

MINUTES OF MEETING

HOOVER PLANNING AND ZONING COMMISSION

Date: June 13, 2022
Time: 5:30 pm
Place: Hoover Municipal Center
Present: Mr. Mike Wood - Chairman
Ms. Jennifer Peace – Vice-Chairman
Ms. Becky White
Mr. Jason Lovoy
Mr. Mike Shaw

Absent: Mr. Allan Rice
Mr. Ben Wieseman
Ms. Lyndsy Yim
Mr. Nathan Reed

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
Ms. April Danielson, Assistant City Attorney
Mr. Marty Gilbert- Director, Building Inspections
Mr. Mac Martin – City Planner
Ms. Vanessa Bradstreet – Zoning Assistant

1. CALL TO ORDER

The meeting was called to order by Mr. Wood. Mr. Wood then asked the Secretary to call the roll in which a quorum was present.

2. Mr. Shaw gave the invocation.
3. Ms. Peace led the Pledge of Allegiance.
4. Mr. Wood announced the minutes from the May 9, 2022, meeting had been distributed to the Board members and if there were no changes to the minutes, he would entertain a motion to approve as written. Mr. Mike Shaw made a motion to approve with Ms. Jennifer Peace seconding the motion. On voice vote, the minutes were approved unanimously.

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

Mr. Wood announced that if anyone in the audience was present for the **Pet Paradise** case, it had been **withdrawn** from the agenda. Mr. Wood stated he expected it to come back and if it did, new notices would be sent out and if a resident received a notice for the case the first time, they would receive a notice again for the new case.

Mr. Wood explained the Planning Commission had reviewed the subdivision plats in the work session and had gotten answers to any questions they had, therefore, he would read the subdivision cases and they would be voted on as a block afterwards. He instructed anyone with a question regarding the cases to please raise their hand and they would review the case again at the end. Mr. Wood asked if there were any questions. There were none.

The following case has been continued and will be heard at the next meeting July 11, 2022. If anyone is interested in this case, it will be heard at the next meeting Monday, July 11, 2022, at 5:30 pm.

- (a) **S-0322-12** – Mr. Jay Compton is requesting **Preliminary Plat** approval for **Friendly Estates (Woodmeadow Subdivision)**, a 6 lot subdivision located at 2560 Woodmeadow Lane. Limited Resources, LLC, is the property owner and the property is zoned R-2 (Single Family District). **(CONTINUED)**

COMMENTS: NOT ALL COMMENTS HAVE BEEN ADDRESSED. RECOMMEND CONTINUANCE TO ALLOW APPLICANT TO CONTINUE ADDRESSING COMMENTS.

- (b) **S-1221-29** – Ray Weygand, Weygand Surveyors, is requesting **Final Plat** approval for **Mathew's Resurvey of Mayflower Drive**, a proposed 2 lot subdivision. Bob & Jason Mathews are the property owners and the property is zoned R-1 (Single Family Residential District). **(APPROVED)**

COMMENTS: AT THEIR MAY 23 MEETING, BZA GRANTED VARIANCES TO THE MINIMUM LOT SIZE (PROPOSED ON PLAT IN LIEU OF 15,000 SF IN AN R-1 DISTRICT) AND REAR SETBACK (30' IN LIEU OF REQUIRED 35'). NO ISSUES.

Mr. Bob Mathews was present to represent this case. Mr. Wood asked if anyone had any questions regarding this case. There were none.

- (c) S-0622-17- Tarek Hakim, Iron City Developers, LLC, is requesting Final Plat approval for A Resubdivision of Lot 4, Block 1 of Cahalan Estates, located at 2333 Chapel Road. The purpose of this plat is to subdivide the lot into 3 proposed lots. Nagi & Theresa Abou Haidar are the property owners and the property is zoned R-1 (Single Family Residential District). (APPROVED)

COMMENTS: RECOMMEND APPROVAL CONTINGENT ON EXISTING BUILDINGS BEING REMOVED PRIOR TO BUILDING PERMITS BEING ISSUED FOR NEW CONSTRUCTION OR PLAT BEING RECORDED.

Tarek Hakim was present to represent this case. Mr. Wood asked if the applicant understood the existing building would need to be removed, to which Mr. Hakim replied in the affirmative. The case was moved to the end of the subdivision agenda.

- (d) S-0622-18 - Mr. Scott Rohrer, representing Windsor Place, LLC, is requesting Preliminary Plat approval for Windsor Court Phase 1, a proposed 25 residential lot + 1 common area subdivision. Windsor Place, LLC, is the owner of the property and the property is zoned PUD (Planned Unit Development).

COMMENTS: STAFF CANNOT RECOMMEND APPROVAL WITH CURRENT STORMWATER SYSTEM DESIGN. RECOMMEND A CONTINUANCE.

The case was moved to the end of the subdivision agenda.

- (e) S-0622-20 – Mr. Jerry Howard, Clayton Properties Group, LLC, is requesting Final Plat approval for Blackridge South Phase 1, a proposed subdivision with 12 residential lots and 3 common area lots. This area is located at the west end of Blackridge Road. Clayton Properties Group, LLC is the property owner and the property is zoned PUD PR-1 (Planned Single Family District).

COMMENTS: NO ISSUES – BOND AMOUNT REQUIRED - \$386,900.00

Project engineer was present to represent this case. Mr. Wood asked if the applicant accepted the bond amount required. Project engineer replied in the affirmative.

- (f) S-0622-21 – Mr. Scott Rohrer, Blackridge Partners, LLC, is requesting Final Plat approval for Blackridge Road Extension located at the end of Blackridge Road at CSX crossing. It will consist of 1 (one) common area lot. Blackridge Partners,

LLC, is the property owner and it is zoned PUD PR-1 (Planned Single Family) District.

COMMENTS: NO ISSUES – BOND AMOUNT REQUIRED - \$96,600.00

Jonathan Belcher was present to represent this case. Mr. Wood asked if the applicant accepted the bond amount required. Mr. Belcher replied in the affirmative.

(g) S-0622-22 –Mr. Scott Rohrer, Blackridge Partners, LLC, is requesting Final Plat approval for Blackridge Phase 3 Resurvey No. 1, a 1 residential lot and 2 common area lot subdivision. The purpose of this resurvey is to enlarge Lot 1325A and add storm & sanitary easements in common area C-2 and add a storm easement on Lot CA-3A. Blackridge Partners is the property owner and the property is zoned PUD PR-1 (Planned Single Family) District.

COMMENTS: NO ISSUES.

Jonathan Belcher was present to represent this case.

(h) S-0622-23 – Schoel Engineering Company is requesting Final Plat approval of The Preserve Phase XI Resurvey, being a resurvey of Lot 512 and Lot 513. The purpose of this plat is to combine two existing lots (Lot 512 and Lot 513) into one new Lot (Lot 513-A). The property owners are Clyde and Elizabeth Smith and the property is zoned PUD PR-1 (Planned Single Family District).

COMMENTS: NO ISSUES.

Mr. Joey Breighner, Schoel Engineering, was present to represent this case.

(i) S-0622-24- Mr. Richard Darden, First Sunbelt Properties, is requesting Final Plat approval for Resurvey of Lots 2 & 3 The Crossroads Northeast located on Adena Lane. The purpose of this plat is to adjust easements dedicated by Map Book 35, Pg. 29 and record new easements by this plat. Property owners are Mavis Southeast, LLC, & CWD, LLC. The property is zoned PC (Planned Commercial).

COMMENTS: RECOMMEND APPROVAL CONTINGENT OF RECEIPT OF ALL UTILITY LETTERS.

Derek Meadows, Gonzalez-Strength and Associates was present to represent this case. Mr. Wood asked if the applicant understood the need to obtain all utility letters. Mr. Meadows replied in the affirmative.

- (j) S-0622-25 – Mr. Philip Patterson and Mr. Robert Friar are requesting *Final Plat* approval for a Resurvey of Lots 225 & 226 Ninth Addition Riverchase Country Club, located at 1904 & 1908 River Park Drive. The purpose of this resurvey is to move the lot line between Lots 225 and 226 of Ninth Addition Riverchase Country Club. (APPROVED)

COMMENTS: NO ISSUES.

Mr. Philip Patterson and Mr. Robert Friar are the property owners and the properties are zoned PR-1 (Planned Single Family District).

Mr. Mike Shaw made a motion to approve S-1221-29, S-0622-20, S-0622-21, S-0622-22, S-0622-23, S-0622-24 and S-0622-25 as read and noted in staff comments. Ms. Peace seconded the motion. On voice vote, the motion carried unanimously.

Mr. Wood called for comments on case S-0622-17. Rodney Lewis, 317 South Burbank, commented on water runoff on his property. He questioned the impacts additional homes would have. Mr. Miller stated the properties would need to meet current stormwater regulations, meaning no additional discharge from current conditions could be added. Mr. Wood directed Mr. Lewis to discuss his concerns about water runoff with the developer, then the City Engineer if the issues persist.

Tarek Hakim, 132 Southledge, acknowledged that the property would need to meet 20% tree coverage requirement of the City, most of which would be toward the rear of the property, and didn't see water runoff being an issue.

Ms. White made a motion to approve S-0622-17 as read and noted in staff comments. Mr. Lovoy seconded the motion. On voice vote, the motion carried unanimously.

Mr. Wood called for comments on case S-0622-18. Mr. Miller explained the Engineering Department's concern related to the stormwater discharge directly onto neighboring properties. Mr. Belcher requested the case be continued to allow for the developer to schedule a meeting with the City.

Ms. Peace made a motion to continue S-0622-18 to the July meeting. Mr. Shaw seconded the motion. On voice vote, the motion carried unanimously.

The following case has been withdrawn by the applicant:

6. **C-0322-03** – American Pet Resorts, LLC, is requesting **Conditional Use** for a Pet Paradise facility, a pet grooming and boarding facility with outdoor runs, play areas, to include on-site veterinary care and residence quarters for a 24 hour on-site caretaker and approval of the site plan, to be located at **1014 Brocks Gap Parkway** in Trace Crossings. The owner of the property is U.S. Steel Corporation, A Delaware Corporation, and is zoned PI (Planned Light Industrial). **(WITHDRAWN)**
7. **C-0622-07-** Mr. W. Gary Beard, Park Crest Properties, LLC, is requesting **Conditional Use** approval for **2970 Lorna Road** to operate as an event facility (social events) to include live entertainment within the premises. The property is owned by Park Crest Properties, LLC, and is zoned C-2 (Community Business District). **(APPROVED)**

RECOMMENDED CONDITIONS/REQUIREMENTS: RECOMMEND APPROVAL WITH THE FOLLOWING CONDITIONS:

- **PROPERTY IS REDEVELOPED IN SUBSTANTIAL CONFORMITY WITH THE SITE AND ELEVATION PLANS SUBMITTED.**
- **A PARKING ANALYSIS IS PERFORMED PRIOR TO ANY ADDITIONS ONTO THE BUILDING.**

OTHER CONSIDERATIONS/COMMENTS:

- **SITE PLAN INDICATED A FUTURE EXPANSION OF THE BUILDING, THOUGH NO DESIGNATION OF USE IS GIVEN TO THE FUTURE EXPANSION. USING A REQUIRED PARKING FORMULA OF 1 SPACE PER 100SF OF ASSEMBLY SPACE, THE EXISTING PARKING LOT CAN MEET THE MINIMUM SPACES REQUIRED. ADDITIONS ONTO THE BUILDING CAN IMPACT THE SITE MEETING MINIMUM CRITERIA.**
- **THERE IS AN EXISTING STAIRWELL BETWEEN THE PARKING LOT OF THIS PROPERTY AND THE PARKING LOT OF MR. BEARD'S CURRENT FACILITY AT THE TOP OF THE HILL**

COMPREHENSIVE PLAN: SUPPORTS COMMERCIAL DEVELOPMENT IN THIS VICINITY.

Mr. Martin covered the City's positive recommendation with conditions in the comments submitted to the Commission. Gary Beard, 112 Langston Place, presented the plans for the new facility and acknowledged agreement with the conditions presented by Mr. Martin. Mr. Shaw complimented the project.

Mr. Shaw made a motion to approve C-0622-07 contingent on the conditions listed by staff. Mr. Lovoy seconded the motion. On voice vote, the motion carried unanimously.

8. **Z-0622-01** - Mr. Mike Moseley, The Moseley Group, LLC, is requesting a ***zoning amendment to the International Park PUD*** to rezone part of Lot 5E of Resurvey Lot 5 of International Park First Sector from PO (Planned Office) to PR-1 (Planned Single Family Residential) District. This amendment would further permit a maximum of 7 townhome units and 1 single family residence to be developed with the PR-1 zone. The property owner is T.E. Stevens Construction, Inc., and the property is currently zoned PUD – PO (Planned Office). **(APPROVED)**

RECOMMENDED CONDITIONS/REQUIREMENTS: RECOMMEND APPROVAL WITH THE FOLLOWING CONDITIONS:

- **CORRECT MINIMUM LOT WIDTH IN SINGLE FAMILY DETACHED SECTOR, INCLUDE LANGUAGE SETTING A MAXIMUM OF 8 LOTS/UNITS, CLARIFY LANGUAGE REGARDING SIDE SETBACKS IN THE TOWNHOME SECTOR, AND MAKE OTHER MINOR ADJUSTMENTS NOTED IN THE VERSION OF THE PUD PRESENTED TO THE COMMISSION. CORRECTIONS AND ALTERATIONS SHOULD BE IN PLACE PRIOR TO COUNCIL CONSIDERATION OF THE PUD AMENDMENT**

OTHER CONSIDERATIONS/COMMENTS:

ADDITIONAL LOTS/UNITS WOULD REQUIRE AN AMENDMENT APPROVED BY THE CITY COUNCIL

COMPREHENSIVE PLAN: SUPPORTS EMPLOYMENT CENTER WITH ANCILLARY RESIDENTIAL IN THIS VICINITY.

Mr. Martin covered the City's positive recommendation with conditions in the comments submitted to the Commission.

Mike Mosely, developer for the project, acknowledged and agreed to the comments and conditions presented by the City.

Marty Byrom, 1821 Lake Ridge Road, Homewood, representing a couple of properties across the street from the proposed development, in addition to the Homebuilder's Association, which is located directly across the street and up the hill, stated that he was concerned about future residents of the development calling the City complaining about activities on nearby commercial properties. An example would be outdoor music at the

Homebuilder's Association headquarters. Mr. Shaw asked Mr. Martin what the Zoning Ordinance said concerning outdoor music or events. Mr. Martin stated that no Conditional Use would be necessary for outdoor entertainment on commercial property if on a temporary basis, less than 12 events in a calendar year, no events take place beyond 10PM, no amplified music beyond 9PM. Mr. Wood asked Mr. Mosely if he would be willing to include a statement in the covenants to inform buyers of the possibility of outdoor entertainment. Mr. Mosely agreed to include information to purchasers concerning the potential for live entertainment in the commercial sector. Ms. Danielson stated that she would not recommend the City include a requirement for a covenant related to live entertainment disclosure. Mr. Shaw stated that there shouldn't be an issue as long as the ordinances in effect were followed and noted the development would have a lower impact on the Cahaba River than other potential developments.

Mr. Shaw made a motion to approve Z-0622-01 contingent on the condition that the applicant be amended in accordance with the comments/alterations listed by the City Planner. Ms. White seconded the motion. On voice vote, the motion carried unanimously.

9. Public hearing for proposed new Zoning Ordinance Amendments. **(APPROVED)**

COMMENTS: NO ISSUES.

Mr. Martin presented the amendments.

Allen Wisdom, 4020 Cheyenne Cross Ln, asked how the distance between the side property line and the pool would be measured. Mr. Martin explained that the setback would be measured between the property line and the edge of water.

Ms. White made a motion to approve the zoning amendments. Ms. Peace seconded the motion. On voice vote, the motion carried unanimously.

10. Site Plan – Location, Character, Extent of Public Improvements - Pickleball and Fitness Courts – Veterans Park – **(APPROVED)**

COMMENTS: NO ISSUES.

Mr. Martin presented the site plan for the pickleball and fitness court. He stated the reason it was coming to the Planning Commission was due to the Commission authority to approve the location, character and extent of public facilities.

Mr. Shaw made a motion to approve the site plan. Ms. Peace seconded the motion. On voice vote, the motion carried unanimously.

With no further business, the meeting was adjourned at 7:45 pm.

Vanessa Bradstreet

Zoning Assistant