

**HOOVER PLANNING AND ZONING  
COMMISSION**

**March 13, 2017**

**5:30 PM**

1. Meeting called to order.
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from the February 13, 2017, Planning & Zoning meeting.
5. **REQUESTS FOR PRELIMINARY AND/OR FINAL MAP APPROVAL:**
  - (a) **S-0317-08** - Mr. Scott Rohrer, SB Dev. Corp., is requesting **Preliminary Plat** approval for **Glasscott Parcel I – Phases 3 & 4**, a proposed 35 (thirty-five) lot subdivision located in Ross Bridge at the end of existing Glasscott Crossing. SB Dev. Corp. is the property owner and the property is zoned PUD PR-1.
  - (b) **S-0317-09** – Derek Meadows, Gonzalez-Strength & Associates, Inc., is requesting **Final Plat** approval for **Hoover Shops Plat No. 1**, a 2 lot subdivision located at 1800 Riverchase Drive. R.G. Legacy, LLC is the property owner and the property is zoned PC (Planned Commercial).
  - (c) **S-0317-10** – Rodney Cunningham, Engineering Design Group, is requesting **Final Plat** approval for a **Resurvey of Lot 5B and 5C International Park First Sector**. The purpose of this resurvey is to move the common lot line of Lot 5B and 5C 3' to the east, pictorially showing sanitary sewer easement and add 10' private sewer easement. Byrom Building Corporation is the property owner and the property is zoned PO (Planned Office District).
  - (d) **S-0317-12** - Scott Rohrer, SB Dev. Corp., d/b/a/ Signature Homes, is requesting **Final Plat** approval for **Village Center Townhomes**, a proposed 43 lot subdivision located at 1958 Village Center Street in Ross Bridge. SB Dev. Corp., d/b/a Signature Homes is the property owner and the property is zoned PUD PC and PR-1.
6. **C-0317-03** – Dave & Buster's of Alabama, LLC, is requesting **Conditional Use** approval for commercial, recreation, and amusement facilities for a **Dave & Buster's** restaurant and games location to be located at **2700 Riverchase Galleria, Space 2700**. Riverchase Land Acquisitions, LLC, is the property owner and the property is zoned PC (Planned Commercial) in the Riverchase Planned Unit Development.
7. **C-0317-04** – Little Donkey 280, LLC, is requesting **Conditional Use** approval for the sale of restaurant retail liquor at **Little Donkey** to be located at **5363 Hwy 280 South, Ste B100**. Bazaar 2280, LLC is the property owner and the property is zoned PC (Planned Commercial).

8. The following cases were **CONTINUED** from the **February 13, 2017**, P&Z meeting at the applicant's request:

(a) **Z-0217-06** – Richard A. Johnson II, Signature Homes, is requesting approval of the **11th Amendment to the Trace Crossings Planned Unit Development** (PUD):

(1) add 141 single family residential units from the Blackridge PUD to the Trace Crossings PUD

(2) add 280 single family residential units from the USS property south of Highway 52 to the Trace Crossings PUD

(3) add approximately 108 acres of land (the “Boot” property) to the Trace Crossings PUD to be zoned Hoover PR-1 (Planned Single Family)

(4) add approximately 211 acres of unincorporated Shelby County property (Flemming Farms Parcel I and Parcel II) to the Trace Crossings PUD to be pre-zoned Hoover PR-1 (Planned Single Family) pursuant to Alabama Code Section 11-52-85.

(5) other zoning changes as shown on the enclosed map.

(b) **Z-0217-07**- Richard A. Johnson II, Blackridge Partners, LLC is requesting approval of the **1<sup>st</sup> Amendment to the Blackridge Planned Unit Development** (PUD) to remove 141 single family residential units from the Blackridge PUD and reallocate to the Trace Crossings PUD, and, to add an approximately 7 acre parcel (the “Hand” property) to the Blackridge PUD to be pre-zoned Hoover PR-1(Planned Single Family) pursuant to Alabama Code Section 11-52-85.

9. **Z-0317-08** – Zina Pruitt, Trustee of the J.G. Noto Property Trust, is requesting property located at **3219 Lorna Road** be rezoned from C-1 (Neighborhood Shopping District) to C-2 (Community Business District). Zina Pruitt, Trustee of the J.G. Noto Property Trust, is the property owner.

Adjourn