



**JEFFERSON COUNTY
PLANNING & ZONING COMMISSION
PUBLIC HEARING AGENDA
THURSDAY APRIL 8, 2021; 1:00 PM
COMMISSION CHAMBERS**

APPROVAL OF MINUTES FROM THE FEBRUARY 11, 2021 PUBLIC HEARING

NEW SUBDIVISION CASES

- S-21-0006** Moorer Addition to Ivy Walk, Mimi Moorer, owner; Dan Alred, designated plat representative. Parcel ID#s 42-10-1-000-071.000 & 072.000 in Section 10, Twp 20, Range 4W. One (1) lot proposed in E-2 (Estate) zoning. (Case Only: 6519 & 6525 Ivy Walk, Bessemer, 35022)(BLUFF RIDGE)(1.18 Acres +/-)
- S-21-0008** Sloan Estate, Ellie & Vivan Sloan, owners; David Nichols, designated plat representative. Parcel ID#s 03-20-0-000-019.000; Part of 03-20-0-000-029.000 in Section 20, Twp 14, Range 3W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 9531 Plum Blossom Lane, Warrior, 35180)(CORNER)(9.47 Acres +/-)
- S-21-0009** Lineberry's Resurvey, William Lineberry, Susan Lineberry, Katherine Linberry Mange, owners; Dave Arrington, designated plat representative. Parcel ID#s 10-16-2-000-005.000; 10-16-3-000-007.000 in Section 16, Twp 15, Range 1E. One (1) lot proposed in A-1 (Agriculture) zoning. (Case Only: 7957 & 7969 Echo Lake Lane, Trussville, 35173)(CLAY)(1.98 Acres +/-)
- S-21-0010** Pike-Hill Addition to Cummings Road, Elaine Pike Hill, owner/designated plat representative. Parcel ID# 43-22-1-000-005.000 in Section 22, Twp 20, Range 5W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 7656 Cummings Loop Road, McCalla, 35111)(MCCALLA)(4.52 Acres +/-)
- S-21-0011** Cardonas Subdivision, Luiz & Nancy Cardona, owners; Nancy Cardona, designated plat representative. Parcel ID# 13-02-1-005-004.004 in Section 02, Twp 16, Range 2W. Five (5) lots proposed in A-1 (Agriculture) zoning. (Case Only: 5740 Red Hollow Road, Birmingham, 35215)(Pinson)(12.5 Acres +/-)
- S-21-0012** Abston Subdivision, Christopher Abston, owner; Larry Davis, designated plat representative. Parcel ID# 04-28-0-000-004.004 in Section 28, Twp 14, Range

4W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 7776 Old Bagley Road, Empire, 35063)(EMPIRE)(11.27 Acres +/-)

S-21-0013 Pamela Martin Subdivision, Pamela Martin, owner; Randy Phillips designated plat representative. Parcel ID# 32-25-0-000-002.000 in Section 25, Twp 18, Range 6W. Two (2) lots & two (2) conservation lots proposed in A-1 (Agriculture) zoning. (Case Only: 8203 Lock 17 Road, Bessemer, 35023)(OAK GROVE)(23.25 Acres +/-)

S-21-0014 Resurvey of the Cindy and Rex Todd Plot Plan, Rex and Cindy Todd, owners; Cindy Todd, designated plat representative. Parcel ID#s 43-36-4-000-002.002; 43-36-3-000-003.000 in Section 36, Twp 20, Range 5W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 5330 War Eagle Drive, Bessemer, 35022)(BLUFF RIDGE)(19 Acres +/-)

S-21-0007 Rosser Farms Phase 4 , Forestar, LLC, owner; Eric Shula , designated plat representative. Parcel ID#s 38-32-2-002-015.000; 38-32-2-002-001.001; 38-32-3-001-001.000 in Section 32, Twp 19 S, Range 4W. Sixty-Three (63) lots proposed in R-G (Single Family) zoning. (Case Only: 4602 Rosser Farms Parkway, McCalla, 35022)(MCCALLA)(21.3Acres +/-)

S-21-0016 Peggy's Place, Terry & Candace Crews, Peggy T. Posey & Joe B. Thomas Estate, owners; Ted Posey, designated plat representative. Parcel ID#s 07-33-4-000-002.022; 002.000 in Section 33, Twp 15 S, Range 3W. Two (2) lots proposed in R-1 (Single Family) zoning. (Case Only: 6067 William O Lane, Gardendale 35071)(MT OLIVE)(3.28 Acres +/-)

S-21-0017 Franklin Family Plot Plan II, William H. Franklin & Donna J. Reed Franklin, owners; Jeffrey Wright, designated plat representative. Parcel ID# 05-24-0-000-008.000 in Section 24, Twp 15 S, Range 5W. Three (3) lots and two (2) conservation lots - not for development - proposed in A-1 (Agriculture) zoning. (Case Only: 5990 Bethel Drive, Dora 35062)(CORNER)(23.31 Acres +/-)

S-21-0018 Sandlin Resurvey of Lot 2 of Capstone Sunview, Daniel & Annie Sandlin, owners; Annie Sandlin, designated plat representative. Parcel ID# 02-20-0-000-008.003 in Section 20, Twp 14 S, Range 2W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 9279 Sunview Road, Warrior 35180)(WARRIOR)(42.27 Acres +/-)

S-21-0019 Rhodes Addition to Nail Road, Mildred D. Rhodes, owner; James Boatright, designated plat representative. Parcel ID# 06-10-0-000-014.000 in Section 10, Twp 15 S, Range 4W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 3390 Nail Road, Warrior 35180)(WARRIOR)(2.40 Acres +/-)

S-21-0020 Resurvey of Lots 2 & 3 of Kirkstone Estates, Safe Future Birmingham Real Estate, LLC, owner; Matthew Bygrave, designated plat representative. Parcel ID#s 40-08-1-002-007.000; 007.001 in Section 08, Twp 19 S, Range 2W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 3690 Kirkstone Way; 3694 Kirkstone Way, Birmingham 35244)(ROCKY RIDGE)(2.05 Acres +/-)

S-21-0022 Gamble – Tingle Survey, Lloyd & Brenda Tingle, Mitzi & Gordon Gamble, owners; Gordon Gamble, designated plat representative. Parcel ID#s 08-13-4-0-000-006.001; 010.000; 005.001 in Section 13, Twp 15 S, Range 2W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 3717 Franklin Circle; 7639 Old Dixiana Road, Pinson 35126)(PINSON)(9.24 Acres +/-)

NEW REZONING CASES

Z-21-0004 Miguel Araujo & Linda Tercero Rodriquez, owners, Migeul Araujo, agent requests a change of zoning from R-R (Rural Residential) to A-1 (Agriculture) for a mobile home. Parcel ID# 0800011000015000 in Section 1, Twp 15, Range 2W. (Case Only, 3960 Redman Hall Road Pinson, 35126)(BRADFORD)(11.96 acres +/-)

Z-21-0005 Crimson Oak Grove Resources, LLC, owner, Stephen Blankenship, agent requests a change of zoning from A-1 (Agriculture) to I-3 (Industrial) for existing mining operations and for a future dust bore hole to support underground mining activities. Part of Parcel ID# 3200260000078000 in Section 26, Twp 18, Range 6W. (Case Only, 8800 Oak Grove Mine Road Bessemer, 35023)(OAK GROVE)(35.27 acres +/-)

Z-21-0007 Michael M. & Judith M. Arnold, owners, Todd Thompson, agent requests a change of zoning from E-2 (Estate) to C-P (Preferred Commercial) for a professional office building. Parcel ID# 2800341002001000 in Section 34, Twp 18, Range 2W. (Case Only, 5000 Cahaba River Road Birmingham, 35243)(VESTAVIA)(1.01 acres +/-)

Z-21-0008 Mary Beard & Rickly L. Foster, owners, Bobby Hornsby, agent requests a change of zoning from I-2 (Heavy Industrial) to A-1 (Agriculture) for residential use. Part of Parcel ID# 1100032000025000 in Section 3, Twp 16, Range 1E. (Case Only, 8145 Glendale Farms Road Trussville, 35173)(TRUSSVILLE)(6 acres +/-)

Z-21-0009 Oxmoor Holdings, LLC, owner; Tim Burns, agent requests a change of zoning from C-P(Preferred Commercial) to C-1 (Commercial) for an office and warehouse for an electrical contractor. Parcel ID#’s 4000081002022000 & 4000081002023000 in Section 8, Twp 19, Range 2W. (Case Only, 2656 & 2660 Old Rocky Ridge Road, Birmingham 35216)(ROCKY RIDGE)(1.82 acres +/-)

Z-21-0010

Alan Niedermeir, owner/agent requests a change of zoning from I-3(Industrial) to A-1 (Agriculture) for residential use . Parcel ID# 19003400000019000 in Section 34, Twp 17, Range 6W. (Case Only, 9351 Taylors Ferry Road, Bessemer 35023)(GILMORE)(46.12 acres +/-)

OTHER BUSINESS

Z-20-0006

Site Layout

and

Architectural

Plan

Approval

UAB Health System, owner; Keith Pennington, agent requests approval of site layout and architectural design in accordance with existing condition on the zoning. Parcel ID#s 42-06-1-000-001.000, 42-05-2-002-001.000, 42-05-2-002-004.000 & 42-05-2-002-030.000 in Section 5 & 6 , Twp 20, Range 4W. (Case Only, 4517, 4475 Bell Hill Road, 8237 Dickey Springs Road, & 5911 Pocahontas Road , Bessemer 35022)(MCCALLA)(39.73 acres +/-)

NOTE:

ALL OWNERS OF PROPERTIES WITHIN 500 FEET OF
THOSE IDENTIFIED ABOVE HAVE BEEN NOTIFIED;
SIGNS ARE POSTED ON ALL PROPERTIES;
ALL ACREAGES ARE APPROXIMATE.