

## MINUTES OF MEETING

### HOOVER BOARD OF ZONING ADJUSTMENT

**Date:** January 25, 2021  
**Time:** 5:30 P.M.  
**Place:** Hoover Municipal Center  
**Present:** Mr. Curtis Jackson  
Mr. David LeCompte  
Mr. Jim Brush  
Mr. Dan Mikos  
Mr. Lawren Pratt  
Mr. TJ Dolan  
Mr. Kyle Puchta

**Also Present:** Mr. Mac Martin – City Planner  
Ms. Vanessa Bradstreet – Zoning Assistant

#### 1. CALL TO ORDER

The meeting was called to order by Mr. Mikos. The secretary had the roll call and a quorum was present. Mr. Mikos announced the voting members for this meeting would be Mr. Pratt, Mr. LeCompte, Mr. Brush, Mr. Puchta, and himself.

2. APPROVAL OF MINUTES: Mr. Mikos asked if anyone had any additions or corrections to the minutes from the November 23, 2020, BZA meeting. There being none, Mr. Mikos asked for the minutes to be accepted by acclamation.

#### 3. ELECTION OF OFFICERS FOR 2021.

The floor was opened for nominations for Chairman. Mr. Jim Brush nominated Mr. Dan Mikos for chairman. Mr. Lawren Pratt seconded the motion. There were no other nominations made therefore the nominations were closed. A voice vote was taken for Mr. Dan Mikos to be the chairman for 2021, with board members voting unanimously on this motion.

Next, nominations were taken for Vice-Chairman. Mr. Jim Brush nominated Mr. Kyle Puchta for Vice-Chairman. Mr. Lawren Pratt seconded the motion. There were no other nominations made, therefore the nominations were closed. A voice vote was taken for Mr. Puchta to be the Vice-Chairman for 2021, with board members voting unanimously on this motion.

4. BZA-0121-01 – Bryan S. Pressnell, Pressnell Engineering, representing Delta Investment and Development Group, LLC, is requesting a variance in the front 50' setback to allow 8.44 feet for the edge of the canopy of the proposed convenience store/gas station to be located at 3641 Lorna Road. Delta Investments and Development Group, LLC, is the property owner. The property is zoned C-2 (Community Business District).

Mr. Bryan Pressnell, Pressnell Engineering, 1703 McConnell Lane, Mt. Olive, AL 35117, was present to represent this case. Mr. Pressnell stated his client has purchased this property which was used as a car wash in the past, but wanted to redevelop the property for the purpose of a gas station and convenience store. He stated his client wanted to put in a four dispenser canopy on the easterly side of the property. Mr. Pressnell then talked about the right-of-way issue which brought the right-of-way in 30 feet which was creating the significant setback variance they were requesting.

Mr. Mikos asked Mr. Martin if there was any news regarding the right-of-way on this case which was posed at the BZA work session. Mr. Martin explained he did have some responses and had spoken with the City Engineer's Office, who did not want to vacate any right-of-way due to not having a thorough survey of all the utilities located there.

Also, Mr. Martin explained the reason the plan was designed as it was, was due to the minimum requirements to be branded (i.e. Chevron, Shell, BP, etc) were to have four islands with eight pumps as this is what the owners desired.

Mr. Mikos asked if they were going to totally remodel the existing building and Mr. Pressnell stated that was correct. Landscaping was then discussed.

Mr. Pratt asked about Hampton Park Road and if there would be no setback issues on that side of the canopy due to it being a private roadway.. Mr. Martin agreed that was correct.

Mr. Mikos asked about the billboard being taken down. Discussion was then held regarding the billboard and its'complexity. Mr. Martin stated that the city attorney was looking at it and hoped they would have an answer prior to the Planning & Zoning meeting which would be considering the Conditional Use request.

Mr. Mikos asked if anyone had any further questions. There were none. Mr. Mikos asked for a motion. Mr. Brush made a motion to approve and Mr. Puchta seconded the motion. After a roll call vote was taken, the motion was approved unanimously.

With no further business, the meeting was adjourned.

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Vanessa Bradstreet, Secretary, Board of Zoning Adjustment