

MINUTES OF MEETING

HOOVER PLANNING AND ZONING COMMISSION

Date: February 8, 2021
Time: 5:30 pm
Place: Hoover Municipal Center
Present: Mr. Mike Wood - Chairman
Ms. Jennifer Peace –Vice-Chairman
Mr. Mike Shaw
Mr. Nathan Reed
Mr. Allan Rice
Ms. Becky White
Mr. Ben Wieseman
Mr. Carl West
Mr. Jason Lovoy

Also Present: Mr. Chris Reeves, City Engineer
Mr. Marty Gilbert, Director, Building Inspections
Mr. Mark Thornton, Fire Marshal
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. Mr. West led the Pledge of Allegiance.

4. Mr. Wood stated every Planning Commission member should have received copies of the February 8, 2021, minutes and if no one had any changes to be made, he would ask for a motion to approve as written. Mr. West made a motion to approve. Mr. Reed seconded the motion. On voice vote, the minutes were approved unanimously.

5. The following cases have been *WITHDRAWN BY THE APPLICANT*:

(a) Z-0221-03 – Richard Johnson, representing Blackridge Partners, LLC, Clayton Properties Group, Inc., and Luxury Lake Investments, LLC, is seeking zoning approval for the *Blackridge South 3rd Amendment*. The current zoning is PR-1 and proposed zoning is PR-1 MDD and PC Mixed Use.

(b) C-0221-04 – Richard Johnson, representing Blackridge Partners, is seeking **Conditional Use** approval for the **Third Amendment to the Blackridge PUD** for a Mixed Use development in the Planned Commercial zoning district.

Mr. Wood explained these cases had been withdrawn and would not come back to this body *without new notices being sent out*.

6. The following cases have been *continued* by the applicants until the **March 8, 2021, meeting**:

(a) S-1119-43 – David Rawson, MTRR 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.

(b) 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).

*Mr. Wood announced if anyone was interested in these two cases to please come to the meeting on **March 8, 2021, at 5:30 pm**. He stated **no new notices would be sent out**.*

7. The following case was continued at the January 11, 2021, P&Z meeting until the February 8th P&Z 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.

(CONTINUED)

Staff Comments: The site layout is satisfactory pending final review by the Fire Marshal. Canopy needs to be elevated enough to permit the passage of trucks underneath. Any additional lighting on the site should be designed to cast light directly downward. Questions remain about the billboard being removed from the site. Staff would like to further investigate the legality of the billboard easement.

Mr. Bryan Presnell, Presnell Engineering, was present to represent this case. Mr. Wood stated there were some questions regarding this particular case. Mr.

Pressnell stated the canopy would be 15' in height for clearance and should meet any requirements of the Fire Department. Mr. Pressnell stated he had provided on the preliminary layout the sidewalk on Lorna Road with the landscaping that would be provided as well as some additional landscaping to be provided on the west side.

Mr. Pressnell stated the billboard issue was still being researched. They had found out that the billboard company actually purchased an easement for the billboard and his client had no control over this easement.

Mr. Wood stated this was a non-compliant use and a non-conformity asking Mr. Martin to speak about it, which he did. Mr. Rice asked Ms. Danielson how they could cure the non-conformity. Ms. Danielson stated this is something they would like to have more time to explore the options.

There was more discussion on the billboard topic. Mr. Wood asked Mr. Pressnell if he would like to continue this case until the March 8, 2021, meeting, and he answered yes. Mr. Wood asked for a motion. Mr. Rice made a motion to approve the continuance, seconded by Mr. Shaw. A voice vote was taken and the motion was passed unanimously.

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

- (a) S-0221-04 Scott Rohrer, representing Blackridge Partners, LLC, is seeking Preliminary Plat approval for Blackridge-Phase 3, a Preliminary Plat for 55 proposed residential lots located Southeast of Blackridge – Phase 1B. Blackridge Partners, LLC, is the property owner and the property is zoned PUD PR-1 (Planned Single Family District). *(Approved)*

Staff Comments: Recommend approval.

Mr. Bob Easley, AL Engineering Co., Inc., was present to represent this case. Mr. Wood stated the Planning Commission members had gone over this case in work session and satisfied any questions they might have. Mr. Wood asked the audience if anyone had any questions or comments. There were none.

Mr. Wood asked for a motion. Mr. West made a motion to approve. Mr. Rice seconded the motion. On voice vote, the motion was approved unanimously.

9. 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. **(Continued)**

Staff Comments: Revised Traffic Impact Study not complete. Developer and City need to review revised traffic study when it is submitted and clearly delineate necessary improvements and responsible party for each. Developer and City are still working on a few remaining comments.

Mr. Jonathan Belcher, Signature Homes, 3545 Market Street, was present to represent this case. Mr. Belcher stated they had first submitted this zoning application back in mid November and they were now on their 16th draft. Mr. Belcher proceeded with giving a condensed explanation of the Everlee PUD as the full presentation had been shared and website had been made available.

Mr. Belcher stated they were still working with the schools on exactly how much land they would need as well as parking requirements. Mr. Belcher added they had some additional information coming from their Traffic Study as it relates to the School Board and their proposal for additional acreage and what that would mean to the Everlee development.

Mr. Reed asked Mr. Belcher if he would be amenable to coming and working with the staff to find a solution other than extending to Orchard Avenue. Mr. Belcher agreed and stated that is what they do.

Mr. Joshua Johnsey, 1569 James Hill Circle, stated he was representing the residents of Ross Bridge as Chairman of the Board and had come to ask for the connection to Orchard Avenue NOT to be fulfilled and another alternate route be found throughout Everlee. Mr. Johnsey also asked what the process was to have the Ross Bridge PUD amended to remove the connector road. Mr. Mac Martin, City Planner, explained the process.

Mr. Wood then had some discussion with Mr. Johnsey regarding the connector road and the school.

Mr. Mickey Wright, 4214 Glasscott Trail, spoke against the connector road.

Dr. Donald Lindsey, Bessemer, also spoke against water run off. Mr. Chris Reeves commented that the developer is willing to abide by the Hoover Storm water Ordinance, with the developer, Jonathan Belcher, adding his agreement.

Mr. Barry Nolan, 446 Maxwell Road, spoke about Big Mountain Lake on his property and stated his concerns about storm water runoff and the access on to Maxwell Road.

Mr. Trey Raow, 2010 Greenview Trail in Ross Bridge also spoke in opposition about the traffic, dangers of children crossing Orchard Landing, and other safety concerns with connecting the road there.

Mr. Jonathan Belcher stated he had some responses to residents' concerns. Mr. Belcher stated he was well aware of Big Mountain Lake and the hardwoods that were there.

Mr. Belcher referred to a map depicted on the screen and pointed to the direction of the lake and stated he had chosen not to develop this area because of the hardwood bottom there and also there was a pretty steep drop on the other side. Mr. Belcher stated the drainage of this project generally went away from the lake. Mr. Belcher stated that Chris Reeves, City Engineer, had told him they would have to comply with the Storm Water permitting process.

Mr. Belcher stated they did have a number of items to complete and would like to continue the case until the March 8, 2021, meeting. Mr. Shaw agreed there were several items to get worked out and hoped they could come up with short lists of access and discussed again the connector road.

Ms. Peace asked when they could anticipate the revised traffic study. Mr. Belcher answered this week.

Joshua Johnsey came forward again to ask questions regarding the school. Mr. Rice discussed this issue.

Mr. Wood asked Mr. Belcher if he wanted to continue the case. Mr. Belcher answered he did. Mr. Wood asked for a motion. Mr. Rice made a motion to continue this case until the March 8, 2021, meeting. Ms. Peace seconded the motion. On voice vote, the motion was approved unanimously.

Mr. Wood announced this case would be heard next month, Monday, March 8, 2021, at 5:30 pm so if anyone was interested in this case, come back at that date and time. Mr. Wood added no new notices would be sent out.

10. 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. *(Continued)*

Staff Comments: Same as Zoning Case

Mr. Wood announced this Conditional Use case was a combination case with Zoning case above and was treated as a combination case. The continuation of this case until March 8, 2021, would apply to this case as well.

11. Z-0221-04 - Hoover Senior Partners, LLC, is requesting to *rezone* property currently zoned A-1 (Agriculture District) to C-2 (Community Business District) currently located off I-459S and Peridot Place located at Stadium Trace Village. This rezoning request is for 64.42 acres more or less. **(APPROVED)**

Staff Comments: Rezoning request is made in tandem with a Conditional Use application for an Independent/Assisted Living community. No issues.

Mr. Armand Vari, Jacoby Acquisitions, 8200 Roberts Drive, Atlanta, GA, was present to represent the case. Mr. Vari presented a slide presentation with detailed explanations of each of the 7 distinct neighborhoods (age restricted 55+ and up) Mr. Mark Gonzalez, civil engineer, Robin Gregory, Landscape Architect, and Aubrey Long, Traffic Engineer with Skipper Consulting also spoke regarding this project.

Mr. Gonzalez, Gonzalez-Strength & Associates, stated he was the civil engineer with this project and proceeded to give a detailed explanation of the plan to handle this project as well as how they would manage storm water on this site.

Mr. Robin Gregory, Landscape Architect with Gonzalez-Strength & Associates spoke about the Tree Conservation Plan for this project and showed a colored presentation of the plan for the village, clubhouse and other site amenities.

Mr. Aubrey Long with Skipper Consulting, a traffic engineering firm out of Birmingham, explained the traffic study for this project. He explained how they had kept this study down to three main intersections. The purpose of the study was to identify any impacts of the development to the existing roadways and any improvements needed to be made to mitigate those impacts.

Mr. Long stated they considered this development to be what they considered to be a "low generator of traffic". Mr. Long added they did not have any recommended improvements to be made.

Mr. Chris Reeves, City Engineer, added to those comments to say that there had been previous work done by the developer of Stadium Trace Village to modify the infrastructure to accommodate much more traffic than this site would generate.

Mr. Vari announced they had won the *Best Senior Housing Award* for three years in a row for Forsythe County in GA and then answered questions from the Planning Commission members.

Dr. Peter DeFranco, 174 Scout Creek Trail, Hoover, AL, came to speak about living on the Scout Creek Lake for the past 7 years. Dr. DeFranco spoke very highly about the plan that would stop problems and have little impact on their lake and was very appreciative.

Mr. Rice and Mr. Shaw spoke very highly about this plan and stated they felt it was a very good development and how they had worked with the community to bring it to Hoover.

Mr. Wood asked about the road they would be putting in that had the cul-de-sac and asked if it would be dedicated to the city. Mr. Wood asked about the part they were going to sell. Mr. Vari stated that it was all private, condominiums, would have an HOA, and would be turned over when all of them were sold. Mr. Wood announced he, too, felt it was an outstanding project and asked about a church. Mr. Vari stated that normally there were churches around the area that they had these villages located, and at this time, there was not a church today in the plans.

Mr. Chris Reeves, City Engineer, pointed out that the developer is also proposing the cul-de-sac, Peridot, the last driveway as shown, did not have the intention of extending this road, but wanted to leave the right of way as shown in case the adjacent property owner needed to access their property from that point and would also give them the right of way to get utilities to that property as well.

Ms. White asked Mr. Reeves a traffic study question. She stated that Mr. Long addressed some issues concerning some internal intersections in the existing development in the shopping center. She felt this isn't something that this developer has fixed and felt that could be problematic and was concerned about more seniors driving in this area. Mr. Reeves stated the city had not accepted these roadways yet, and he felt that if the city did accept these improvements, then the city would go ahead and make the improvements recommended and if not, this would be a conversation the city needed to have with Mr. Gonzalez and Mr. Kadish, developer of Stadium Trace Village.

Ms. White asked Mr. Long if in the traffic study, it had addressed what the ITE rates were for peak hour for this type of development would be. Mr. Long answered he did not recall that number as this was kind of a unique use.

Mr. Wood asked if there were any other questions from the Commission members, audience, or Community Room. There were no further questions. 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.

12. C-0221-02– Hoover Senior Partners, LLC, is seeking *Conditional Use* approval to develop an independent/assisted living community known as “Celebration Village” on the subject tract. (APPROVED)

Staff Comments: The proposed development is for an independent/assisted living community consisting of residents 55+ years old. The use seems logical given its location between commercial and residential/single family developments as it provides a transition in intensity of land use. Development consists of 376 units, the majority of which will be 1 bedroom. Some two bedroom units are planned in the bungalow sector. The Independent

living units are slated to be sold as condos. The development aims to improve water quality downstream by implementing retention facilities on site. Recommend approval.

Mr. Wood announced this was a Conditional Use case for the same topic as the zoning case just discussed. Mr. Wood asked again if there were any further questions regarding this case. 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.

There being no further business, the meeting was adjourned.

Vanessa Bradstreet, Zoning Assistant