

**HOOVER PLANNING AND ZONING
COMMISSION**

April 10, 2017

5:30 PM

1. Meeting called to order.
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from the March 13, 2017, Planning & Zoning meeting.
5. The following cases have been *WITHDRAWN* by the applicant:

(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 **1st 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

6. **REQUESTS FOR PRELIMINARY AND/OR FINAL MAP APPROVAL:**

(a) **S-0417-13** – Jonathan Belcher, Signature Homes, is requesting **Preliminary Plat** approval for **Blackridge – Phase 1 (Revised)**, a proposed 135 residential lot + 1 pool lot subdivision located at the north end of Elvira Road. Blackridge Partners, LLC is the property owner and the property is zoned PUD (Planned Unit Development).

(b) **S-0417-14** – Mr. Scott Jenkins, Daniel Ross Bridge, is requesting **Final Plat** approval of **Ross Bridge Industrial Parcel 2**. The purpose of this plat is to create a lot for the Shannon Oxmoor Road Microgrid by Alabama Power. US Steel Corporation is the property owner and the property is zoned PI (Planned Industrial).

- (c) **S-0417-15** – Mr. Scott Rohrer, SB Dev. Corp., is requesting **Final Plat** approval of **Brock Point Resurvey of Lots 9-13 & 18-23** located on Raines Run and Kinzel Lane in Brock Point. The purpose of this map is to create a common area from the rear portion of Lots 9-13 and 18-23. SB Dev. Corp. is the property owner and the property is zoned PRD (Planned Residential Development District).
- (d) **S-0417-17** – Mr. Marty Byrom is requesting **Final Plat** approval for a **Resurvey of Inverness Office Center Site 8**, located at 11, 19, & 23 Inverness Center Parkway. The purpose of this resurvey is to combine three (3) lots into one (1) lot. Marty Byrom is the property owner and the property is zoned PO (Planned Office).
- (e) **S-0417-18** – Dale & Dawn Hawkins and Russell & Caroline Adams are requesting **Final Plat** approval of **Adams & Hawkins Resurvey of Shades Cliff**, being a resurvey of Lots 1 & 2, Block 35, and Lots 11 & 12, Block 42, according to the survey of Shades Cliff. The purpose of the resurvey is to vacate a sixty (60) foot portion of the right-of-way. Mr. & Mrs. Hawkins and Mr. & Mrs. Adams are the property owners and the property is zoned R-1 (Single Family Residential District).

7. The following case was *continued* from the March 13, 2017, P&Z meeting:

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 280, LLC, is the property owner and the property is zoned PC (Planned Commercial).

8. **C-0417-05** - Trenton Turner, representing Turner Food Systems, is requesting **Conditional Use** approval for the sale of alcohol at **1000 RV Trace**, the **Finley Center**, located at the Hoover Metropolitan Complex. The property is zoned C-2, Community Business District, and is owned by the City of Hoover.

9. **C-0417-06** – L. Nick Davis, Momma G's, Inc., is requesting **Conditional Use** approval for the sale of on-premise beer and wine at **Momma Goldberg's Deli** to be located at **210 Doug Baker Blvd, Suite 200**, Hoover, AL, inside the **Village at Lee Branch**. Pera Lee Branch, Inc., is the property owner and the property is zoned C-2 (Community Business District).

10. **C-0417-07** – Occasions Inc., d/b/a Soiree Event Gallery is requesting **Conditional Use** approval for live entertainment at weddings, corporate, birthday and other parties to be held at Soiree Event Gallery located at 2132 Lorna Ridge Lane, Unit 10. Imperial Holdings, Inc., is the property owner and the property is zoned C-4 (Commercial District).

Adjourn