

## MINUTES OF MEETING

### HOOVER PLANNING AND ZONING COMMISSION

**Date:** January 10, 2022  
**Time:** 5:30 pm  
**Place:** Hoover Municipal Center  
**Present:** Mr. Mike Wood - Chairman  
Ms. Jennifer Peace –Vice-Chairman  
Mr. Mike Shaw  
Mr. Allan Rice  
Mr. Ben Wieseman  
Mr. Jason Lovoy  
Mr. Nathan Reed

**Absent:** Ms. Becky White

**Also Present:** Mr. Blake Miller, Ass't City Engineer  
Mr. Marty Gilbert, Director, Building Inspections  
Mr. Mark Thornton, Fire Marshal  
Mr. Jehad Al-Dakka, Chief Operations Officer  
Mr. Marty Gilbert, Director, Building Inspections  
Ms. April Danielson, Assistant City Attorney  
Mr. Mac Martin, City Planner

#### 1. **CALL TO ORDER**

The meeting was called to order by Mr. Wood. Mr. Wood then asked the Secretary to call the roll in which a quorum was present.

2. Mr. Rice gave the invocation.

3. Ms. Peace led the Pledge of Allegiance.

4. Mr. Wood announced the minutes from the November 8, 2021, and the December 13, 2021, meeting had been distributed to the Board members and if there were no changes to the minutes, he would entertain a motion to approve as written. Mr. Mike Shaw made a motion to approve with Mr. Nathan Reed seconding the motion. On voice vote, the minutes were approved unanimously.

#### 5. **Requests for Preliminary and/or Final Map Approval:**

Mr. Wood announced the Planning Commission had the opportunity to go over the subdivision cases at the pre-meeting work session and satisfied themselves with any questions they might have. He explained these cases would be voted on as a block but if

anyone had a question regarding any of these cases, if they would raise their hand, that case would be moved to the end of the agenda. Mr. Wood asked if there were any questions. There were none.

- (a) **S-0122-01** – Mr. Bolaji Kukoyi is requesting **Final Plat** approval for **Riverchase Office Park Resurvey No. 1**, being a resurvey of Parcels A and C, Riverchase Office Park, as recorded in Map Book 13, Page 123. The purpose of the resurvey is for a BMSS parking lot. **(APPROVED)**

**COMMENTS: NO ISSUES. RECOMMEND APPROVAL.**

Mr. Bolaji Kukoyi was present to represent this case. Mr. Wood asked if there were any questions. There were none.

- (b) **S-0122-02** – Corey Shoop, representing Goodwyn, Mills, & Cawood, is requesting **Final Plat** approval for the **Hoover Senior Living Facility** located at 2171 Parkway Lake Drive. The purpose of the plat is to establish new sanitary and storm drainage easements. **(APPROVED)**

**COMMENTS: NO ISSUES. RECOMMEND APPROVAL**

Mr. Cole Williams was present to represent this case. Mr. Wood asked if there were any questions. There were none.

- (c) **S-0122-03** – Joey Miller, MTTR Engineers, Inc., is requesting **Final Plat** approval for **Lake Cyrus Sector 21 Resurvey of Lots 1 and 2**. The purpose of this resurvey is to combine 2 lots into 1 lot. Jeff Vernon is the owner of the property and it is zoned PR-1 (Planned Single Family District). **(APPROVED)**

**COMMENTS: NO ISSUES. RECOMMEND APPROVAL.**

Mr. Joey Miller, MTTR Engineers, Inc., was present to represent this case.

Mr. Wood asked if anyone on the board or the audience had any questions regarding any of these cases. There were none. Mr. Wood asked for a motion. Mr. Rice made a motion to approve 5 (a) S-0122-01, 5 (b) S-0122-02, and 5(c) S-0122-03. Mr. Lovoy seconded the motion. On voice vote, the motion was approved by all board members present except for Mr. Reed who abstained on item 5(b) S-0122-02.

***The following two (2) cases were continued at the December 13, 2021, P&Z meeting:***

**6. C-1221-22** –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.

**(APPROVED)**

**RECOMMENDED CONDITIONS/REQUIREMENTS: RECOMMEND APPROVAL**

**OTHER CONSIDERATIONS/COMMENTS:**

**COMPREHENSIVE PLAN: SUPPORTS COMMERCIAL/ MIXED USE DEVELOPMENT IN THIS VICINITY.**

7. **Z-1221-31** – 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. **(APPROVED)**

**RECOMMENDED CONDITIONS/REQUIREMENTS: RECOMMEND APPROVAL WITH THE FOLLOWING AMENDMENT TO THE JANUARY 7 VERSION.**

- **AMEND EXHIBIT F SECTION II (PG 30) LAST SENTENCE TO READ AS FOLLOWS:**
  - **No further Conditional Use or any other zoning approvals shall be required to be filed with, or obtained from, the City for any of the foregoing conditional uses.**
- **OTHER CONSIDERATIONS/COMMENTS:**

**COMPREHENSIVE PLAN: SUPPORTS COMMERCIAL/ MIXED USE DEVELOPMENT IN THIS VICINITY.**

Mr. Jonathan Belcher, representing Signature Homes, 3545 Market Street, Hoover, AL 35226, referred back to his formal presentation of this PUD in October and November. Mr. Belcher stated they were proposing this PUD be made up of approximately 5 acres of PC (Planned Commercial) and approximately 15 acres of PR-1 (Planned Single Family). Mr. Belcher explained the commercial property would be about 25,000 square feet of commercial space of which about half of that was expected to be restaurant users.

Mr. Belcher stated the residential portion was planned to be up to 120 town homes on it. There would be no garages and would be all on-street designated parking spaces. Mr. Belcher stated that in the commercial area, they had designed it to be 8 spaces per thousand square feet because of the higher percentage of restaurant use and there was 1.88 parking spaces per dwelling unit for the single family townhome project.

Mr. Belcher stated the reason for that was they were familiar with the Inverness Cove community and the parking issues in that neighborhood. Mr. Belcher stated his own personal experience with that was they were designed with 2 car and 1 car garages in each of the units and those spaces wound up being used for storage rather than parking; therefore the off-street parking spaces were not utilized and therefore, it ended up

clogging up the streets. Mr. Belcher stated that on this particular site that is why they designed the number of spaces they had for exterior parking.

Mr. Belcher stated in their Edenton Lofts community they designed on Cahaba Beach Road, they had a slightly lower number of parking per units there and there had been no issues there with parking since 2011 at the completion of that project. Mr. Belcher stated he felt confident with the design number of parking spaces and believed this site could accommodate it. Additionally, Mr. Belcher stated the design they had in their PUD was just a preliminary design and they would have the ability to expand that if need be.

Mr. Belcher added that an additional request by Commissioner Becky White at the November zoning meeting was for an additional traffic study of Hwy 119 as that was not done in the original study. Mr. Belcher stated they did need to wait until the holiday traffic was over and proceeded to read from a study done after that time.

Mr. Belcher stated they did not have a formal report but did have some information to share and proceeded to share this by reading the report. Mr. Belcher stated that during the AM peak period the routes using the direct left turn from US Hwy 280 eastbound onto SR 119 northbound and making a U-turn at Tattersall Blvd. are both faster than the route using Lyndon Drive by an average of 35 to 70 seconds. Mr. Belcher stated that also the period in the AM peak period making a U-turn at Hugh Daniel Drive is longer than the route at Lyndon Drive by an average of 17 seconds. Mr. Belcher stated access to the left turn lanes from US Hwy 280 Eastbound onto State 119 North was blocked during only one of 12 travel times.

Mr. Belcher stated that during the PM peak period, the routes using the direct left turn at US 280 Eastbound onto State Route Hwy 119 N is faster than the route using Lyndon Drive by an average of 14 seconds. Mr. Belcher added that other routes making U-turns at Tattersall and Hugh Daniel are longer than routes using Lyndon by an average of 24 to 117 seconds. Mr. Belcher stated that access to the left turn lanes from US Hwy 280 onto 119 Northbound was blocked for 5 of 13 travel time runs. Mr. Belcher stated the blockage occurs between 4:25 pm to 5:45 pm. Mr. Belcher stated it was possible that some drivers might choose to use Lyndon Drive during this time frame as it was faster than making U-turns at Tattersall and Hugh Daniel Drive. Mr. Belcher stated this information was what Ms. White had requested at the November meeting.

Mr. Wood asked if there were any questions from the board members or audience. Mr. Wieseman asked on their tree conservation plan if they would be doing additional foundation plantings around the units to keep up with the architectural elevations in terms of the porches. Mr. Belcher answered yes.

Mr. Shaw asked about potential school impact. Mr. Belcher stated in similar developments the number was 1 of every 10 dwelling units and compared to the city average it was 1 in every 2.5 households. Mr. Belcher stated that while they couldn't guarantee that, it was certainly a lower average based on this product type.

Mr. Wood asked if there were any other questions. There were none. Mr. Wood asked for a motion. Mr. Shaw made a motion to approve Z-1221-31 with the recommended amendment. Mr. Rice seconded the motion. On voice vote, the motion was approved unanimously.

8. C-1221-22- 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 includes amenities, parks, common areas, etc. and includes shopping centers, drive-thru's, drive-ups, and outdoor seating/dining. Wal-Mart Realty and Sharit Holdings are the property owners. **(APPROVED)**

**RECOMMEND CONDITIONS/REQUIREMENTS: RECOMMEND APPROVAL**

**OTHER CONSIDERATIONS/COMMENTS:**

**COMPREHENSIVE PLAN: SUPPORTS COMMERCIAL/ MIXED USE DEVELOPMENT IN THIS VICINITY.**

Mr. Wood stated this was a "sister" case to the zoning case above and they had already previously discussed it and answered any questions they might have. Mr. Wood asked if there were any further questions. There were none. Mr. Wood asked for a motion. Mr. Shaw made a motion to approve with Mr. Rice seconding the motion. On voice vote, the motion was approved unanimously.

8. Multiple zoning amendments to the Zoning Ordinance presented by City Planner, Mac Martin, initially at the October meeting.

**COMMENTS: NO ISSUES**

Mr. Wood stated they had been over the multiple amendments previously and in the pre-meeting work session and asked Mr. Mac Martin, City Planner, to go over the amendments. (AMENDMENTS ATTACHED)

Mr. Martin stated after going over the amendments, they would all be up for vote at this meeting with the exception of #2, 6, 8, and 13, which would be continued for the call of the chair. Mr. Wood asked if there were any questions from the board members or the audience. There were none. Mr. Wood asked for a motion. Mr. Rice made a motion to approve all the amendments with the exception of amendment 2, 6, 8, and 13 which would be continued to the call of the chair. Mr. Reed seconded. On voice vote, the motion was approved.

There being no further business, the meeting was adjourned.

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Vanessa Bradstreet, Zoning Assistant