

AMENDED

HOOVER PLANNING AND ZONING COMMISSION AGENDA

May 8, 2023
5:30 PM

1. Meeting called to order.
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from the April 10, 2023, meeting.
5. *The following three cases, 5(a), 5(b), and 5(c) have been continued by the applicants until the next P&Z meeting on June 12, 2023.*

(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.

(c) **S-0523-13** – Scott Rohrer, Signature 150, LLC, is requesting **Final Plat** approval for **Everlee Phase 2A,** an 85 residential lot and 1 Common Area lot subdivision located in the Everlee PUD. Signature 150, LLC, is the property owner and the property is zoned PUD (Planned Unit Development).

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

(a) **S-0523-10** – Mark Clark, Schoel Engineering Company, Inc, representing USS Real Estate, is requesting **Final Plat** approval for **The Preserve Phase XV,** a proposed 75 lot & 3 common area lots subdivision and will also vacate a portion of right-of-way. USS Real Estate is the property owner and the property is zoned PR-1 (Planned Single Family District).

(b) **S-0523-11** – Derek S. Meadows, Gonzalez-Strength & Associates, Inc, representing Terra Equities, is requesting **Final Plat** approval for **Cahaba Pointe Plat No. 1,** a proposed subdivision located at 5352 & 5354 Hwy 280. The purpose of this plat is to create 4 lots from 3

acreage parcels. The property is zoned PUD (Planned Unit Development).

- (c) **S-0523-12** - Scott Rohrer, Blackridge Partners II, LLC, is requesting **Final Plat** approval for **Blackridge South Phase 8**, a proposed 45 residential lots and Common area lot subdivision. The property owners are Blackridge Partners II, LLC, and the property is zoned PUD PR-1 (Planned Single Family District).
 - (d) **S-0523-14** – Scott Rohrer, Windsor Court, LLC, is requesting **Final Plat** approval for **Windsor Court Phase 1**, a 25 residential lot and 2 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).
 - (e) **S-0523-15** – Jerry Howard, Clayton Properties Group, LLC, is requesting **Final Plat** approval for **The Foothills at Blackridge Phase 2** a proposed 59 residential lots and 1 common area lot subdivision. Clayton Properties Group, LLC, is the property owner and the property is zoned PUD PR-1 (Planned Single Family District).
 - (f) **S-0523-16** – Scott Rohrer, Blackridge Partners II, LLC, is requesting **Preliminary Plat** approval for **Blackridge South Phase 10**, a 55 residential lot and 2 common area lots subdivision to be located at the end of Clifton Road. Blackridge Partners II, LLC, are the property owners and the property is zoned PUD PR-1 MD.
7. **C-0523-02** – Kathryn Cline is requesting **Conditional Use** approval to operate a daycare at her home at **6543 Quail Run Drive**. Ms. Cline is licensed for up to six children, ages 0 – 6 years old, at her home. Mr. & Mrs. Cline are the property owners and the property is zoned R-1 (Single Family District).

The following case was continued at the last P&Z meeting on April 10, 2023, until tonight's meeting.

8. **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.**

Adjourn