD PR-1 (Planned Single Family District).

(j) **S-1116-44** - Jeff Arrington, Arrington Engineering, is requesting **Final Plat** approval for **Resurvey of Lots 15-A and 16-A, Block 7, Shades Cliff**, being a resurvey of Lots 15 and 16, Block 7, Shades Cliff, located at 1400 Shades Crest Road. The purpose of this resurvey is to rearrange lot lines. The property is owned by Melba Kane and Jolene Mills and is zoned R-1 (Single Family Residential).

8. **C-1116-14** – CT BTS, LLC is requesting **Conditional Use** approval for development of a family entertainment center, known as **Circus Trix**, to be located at 6009 Tattersall Drive in Tattersall Park. The property is owned by Ebsco Industries and is zoned C-2 (Community Business District).

Adjourn