

**CITY OF HOOVER**  
**PLANNING AND ZONING**  
**WORK SESSION SUMMARY**  
**JULY 13, 2020**

The Planning and Zoning Commission of the City of Hoover met in work session on this date at 5:10 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

**MINUTES**

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

**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 2<sup>nd</sup>

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 and asked Mr. Reeves to explain the next three items together:

### **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.

### **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.

### **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. Reeves and Mr. Martin explained the cases.

The Reeves stated that the issue with the tenant has been resolved and the tenant will be moving out. He stated that he received notice of the termination of lease.

Mr. Martin stated that the staff recommends approval contingent on the following:

- (a) Applicant is to work with adjacent property owner at 2112 Blue Ridge Boulevard to clear underbrush as required to improve sight distance.

- (b) New parking lot to be comprised of permeable pavers or proper drainage facilities shall be installed with new parking lot constructions. Either method shall be approved to form by the City Engineer with 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).

Mr. Reeves explained the case and stated that the staff recommends approval.

### **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. Reeves explained the case and stated that the staff recommends approval.

The Commission stated that the driveway should be shared.

### **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).

Mr. Reeves explained the case and stated that the staff recommends approval.

### **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.

Mr. Reeves explained the case and stated that the staff recommends approval.

### **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.

Mr. Reeves explained the case and stated that the staff recommends approval contingent upon the following:

1. Applicant submitting drainage master plan and study for Blackridge South to address storm water ordinance prior to permitting.
2. Applicant showing future ROW location on plans for proposed spine road.

### **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. Reeves explained the case and stated that the staff recommends approval contingent upon the following:

1. Applicant to label Blackridge Road as private.
2. Applicant to identify area and provide details for proposed gate.
3. Access easement being provided in favor of the City along the segment of the Blackridge Road (private) to the south of the railroad leading to the bridge, which is to be maintained by the City.

Mr. Reeves stated that #1 and #3 have been satisfied.

### **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. Reeves explained the case and stated that the staff recommends approval.

### **AMENDMENT TO THE R-LSF DISTRICT**

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

Mr. Martin explained the case and that the amendment is correct the side and rear setback requirements by providing guidance as to which listed measurement is to be use.

There being no further business, the meeting was adjourned at 5:28 p.m.