

AMENDED
HOOVER PLANNING AND ZONING
COMMISSION AGENDA
November 8, 2021
5:30 PM

1. Meeting called to order.
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from the October 11, 2021, meeting.
5. *The following case will be heard due to a court ruling recently rendered:*

Z-0421-08 – Darin Boykin on behalf of **Wal-mart** is requesting to amend conditions placed on the zoning of property at **2780 John Hawkins Parkway** (AL Hwy 150). The property is zoned C-2 (Community Business District) with Conditions, with said zoning being adopted by the City Council on July 19, 1999. Specifically, Wal-mart requests the following amendments: (1) Condition #6 be amended to permit morning deliveries beginning at 4am until 10pm; and (2) Condition #19 be removed, lifting the prohibition on drive up/drive thru restaurants. The property would remain zoned C-2 with all remaining conditions intact.

6. **C-1121-19** – *Richard A. Johnson II, representing TCVC Residential, LLC, is requesting Conditional Use approval for an Amenity Center and related appurtenances to be located in Knox Square. This property is zoned PUD PR- (Planned Single Family).*

7. **C-1121-20** – *Richard A. Johnson II, representing TCVC Residential, LLC, is requesting Conditional Use approval for a Senior Multi-Family Community Complex comprised of 154 multi-family units and 10 detached cottage units which may offer concierge services, a life coach, community rooms, social activities and other indoor/outdoor amenities. This property is zoned PC (Planned Commercial).*

8. **C-1121-21**- Andrew Lange, Vulcan Blue, LLC, d/b/a Aqua Tots Swim School, is requesting **Conditional Use** approval for **Aqua Tots Swim School** to conduct business as a swim school at property located at 1694 Montgomery Hwy, Ste 144 in the Centre at Riverchase Shopping Center. This property is owned by DLC Management Corporation and is zoned C-2 (Community Business Center).

9. **Z-1221-31** – **FOR INTRODUCTION ONLY** – Richard A. Johnson II is requesting a pre-zoning and annexation for property located at **5352 Highway 280** (Sam's property) for a new Planned Unit Development (PUD). Wal-Mart Realty Company/Sharit Real Estate Holdings, LLC, are the property owners.

10. **C-1221-22** – **FOR INTRODUCTION ONLY** – Richard A. Johnson, II is requesting **Conditional Use** approval for the new PUD (Sam’s Property) to be located at 5352 Hwy 280. This request in the PR-1 zoning amenities, parks, common areas, etc. In the PC zoning area it includes shopping centers, drive-thru’s, drive-ups, and outdoor seating/dining. Wal-Mart Realty and Sharit Holdings are the property owners.

11. **S-1121-23** – Chris Peters, representing Gonzalez-Strength and Associates, is requesting **Final Plat** approval for a **Resurvey of Lots 15 & 16-A Johnson-Rast Addition to Green Valley Fairway**. The purpose of this resurvey is to create two residential lots. This plat will also vacate an easement. The owners of this property are James & Kaye Garrison and James & Betty Glass. The property is zoned R-1 (Single Family Residential).

12. **S-1121-24** – Scott Rohrer, TCVC Residential, LLC, is requesting **Final Plat** approval for a **Resurvey of Abingdon Lot 3032** located at 5611 Brayden Circle. The purpose of this resurvey is to enlarge Lot 3032 by adding additional acreage to the lot. Michael R. & Linda W. Barnett are the property owners and the property is zoned PUD PR-1 (Planned Single Family District).

13. Multiple zoning amendments to the Zoning Ordinance presented by City Planner, Mac Martin, at the October meeting **to be continued until the December 13, 2021, P&Z meeting** in order to coordinate more with development community.

Adjourn