

**HOOVER PLANNING AND ZONING  
COMMISSION AGENDA  
September 11, 2023  
5:30 PM**

1. Meeting called to order.
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from the August 14, 2023, meeting.
5. The following case was ***withdrawn*** by the applicant:

**C-0823-03** – Mr. Mashaal Almahsoob is requesting **Conditional Use** approval for an event facility to be located at **509 Mineral Trace, Suite 200** in Trace Crossings. The property is owned by JB Real Estate Holdings, LLC, and is zoned PI (Planned Light Industrial).

6. The following cases were ***continued*** by the applicants until the **October 9, 2023, P&Z meeting**:

- (a) **S-0323-05** - Mr. Scott Hofer is requesting **Final Plat** approval for a **Resurvey of Block 3, Lot 4 Wyatt's Addition to Imperial Forest**, a 1 lot residential subdivision located at 2308 Haden Street. The purpose of this resurvey is to vacate half of a 12.5 foot wide alley in an existing easement. Mr. & Mrs. Hofer are the property owners and the property is zoned R-1 (Single Family Residential) District.
- (b) **S-0923-24** – Stephen Lloyd is requesting **Final Plat** approval for the **Vines Resurvey** for properties listed above. The purpose of the resurvey is to resurvey 4 lots into 4 lots for residential use. The property is zoned R-1 (Single Family Residential).
- (c) **Z-0923-03 and C-0923-07** – Capstone Communities, LLC, representing United States Steel Corporation, is requesting a major amendment to the Preserve PUD master plan and Conditional Use approval for mixed-use development. Purpose of the requests: 1) rezone 13.5 acres from PR-1 – (Planned Single Family District) to PC (Planned Commercial) along Preserve Parkway, increase the residential unit allotment for the PUD by 373 units (295 rental, 38 for sale townhomes, 40-unit boutique hotel), mix retail/commercial with residential in PC area, reduce Village Green to accommodate development, and increase the buffer with boulder field of Moss Rock Preserve. US Steel Corporation is the property owner.

(d) **Z-0923-02 and C-0923-06** – Healthcare Resources, LLC and SB Dev. Corp., representing Regions Bank, are requesting an Amendment to the Riverchase PUD and creation of the Riverwalk Planned Unit Development, rezoning the subject 91 acres of property at 250 Riverchase Parkway East to PC (Planned Commercial) and creating development criteria for the same. Also, Conditional Use for Mixed Use Development consisting of office, commercial, and residential uses is being requested. Regions Bank is the property owner.

7. **Requests for Preliminary and/or Final Map Approval:**

(a) **S-0823-22**- Derek Meadows, Gonzalez-Strength & Associates, representing Terra Equities, is requesting **Final Plat** approval for **Cahaba Pointe Plat No. 2**, a proposed 4 lot subdivision located at 5352 and 5354 Highway 280. The purpose of this plat is to create 4 lots from 1 existing lot for commercial development. Terra Equities is the property owner and the property is zoned PUD.

(b) **S-0923-23** - Scott Rohrer, Windsor Court, LLC, is requesting **Final Plat** approval for **Windsor Court Phase 2**, a 95 residential lot and 4 common area lot subdivision located off Old Hwy 280. Windsor Court, LLC, is the property owner and the property is zoned PUD PR-1 (Planned Single Family District).

(c) **S-0923-25** - Nagi and Theresa Abouhaidar are requesting **Final Plat** approval for **Chapel Road Re-subdivision** located at **2333 Chapel Road**. The purpose of this plat is to re-subdivide 3 lots into 2 lots for residential use. Nagi and Theresa Abouhaidar are the property owners and the property is zoned R-1 (Single Family Residential District).

(d) **S-0923-26** - Mr. Scott Rohrer, Signature 150, LLC, is requesting **Final Plat** approval for **Everlee Phase 1- Resurvey No. 1**, a proposed 23 lot residential subdivision located on Everlee Parkway and Silas Avenue. The purpose of this resurvey is to create private utility easements on the resurveyed lots. There are no changes to any lot lines or other existing easements by this plat. The property is owned by Signature 150, LLC, and is zoned PUD PR-1.

8. **Z-0923-01**- Allen Hawkins, Terra Equities, representing Cahaba Pointe LLC, is requesting the First Amendment to the Cahaba Pointe Planned Unit Development PUD) submitted to clarify the original PUD language in Section 7.2 amending development criteria and development pattern related to parking areas. Cahaba Pointe, LLC is the property owner.

Adjourn