

MINUTES OF MEETING

HOOVER PLANNING AND ZONING COMMISSION

Date: March 13, 2023
Time: 5:30 pm
Place: Hoover Municipal Center
Present: Mr. Mike Wood – Chairman
Ms. Jennifer Peace – Vice-Chairman
Mr. Jason Lovoy
Ms. Khristi Driver
Mr. Allan Rice
Mr. Nathan Reed

Absent: Ms. Lyndsy Yim
Ms. Becky White
Mr. Ben Wieseman

Also Present: Mr. Chris Reeves, City Engineer
Mr. Blake Miller, Assistant City Engineer
Mr. Mark Thornton, Fire Marshal
Mr. Jihad Al-Dakka, Chief Operations Officer
Mr. Marty Gilbert- Director, Building Inspections

1. **CALL TO ORDER** - Mr. Wood called the March 13, 2023, P&Z meeting together and asked Ms. Bradstreet to call the roll. A quorum was present.
2. **Invocation** – Mr. Wood asked Mr. Rice to give the invocation.
3. **Pledge of Allegiance** – Mr. Wood asked Ms. Peace to lead the Pledge of Allegiance.
4. **Approval of minutes** – Mr. Wood stated they were given copies of the January and February minutes and asked if there were any corrections or additions to the minutes. There being none, Mr. Wood asked for a motion to approve. Mr. Rice made a motion to approve with Mr. Lovoy seconding. On a voice vote, the minutes were approved unanimously.
5. **Requests for Preliminary and/or Final Map Approval:**

The following cases have been continued by the applicant until the April 10, 2023, meeting:

- (a) **S-0223-02** – Jared and Lauren Roberts, owners of 721 Mill Springs Lane, Hoover, AL, and Timothy and Ginger Knight, owners of 725 Mill Springs Lane, Hoover, AL, are requesting **Final Plat** approval for **A Resurvey of Lots 6A & 7A of a resurvey of Lots 6 & 7 of Mill Springs Estates, 2nd Sector.** The purpose of this resurvey is to clear

up a fence encroachment for residential use. The property is zoned R-1 (Single Family Residential).

- (b) **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.

6. The following cases are requesting **Final Plat** approval:

- (a) **S-0323-03** – Mr. William Tyler McClure is requesting **Final Plat** approval for **A Resurvey of Lots 1 & 2 of Smith's Addition to Bridgewater Drive**, a two-lot subdivision on Bridgewater Park Drive. The purpose of this plat is to combine two lots into one lot. Mr. McClure is the owner of the property and the property is zoned R-E (Residential Equestrian District). **(APPROVED)**

STAFF COMMENTS: Need Shelby County signatures prior to city recording. Recommend approval.

Derek Meadows, Gonzalez-Strength & Associates, was present to represent this case. Mr. Wood asked if there were any questions on this case. There were none.

Mr. Wood asked for a motion. Mr. Rice made a motion to approve. Ms. Peace seconded the motion. On a voice vote, the motion was approved unanimously.

- (b) **S-0323-06**- Nagi and Theresa Abouhaidar are requesting **Final Plat** approval for **A Resubdivision of Lot 3 and Lot 4, Block 1 of Cahalan Estates** located at **2333 Chapel Road**. The purpose of this plat is to re-subdivide two lots into four separate lots and to rescind previous approval done in June of 2022. Nagi and Theresa Abouhaidar are the property owners and the property is zoned R-1 (Single Family Residential District). **(APPROVED)**

• **STAFF COMMENTS:**

- **Staff has a question about driveway intent for these three lots.**
 - If the intent is a shared-use driveway, then a shared-use easement needs to be included.
 - If the purpose is to have individual driveways, then think about placement because the sight-distance in this area is not great.
- Staff has a question about how the applicant is planning on handling stormwater on these lots.
- **Staff recommends approval** contingent on having a plan on how to handle stormwater from these three lots.

Mr. Wood asked who was present to represent this case. Mr. Naji Abouhaidar, 2317 Chapel Road, was present to represent this case. Mr. Wood asked him what he had in mind as far as the three driveways and how he was proposing to do the driveways safely. Mr. Abouhaidar stated he was going to put the first driveway where the existing driveway was that had been there for about 30+ years. Mr. Abouhaidar stated the other two would be away from the curb.

Mr. Wood asked what the city staff had to say about driveways. Mr. Blake Miller, Assistant City Engineer, stated that additional driveways would be challenging but he didn't think they would be more challenging than the first driveway.

Mr. Rice asked about the drainage issue. Mr. Miller stated they had heard from the backdoor neighbors (away from Chapel Road) who had expressed concerns about run-off issues. Mr. Miller stated they wanted to make sure that when these lots were graded (Lots 4A, 4B, and 4C), they weren't graded in such a way they would take water through Lot 3A to the back of the property creating potential storm water issues for the back neighbors.

Mr. Abouhaidar stated it was his intention to keep Lot 3A wooded for privacy issues and to act as a buffer to help with water run-off.

Discussion then ensued regarding about whose responsibility it was to clean out ditches. Mr. Rice asked Mr. Miller if he still wanted to keep the Staff Comment regarding managing storm water. Mr. Miller answered that this would be handled through the Building Permit side and would be making sure they were managing their site through erosion control measures so he didn't think they would need it.

Mr. Wood asked if there were any further questions. There being none, Mr. Wood asked for a motion. Mr. Rice made a motion to approve **S-0323-06**. Mr. Reed seconded the motion. On voice vote, the motion was approved.

With no further business to discuss, the meeting was adjourned.

Vanessa Bradstreet, Zoning Assistant