

**HOOVER PLANNING AND ZONING
COMMISSION AGENDA
June 13, 2022
5:30 PM**

1. Meeting called to order.
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from the May 9, 2022, meeting.
5. *The following case has been continued until the July 11, 2022, meeting:*

S-0322-12 – Mr. Jay Compton is requesting ***Preliminary Plat*** approval for ***Friendly Estates (Woodmeadow Subdivision)***, a 6 lot subdivision located at 2560 Woodmeadow Lane. Limited Resources, LLC, is the property owner and the property is zoned R-2 (Single Family District).

6. Requests for Preliminary and/or Final Map Approval:

(a) **S-1221-29** – Ray Weygand, Weygand Surveyors, 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 District).

(b) **S-0622-17-** Tarek Hakim, Iron City Developers, LLC, is requesting ***Final Plat*** approval for ***A Resubdivision of Lot 4, Block 1 of Cahalan Estates***, located at 2333 Chapel Road. The purpose of this plat is to subdivide the lot into 3 proposed lots. Nagi & Theresa Abou Haidar are the property owners and the property is zoned R-1 (Single Family Residential District).

(c) **S-0622-18** - Mr. Scott Rohrer, representing Windsor Place, LLC, is requesting **Preliminary Plat** approval for **Windsor Court Phase 1**, a proposed 25 residential lot + 1 common area subdivision. Windsor Place, LLC, is the owner of the property and the property is zoned PUD (Planned Unit Development).

(d) **S-0622-20** – Mr. Jerry Howard, Clayton Properties Group, LLC, is requesting ***Final Plat*** approval for ***Blackridge South Phase 1***, a proposed subdivision with 12 residential lots and 3 common area lots. This area is located at the west end of Blackridge Road. Clayton Properties Group, LLC is the property owner and the property is zoned PUD PR-1 (Planned Single Family District).

- (e) S-0622-21 –Mr. Scott Rohrer, Blackridge Partners, LLC, is requesting Final Plat approval for Blackridge Road Extension located at the end of Blackridge Road at CSX crossing. It will consist of 1 (one) common area lot. Blackridge Partners, LLC, is the property owner and it is zoned PUD PR-1 (Planned Single Family) District.
- (f) S-0622-22 –Mr. Scott Rohrer, Blackridge Partners, LLC, is requesting Final Plat approval for Blackridge Phase 3 Resurvey No. 1, a 1 residential lot and 2 common area lot subdivision. The purpose of this resurvey is to enlarge Lot 1325A and add storm & sanitary easements in common area C-2 and add a storm easement on Lot CA-3A. Blackridge Partners is the property owner and the property is zoned PUD PR-1 (Planned Single Family) District.
- (g) S-0622-23 – Schoel Engineering Company is requesting Final Plat approval of The Preserve Phase XI Resurvey, being a resurvey of Lot 512 and Lot 513. The purpose of this plat is to combine two existing lots (Lot 512 and Lot 513) into one new Lot (Lot 513-A). The property owners are Clyde and Elizabeth Smith and the property is zoned PUD PR-1 (Planned Single Family District).
- (h) S-0622-24- Mr. Richard Darden, First Sunbelt Properties, is requesting Final Plat approval for Resurvey of Lots 2 & 3 The Crossroads Northeast located on Adena Lane. The purpose of this plat is to adjust easements dedicated by Map Book 35, Pg. 29 and record new easements by this plat. Property owners are Mavis Southeast, LLC, & CWD, LLC. The property is zoned PC (Planned Commercial).
- (i) S-0622-25 – Mr. Philip Patterson and Mr. Robert Friar are requesting Final Plat approval for a Resurvey of Lots 225 & 226 Ninth Addition Riverchase Country Club, located at 1904 & 1908 River Park Drive. The purpose of this resurvey is to move the lot line between Lots 225 and 226 of Ninth Addition Riverchase Country Club. Mr. Philip Patterson and Mr. Robert Friar are the property owners and the properties are zoned PR-1 (Planned Single Family District).

7. **The following case has been withdrawn by the applicant:**

C-0322-03 – American Pet Resorts, LLC, is requesting Conditional Use for a Pet Paradise facility, a pet grooming and boarding facility with outdoor runs, play areas, to include on-site veterinary care and residence quarters for a 24 hour on-site caretaker and approval of the site plan, to be located at 1014 Brocks Gap Parkway in Trace Crossings. The owner of the property is U.S. Steel Corporation, A Delaware Corporation, and is zoned PI (Planned Light Industrial). **WITHDRAWN**

8. C-0622-07- Mr. W. Gary Beard, Park Crest Properties, LLC, is requesting Conditional Use approval for 2970 Lorna Road to operate as an event facility (social events) to include live entertainment within the premises. The property is owned by Park Crest Properties, LLC, and is zoned C-2 (Community Business District).

9. Z-0622-01 - Mr. Mike Moseley, The Moseley Group, LLC, is requesting a ***zoning amendment to the International Park PUD*** to rezone part of Lot 5E of Resurvey Lot 5 of International Park First Sector from PO (Planned Office) to PR-1 (Planned Single Family Residential) District. This amendment would further permit a maximum of 7 townhome units and 1 single family residence to be developed with the PR-1 zone. The property owner is T.E. Stevens Construction, Inc., and the property is currently zoned PUD – PO (Planned Office).

10. Public hearing for proposed new Zoning Ordinance Amendments.

11. Site Plan – Location, Character, Extent of Public Improvements – Veterans Park Pickleball and Fitness Courts

Adjourn