

# AMENDED

HOOVER PLANNING AND ZONING  
COMMISSION  
AGENDA  
February 10, 2020  
5:30 PM

1. Meeting called to order.
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from the January 13, 2020, P&Z meeting.
5. Introduction of new P&Z Board member – Rebecca White.
6. Election of Vice-Chairman for year 2020.
7. The following case has been *withdrawn* by the applicant:
  - (a) **S-0120-03** – Carey Daniel, Gonzalez-Strength & Associates, Inc., representing USS Real Estate, is requesting *Preliminary Plat* approval for the **Village at Brocks Gap Phase II Plat No. 1**, located off Brocks Gap Parkway and Stadium Trace Parkway. The property is zoned PI and is owned by USS Real Estate.
8. The following cases have been *continued* until the **March 9, 2020**, P&Z meeting by the applicants:
  - (a) **S-1119-43** – David Rawson, MTTR Engineers, Inc., representing Multi-Vest LLC/Baronwood Property, LLC, is requesting *Preliminary Plat* approval for **Baronwood Commercial Subdivision**, being a resurvey of Lots 4 & 5 of 2<sup>nd</sup> Amendment to ATI Industrial Park subdivision and acreage. This is a proposed 4 lot subdivision located off Medford Drive/ATI Parkway. The property is owned by Multi-Vest LLC/Baronwood Property LLC, and is zoned I-1 (Light Industrial District) in Hoover and R-4 in Jefferson County.
  - (b) **Z-0120-01** – Alan Howard, AJH Properties, LLC, is requesting pre-zoning and eventual annexation of property owned by Roy W. and Judith L. Gilbert at 5400 and **5410 Saddlecreek Lane**, located near Greystone Legacy. Mr. Howard is asking for the property to be pre-zoned to PRD (Planned Residential Development District) for the purpose of building a residential development.

9. The following case was *continued* by the applicants at the January 13, 2020, meeting:

a. **S-0120-04** -Derek Meadows, Gonzalez Strength & Associates, representing US Steel is requesting **Final Plat** approval for **Village at Brocks Gap Phase II Plat No. 1**, a proposed 3 lot subdivision located off Brocks Gap Parkway and Stadium Trace Parkway. The purpose of this plat is to create 1 lot from an acreage parcel of land for commercial development. The property is zoned PI (Planned Light Industrial) and is owned by USS Real Estate.

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

**S-0220-06** – Mr. Wiley Truss is requesting **Final Plat** approval for **Truss Resurvey** located at 328 Park Avenue. The purpose of this resurvey is to combine two properties currently described as portions of two lots into one property with a single lot number as the legal description. Mr. Truss is the property owner and the lot is zoned E-2 (Single Family Estate District).

**11. The following case has come back to the Planning Commission for further clarification of the motion made at the January 13, 2020, P&Z meeting:**

**Z-1219-33** – Mr. Lance Kitchens, CK Enterprises, LLC, is *amending* his original request to rezone property located at the old Smith farm to the following: **2429 Savoy Street (Parcel 3)** from R-1 to R-1 (Single Family Residential District) with Condition; **2441 Savoy Street (Parcel 4)** from R-1 to R-1 (Single Family Residential District) with Condition; **644 Kleins Drive (Parcel 7)** from A-1 to R-1 (Single Family Residential District) with Condition; **648 Kleins Drive (Parcel 8)** from R-1 to R-1 (Single Family Residential District) with Condition; **621 Kleins Drive (Parcel 5)** from A-1 to E-2 (Single Family Estate District) with Condition; and **631 Kleins Drive (Parcel 6)** from E-2 to E-2 (Single Family Estate District) with Condition. The “Condition” referred to herein shall mean the condition that a maximum of 48 homes may be located collectively on Parcels 3, 4, 7, 8, 5 and 6. *This number shall include the existing large home at 2431 Savoy Street and 47 (forty-seven) new homes.*

**12. C-0220-03** – Mr. Kenneth E. Harden, Harden Properties, LLC, is requesting **Conditional Use** approval for an addition to the existing shopping center known as Bluff Park Village Shopping Center located at 2146 Tyler Road. Harden Properties, LLC, is the property owner and the property is zoned C-2 (Community Business District).

**Adjourn**