

**HOOVER PLANNING AND ZONING
COMMISSION AGENDA
March 8, 2021
5:30 PM**

1. Meeting called to order.
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from the February 8, 2021, meeting.
5. The following cases have been *continued by the applicants until the April 12, 2021, P&Z meeting*:
 - (a) **S-0121-01** – Scott Rohrer, SB Dev. Corp., is requesting ***Final Plat*** approval for ***Ross Bridge Parcel I Phase 4***, a proposed 22 lot subdivision located at the end of Glasscott Trail in Ross Bridge. SB Dev. Corp. is the property owner and the property is zoned PUD PR-1 (Planned Single Family District).
 - (b) **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 2nd 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.
6. The following cases were *continued* by the applicants until the ***March 8, 2021, meeting***:
 - (a) **C-0121-01** – Shafiq Samji, representing Delta Investments and Development LLC, is requesting ***Conditional Use*** approval for a convenience store/gas station to be located at the old Riverchase Car Wash site located at 3641 Lorna Road.
 - (b) **Z-0121-02** – Richard Johnson, representing Signature 150, Marbury Properties, and CCN Asset Management is requesting zoning for approximately 832.6 acres +/- zoned in Jefferson County as PUD Mixed Use and proposed to be annexed into the City of Hoover as PUD Mixed Use to be known as the ***Everlee PUD***.

(c) C-0221-03 – Richard Johnson, representing Signature 150, Marbury Properties, and CCN Asset Management, is requesting **Conditional Use** approval for Mixed Use in Town Center and Village Center in Planned Commercial zoning district in the proposed **Everlee PUD**.

7. REQUESTS FOR PRELIMINARY AND/OR FINAL MAP APPROVAL:

(a) S-0321-05 - Scott Rohrer, Flemming Partners, LLC, is requesting **Final Plat** approval for **Abingdon by the River – Phase 3**, a proposed 47 lot subdivision located at the end of Annika Drive. The property is owned by Flemming Partners, LLC and is zoned PUD PR-1 (Planned Single Family District).

8. C-0321-05 – Katie Nelson **Whataburger** Restaurants, LLC, is requesting **Conditional Use** approval to allow a drive up/drive through restaurant in the current zoning district to be located at **1727 Montgomery Highway** in the Riverchase Promenade shopping center across from the Galleria. The property owners are Perry I and Rosemary F. Carter and the property is zoned C-2 (Community Business District).

9. Z-0321-05 - Richard A. Johnson, II, representing Blackridge Partners, LLC, et al., is requesting approval of the **3rd Amendment to the Blackridge Planned Unit Development (PUD)**

10. Z-0321-06 – Research and Development (R&D) Facilities use classifications in the revised Zoning Ordinance.

Adjourn