

MINUTES OF MEETING

HOOVER PLANNING AND ZONING COMMISSION

Date: April 10, 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
Ms. Becky white
Mr. Ben Wieseman

Absent: Ms. Lyndsy Yim

Also Present: Mr. Chris Reeves, City Engineer
Mr. Blake Miller, Assistant City Engineer
Mr. Mark Thornton, Fire Marshal
Mr. Jehad Al-Dakka, Chief Operations Officer
Mr. Marty Gilbert- Director, Building Inspections
Ms. April Danielson – Assistant City Attorney
Mr. Rod Evans – Assistant City Attorney

1. **CALL TO ORDER** - Mr. Wood called the April 10 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 March 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. Reed made a motion to approve with Ms. Peace 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 May 8, 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.

Mr. Wood announced that these two cases would be heard at the next meeting on Monday, May 8, 2023, at 5:30 pm, and if anyone was interested in these two cases, to be here at that time as no new notices would be sent out. Mr. Wood asked if there were any questions on what he just said. There were no questions.

Mr. Wood then explained the Planning Commission had reviewed the subdivision plats during the pre-meeting work session and had any questions they had answered. Mr. Wood stated they would be voting on these cases in a block and if anyone had any questions on any of the plats, to please raise their hand, and that case would be moved to the end of the agenda.

6. **S-0423-07** – Derek Meadows, Gonzalez-Strength & Associates, representing the City of Hoover, is requesting **Final Plat** approval for **Bain's Bridge Plat No. 1**, a proposed 2 lot subdivision located at 3989 & 3993 Lorna Road. The purpose of this plat is to create 2 lots from 3 acreage parcels. The property is owned by the City of Hoover and is zoned I-1 (Light Industrial District). **APPROVED**

STAFF COMMENTS: NO ISSUES

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

7. **S-0423-08** – Scott Rohrer, representing SB Dev. Corp., is requesting **Final Plat** approval for **Flemming Farms Phase 2 – Resurvey of Common Area CA-11**, a 1 common area lot located on Flemming Parkway. The purpose of this resurvey is to create storm and sanitary sewer easements on common area CA-11A for existing storm and sanitary sewer pipes. There is no change to the boundary of CA-11 by this map. This property is owned by SB Dev. Corp. and is zoned PUD PR-1 (Planned Single Family District). **APPROVED**

STAFF COMMENTS: NO ISSUES

Mr. Bob Easley, AL Engineering Co., Inc., was present to represent this case. Mr. Wood asked if there were any questions or comments on this case. There were none.

8. **S-0423-09** – Scott Rohrer, Lake Wilborn Partners, LLC, is requesting **Final Plat** approval for **Lake Wilborn Phase 7**, a proposed 88 lot subdivision at the end of Old Gould Run. Lake Wilborn Partners, LLC, is the property owner and the property is zoned PUD PR-1

(Planned Single Family District). **APPROVED**

Staff Comments: Staff recommends a bond amount of **\$400,000** for work to be completed. Recommend approval contingent upon receiving the bonds.

Mr. Bob Easley, AL Engineering Co., Inc., was present to represent this case.

Mr. Wood stated that completed all the subdivision cases before them tonight and asked if there were any questions or comments. There being none, Mr. Wood asked for a motion.

Mr. Reed made a motion to approve **S-0423-07**, **S-0423-08**, and **S-0423-09** as presented. Mr. Rice seconded the motion. On voice vote, the motion was approved unanimously.

9. **C-0323-01** – Mr. Keith Owens, API Hoover, LLC, representing Zontanos Properties, LLC, is requesting **Conditional Use** approval for gasoline sales to be included with a proposed big box grocer to be located at **5300 Valleydale Road**. The property owner is Zontanos Properties, LLC, and the property is zoned PC (Planned Commercial). **DENIED**

Mr. Wood asked the City Planner, Mac Martin, to read the following recommended conditions:

Recommended conditions/requirements: Recommend approval with the following conditions:

- 1) **PROPERTY TO BE DEVELOPED IN SUBSTANTIAL CONFORMITY TO THE DEVELOPMENT PLAN AND ADHERE TO THE INVERNESS PUD DEVELOPMENT CRITERIA FOR THE PC (PLANNED COMMERCIAL) DISTRICT, INCLUDING SIGNAGE (WHICH IS THE SAME AS 280 OVERLAY REGULATIONS.**
- 2) **SERVICE AND LOADING AREAS, OUTDOOR STORAGE AREAS, TRASH RECEPTACLES, UTILITY EQUIPMENT, MECHANICAL UNITS AND SIMILAR APPURTENANCES SHALL BE LOCATED SO AS TO MINIMIZE VISIBILITY FROM OFF THE PREMISES AND SHALL BE VISUALLY SCREENED FROM VIEW FROM ROADWAYS. THE REAR SERVICE AREA (NORTH) SHALL BE SCREENED FROM VIEW FROM TH DANBERRY COMMUNITY BY**
- 3) **A COMBINATION OF EVERGREEN SHRUBS AND A WALL/FENCE AT LEAST 8 FT IN HEIGHT SO AS TO PROVIDE A VISUALLY IMPERVIOUS BARRIER. THE COLOR AND ARCHITECTURE OF SCREENING STRUCTURES SHALL BE COMPATIBLE WITH THAT OF THE BUILDING WHICH IT SERVES. THE EVERGREEN SHRUBS SHALL BE ON THE DANBERRY SIDE OF THE WALL/FENCE.**
- 4) **FAÇADE TO BE DESIGNED WITH MATERIALS AND COLOR SCHEME CONSISTENT WITH OPTIONS FEATURED AT THE MARCH 22 COMMUNITY MEETING (ARCHITECTURAL STYLE DERIVED FROM THE WRIGHT BUILDING, INVERNESS CORNERS, AND DANBERRY.**
- 5) **DEVELOPMENT SHALL INCORPORATE ALL OF THE RECOMMENDED IMPROVEMENTS INDICATED IN THE TRAFFIC STUDY.**

- 6) DEVELOPER SHALL WORK WITH SHELBY COUNTY TO INSTALL ANY IMPROVEMENTS THEY DEEM NECESSARY ON THEIR ROW IN CONJUNCTION WITH THIS PROJECT.**
- 7) TRASH PICK UP LIMITED TO AFTER 7AM UNTIL 7 PM.**

OTHER CONSIDERATIONS/COMMENTS: THE PROPERTY IS ZONED PC-(PLANNED COMMERCIAL) AND HAS BEEN AT LEAST SINCE 1990. ALL USES THUS FAR PROPOSED ON THE SITE (ANCHOR RETAIL/WHOLESALE AND MULTITENANT SHOPPING CENTER) ARE PERMITTED BY RIGHT EXCEPT FOR GASOLINE DISPENSING AND LIQUOR SALES (WHICH WILL REQUIRE ITS OWN CONDITIONAL USE APPLICATION.)

MR. MARTIN SUGGESTED WHILE THEY DID NOT HAVE A SPECIFIC TIME FOR SERVICE TIMES AND DELIVERIES, STAFF WOULD RECOMMEND DISCUSSION BE HAD AT THIS FORUM TO ARRIVE ON SPECIFICITY OF THOSE THINGS.

LASTLY, MR. MARTIN SPOKE ABOUT SIDEWALKS AND RECOMMENDED THE DEVELOPER INSTALL SIDEWALKS ALONG VALLEYDALE ROAD AND INVERNESS CENTER DRIVE IN KEEPING WITH THE CITY'S CURRENT DEVELOPMENT CRITERIA.

COMPREHENSIVE PLAN: SUPPORTS A WIDE VARIETY OF COMMERCIAL AND NON-RESIDENTIAL DEVELOPMENT IN THIS VICINITY.

Mr. Keith Owens, 210 Lake Forest, Maylene Way, was present to represent this case. Mr. Owens stated he was at the meeting to represent Alumni Properties for a project they called "280 Valleydale in Inverness". Mr. Owens stated the project was roughly 190,000 square feet with 1,000 parking spaces to include handicap spaces. Mr. Owens stated the largest box was 103,000 square feet with the smallest box being 1200 square feet. Mr. Owens stated the boxes varied in size from office, restaurants and retail. He mentioned there were 3 junior anchor size boxes, Anchor B, Anchor C, and Anchor D that vary from 12 ½ thousand to 20,000 sq ft depending on the type.

Mr. Owens stated over the past few months, they had conducted two neighborhood meetings and had invited residents adjacent to the property and other residents around the Inverness area. He stated the first meeting was somewhat of an introductory meeting to present their business idea. Mr. Owens added that after this meeting, they took the changes that were recommended back to the tenant and made changes to the layout of the facility. He stated they flipped the building 180 degrees, moved shops A & Shop C, moved the fueling facility across from Milo's and Kohls and had made the new project walkable. The tenant wanted to move the liquor store from the side of the building to the front of the building where it was shown today. They also moved the additional services to the rear of the building. They had a propane fill up area and also removed the dumpsters and added a compactor. They also moved Shops A & C to the middle of the plan so as to give a better look from Inverness Center Drive. Mr. Owens discussed the sidewalks, cross walks, and other traffic considerations they had revised. He stated they also added some patio seating throughout the area for patrons to sit and eat. He also discussed added buffers they had agreed to add throughout the facility. Mr. Owens talked

about the landscape plan they had and stated they would work with staff and his landscaping contact at Schoel Engineering. He stated they had already tagged about 60 existing trees on site and they were going to make every effort to save and re-plant those trees and added for any additional trees added, they would be mature trees.

Mr. Owens stated again that they were seeking a Conditional Use plan for a fueling facility which was a major component for this tenant's business plan. Mr. Owens stated this tenant was actively seeking other sites in the state of Alabama to locate.

Mr. Owens stated he had invited Darryl and Scott Skipper with Skipper Consultants to speak about the Traffic Impact Study as well as Alex Patillo, Schoel Engineering, to discuss any questions they may have.

Daryl Skipper, Skipper Consulting, stepped to the podium to discuss the traffic study. He stated he had three or four areas to discuss. He stated that somebody had said the traffic count had been done during the summer when school was out. Mr. Skipper stated a traffic study had been done in July 2022. Mr. Skipper gave a brief description of how this study was done regarding traffic counts compared to other local areas which was an extensive data base.

Mr. Skipper stated what they had done for due diligence was an "analysis back check" which meant they took the traffic volumes that they counted right in front of this site on Inverness Center Drive and increased the traffic on Valleydale Road by 25% and ran their analysis based on that. They found there was no significant impact or significant change when adding the 25% and what they had in the report.

Mr. Skipper stated the reason they did the overall traffic impact study was the city required it, as well as needed to establish what infrastructure needs were needed as far as transportation, turn lanes needed, traffic control and things of this nature. Mr. Skipper stated they did identify some things identified in the traffic study. Mr. Skipper stated he had been involved in the Hwy 280 concept u-turns, and found on Valleydale Road to do the double u-turn, but found they did not have the room for that to happen.

Mr. Skipper addressed the traffic that would be generated by the fueling pumps. Mr. Skipper stated that most of the information used came from the Institution of Transportation Engineers as far as the amount of traffic generated. Mr. Skipper stated they looked at this development two different ways. The first way they figured it was to take the 190,000 square feet, lumped it all together and ran a traffic generation. They also took the discount club out, ran it separately, and added all the other square footage in it. They found the traffic generated was greater when they ran the method of lumping it all together.

Mr. Skipper then gave the differential between just gas patrons vs. patrons who got gas and visited the stores. Mr. Skipper found in the research was about 2/3 of the patrons that did buy gas visited the store as well. When looking at just the gas sales, that meant 25 – 30 vehicles in and out, 1 every 2 minutes. Mr. Skipper stated that was the differential.

Ms. White asked to confirm the trip generation. 55-60 vehicles per hour are gas patrons and of those about 1/3 would only purchase gas and the other 2/3 would be retail as well.

Mr. Skipper added they also contacted this user.

Ms. White stated many of the residents' concerns were why they didn't do an AM/PM peak hours, given the amount of schools in the area, and asked what Mr. Skipper's response would be. Mr. Skipper added that when they did traffic impact studies, they tried to portray the worst case scenario. Given that schools started earlier in the morning than most retailers (opening at 9 or 10 am). This store was scheduled to open at 9am. Mr. Skipper stated they based their study on lunch (mid-day) and afternoon commuter peak which were two of the largest peaks.

Ms. Peace stated in reviewing the traffic study, there were no additional intersections studied in part of the analysis south of Inverness Center Drive, such as Inverness Center Parkway. Mr. Skipper stated they did not study any further. Mr. Skipper stated they normally met with city staff and established a study area.

Ms. Peace asked Mr. Reeves if he thought it needed to be studied. Mr. Reeves confirmed they did meet with Skipper Consultants and the developer to establish the parameters of the traffic study and area and thought that was all that needed to be studied.

Ms. Peace also asked about if the proposed improvements, such as the u-turns on Hwy 280, were taken into consideration on being implemented when being analyzed. Mr. Skipper answered yes.

Ms. White asked about another part of the report referring to some cueing issues. Mr. Skipper answered those issues were not going to get any better and talked about the Hwy. 280 traffic.

Ms. White also asked about the primary driveway into the shopping center and confirmed there would be a new signal. Mr. Skipper answered that was correct. Ms. White also asked about some other improvements proposed with this project. Mr. Martin, City Planner, stated that the improvements suggested would need to happen in order for the development to move forward.

Mr. Skipper then gave some signal placement information. Ms. White then asked for some information regarding the truck routes they would take. Mr. Skipper asked Mr. Keith Owens to speak about this subject, for which Mr. Owens did point out the truck traffic route on the overhead map on the screen portraying the facility, as well as the gasoline delivery system.

Mr. Owens added that the upscale elevation drawings that he showed at the last community meeting were being reviewed and is almost 100% brick and was a beautiful building.

Ms. White also asked about truck routes leaving the facility in which Mr. Owens gave a specific route and number of times they would have these deliveries.

Mr. Rice asked Mr. Reeves asked about connectivity on signal lights with Hwy 280. Mr. Rice asked if fiber and control hits already in place for this. Mr. Reeves said this would be a Hoover job and would

be included in their traffic management center. Mr. Reeves stated there was no fiber there but they would control the traffic on Valleydale with cell modems. Mr. Rice asked if there any boring in the ROW. Mr. Reeves answered there would be no fiber installed or boring at this time.

Ms. Driver asked Mr. Skipper about the projected number of visitors and the total expected visitors per hour and where do those numbers come from. Mr. Skipper answered that information was included in the Traffic Impact Study. Mr. Skipper then explained why retailers located where there was traffic and gave specific facts about the numbers in the report.

Ms. Driver asked Mr. Keith Owens to confirm the business hours again. Mr. Owens stated the business hours would be Monday-Saturday – 9 a.m.- 10 p.m. Sundays from 9 a.m-8 p.m. He added that the parking area lights would go out 1 hour after the store closed.

Mr. Wood asked the City Planner, Mac Martin, to clarify whether they were only discussing gas tonight and would there be any liquor discussed at this meeting. Mr. Martin answered that was correct as they had withdrawn the liquor sales from this application. Mr. Martin stated the reason for this Conditional Use was for gasoline only. The applicant currently had a BZA variance application requesting a variance for the buffer requirement and if approved there, they would then have to complete a new application for Conditional Use for the approval of liquor.

Mr. Wood then confirmed that this building could be built by right as long as they did not have the gasoline pumps. Mr. Martin answered that was correct. Mr. Wood confirmed that the only thing before this body was the question of gasoline sales and nothing more. Mr. Wood then asked if anybody had a question regarding this. There were none. Mr. Wood then invited the residents to speak.

Mr. Greg Kitchen, 1000 Danberry Lane Cottages, a 55 and up, senior living facility. He stated he felt there was no need for another gas station as there was already many gas stations nearby. He then showed some slides regarding other big box stores in the area and the intersections used to get there.

Mr. Mike Mazur -2100 Lake Heather Way, President of Lake Heather HOA, stated he lived on a 100 Acre private lake that the City of Hoover had deeded to them. For most of the time, this lake was a unique nature preserve but in the last few years, they had witnessed a decline in the lake, with excessive and poor water run-off which ran directly into the lake, excessive and poorly controlled silt from developers, and multiple sanitary sewer spills from the Hoover owned sewer system. Mr. Mazur did praise the City of Hoover for recently collaborating with them to begin replacing the older infrastructure.

Mr. Mazur stated now that a BJ's was requesting to come to Valleydale Road, this would be too much toxic chemicals produced and would be very destructive to the lake and the environment. Mr. Mazur asked about a filtration system and what kind. Who would be responsible for monitoring it? Mr. Mazur stated that Lake Heather was in a critical position.

Mr. Ricky Brooks, 2127 Lake Heather Way, former CEO for Express Oil Change and Tire Engineers, stated he was pro development, but did question the traffic study. He

stated the Lake Heather group had tried to hire their own traffic consultant, but they were unable to find one who was available. Mr. Brooks then gave Costco counts and compared those to the proposed new BJ's. He stated his group was extremely concerned about the traffic and the information presented at this meeting.

Mr. Al Shepherd, Danberry Cottages, wanted to voice concerns about seniors being able to cross the street between Danberry Assisted Living across the street and Danberry Cottages. He was also concerned about the gasoline aspects.

Mr. Doug Dickinson, 1112 Danberry Lane, (Danberry Cottages), Cody Litton, 235 Inverness Drive, Ken Clark, Valleydale Road, HOA rep for Lake Heather, Mitzi Eaker, 4062 Inverness Highlands, Bob Lewis, 93 Danberry Cottages, Mike Brown, (asked procedurally why this case was being heard), Allan Picard, Inverness Highlands, (spoke to Andrew Taylor, son of Mac Taylor, and CEO of Taylor) Dana McGinnis, 1463 Laurens Street,(talked about property values), Susan Clark, 5010 Apple Cross, Bob Lewis, Danberry Cottages, all spoke about traffic issues and concerns of being too close to residential communities.

Mr. Wood asked Mr. Keith Owens about the operational hours of the gasoline facility. Mr. Owens stated he was unsure of the operational hours of the gasoline facility.

Mr. Wood then asked Mr. Skipper about when exiting on the back side of the facility, was there a reason they couldn't turn left and go back over to Valleydale Road. Mr. Skipper answered there was a median and a truck could not turn right in a u-turn. He stated a passenger car might be able to do it, but he wouldn't encourage it. Mr. Reeves stated they could speak with the Police Department to deal with any speeding issues in this vicinity.

Ms. Dana McGinnis, 1463 Laurens Street, came back up to clarify a cut-thru by her neighborhood that was pointed out on the screen.

Mr. Wood asked if anybody had any new information they wanted to add or any questions. There were none. Mr. Wood asked if the Commissioners had any questions in which there were none. Mr. Wood asked for a motion. Nobody made a motion. Mr. Wood stated if there was no motion made tonight, they would send this case to the City Council with no recommendation.

Mr. Martin then explained the two readings of the City Council would be a first reading on May 1st and a second reading, the Public Hearing, would be May 15th at 6pm.

Mr. Rice commented that the Planning Commission members, minus himself and Ms. Driver, were all volunteers missing dinner with their families tonight, and he complimented the crowd that was present on their being very organized, informed, and the respectful manner in which they had presented themselves.

Mr. Lovoy then made a motion to deny. Mr. Wieseman seconded the motion. Mr. Wood called for a vote. After calling for a voice vote, the case was denied.

- 10. Z-0423-01*** – Gina Meredith, Sr. Manager, Walmart Real Estate, is requesting to amend conditions placed on the zoning of property at ***2780 John Hawkins Parkway*** (AL Hwy 150). The property is zoned C-2 (Community Business District) with Conditions, with said zoning being adopted by the City Council on July 19, 1999. Specifically, Walmart requests the following amendment: (1) ***Condition #6 be amended to permit morning deliveries beginning at 4am until 10 pm. The property would remain zoned C-2 with all remaining conditions intact. (CONTINUED)***

RECOMMENDED CONDITIONS/REQUIREMENTS: NONE. RECOMMEND APPROVAL AS PRESENTED.

OTHER CONSIDERATIONS/COMMENTS: THE LOADING/SERVICE AREA ON THE SOUTH SIDE OF THE CENTER IS BOUNDED BY A WIDE FORESTED BUFFER AND AN ELEVATION CHANGE. THESE CONDITIONS WOULD MAKE IT DIFFICULT FOR ADVERSE IMPACTS TO BE FELT BY THE CLOSEST RESIDENTIAL PROPERTIES.

COMPREHENSIVE PLAN: SUPPORTS COMMERCIAL DEVELOPMENT IN THIS VICINITY.

Mr. Glen Wilkins, Director of Public Affairs and Government Relations 702 SW 8th Street, Bentonville, Arkansas, was present to represent this case. Mr. Wilkins stated that the reason for this request was to have the freshest produce available for their early morning shoppers, as well as, also for their online delivery and pick-up that starts at 7 a.m. Mr. Wilkins also had the Store Manager present if anyone had any questions.

Mr. Barry Vickery, 780 Cahaba River Estates, came to speak against this request, and stated that Walmart made deliveries all through the night. He spoke about empty storage containers behind the building which was a violation and nobody had complained. Mr. Vickery suggested Walmart leave this subject alone and don't try to break the restrictions. Discussion was held between Mr. Wood and Mr. Vickery. Mr. Rice asked Mr. Vickery specifically what he was talking about. Mr. Vickery talked about the truck trailers left behind. Mr. Vickery stated he wanted to protect his property values through the restrictions put on the zoning in 1999.

Mr. James Sasser, 1146 Cahaba River Estates, stated he was the President of the Cahaba River Estates and stated the containers had been moved due to the holidays. He also stated they were not asking to change a lot of things, but would like to have some dialog about the issues with city staff.

Mr. Scott Gaskins, 651 Cahaba River Estates, stated he would like to strengthen the agreement between Walmart and Cahaba River Estates. He thought that agreement needed to be changed so that the verbiage be changed and strengthened.

Mr. Wood stated he thought that was a great idea. Mr. Rice asked about if notices had gone out 500 feet. Mr. Martin confirmed they had. Mr. Rice stated that most of the notices probably had gone to

Bridgewater Estates. Mr. Rice asked if there was anybody present from Bridgewater Estates and there was not.

Mr. Rice then asked Mr. Rod Evans, City Attorney staff,,for what had happened in the past legally with this case. Mr. Evans proceeded to give a run down of what had happened and the current status of the legal matter as it stands. Mr. Evans proceeded to explain that there actually was no legally binding agreement. Mr. Evans stated the judge ultimately ruled in the favor of the city that there was nothing in the 2000 order that would preclude the city from making a change in the zoning which meant any thing listed in the conditions the City could change if they deemed it necessary.

Mr. Sasser stated he didn't want future agreements. He stated he was concerned about truck deliveries, metal containers, no overnight trailers parked in parking lot, and no drive-thru restaurants permitted.

Mr. Wilkins interjected they had no desire for any drive-thru restaurants. He then introduced the Walmart Store Manager, Angela Pinezzii, who spoke about the different parcels involved. It then was discussed that Car Max was parking trucks overnight in the Walmart parking lot.

Mr. Martin added that the previous conditions passed were part of the zoning process, and that if they changed it, then essentially it would be part of the new rezoning process.

It was decided that Mr. Sasser, Mr. Wilkens, and Mr. Martin regarding having a meeting to discuss the two sides wishes and a compromise.

Mr. Steve Mesino, 3450 Cahaba River Estates, requested no fast food trash be thrown out.

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

The meeting was adjourned at approximately 8:30 p.m.

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

Vanessa Bradstreet, Zoning Assistant