



**JEFFERSON COUNTY  
PLANNING & ZONING COMMISSION  
PUBLIC HEARING AGENDA  
THURSDAY MAY 13, 2021; 1:00 PM  
COMMISSION CHAMBERS**

**APPROVAL OF MINUTES FROM THE APRIL 8, 2021 PUBLIC HEARING**

**NEW SUBDIVISION CASES**

- S-21-0023** Smith's Acres, Benny Smith, John Smith, & Betty Klumpp, owners; John Smith, designated plat representative. Parcel ID#s 38-07-2-001-002.000; 002.004 in Section 7, Twp 19, Range 4W. Two (2) lots proposed in R-2 (Single Family) zoning. (Case Only: 3551 Mitchell Lane & 3561 Mitchell Lane, Hueytown, 35023)(HUEYTOWN)(4.35 Acres +/-)
- S-21-0024** LG Acres Subdivision, Carol Stephens, owner; John Riddlesperger, designated plat representative. Parcel ID#07-08-0-000-008.000 in Section 8, Twp 15, Range 3W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 1450 Crooked Creek Lane, Gardendale, 35071)(SARDIS)(60 Acres +/-)
- S-19-0025** Ridge Landing, Old Rocky Ridge Properties LLC, owner; Marty Byrom, designated plat representative. Parcel ID#s 40-05-1-000-024.000; 026.000; 060.000 in Section 5, Twp 19, Range 2 W. Twenty-nine (29) lots proposed in R-G (Single Family) zoning. (Case Only: 2921, 2925 & 2933 Old Rocky Ridge Road, Vestavia, 35243)(ROCKY RIDGE)(8.8 Acres +/-)
- S-19-0027** Hayes Family Subdivision, Henry & Julie Hayes, owners; Hank Hayes, designated plat representative. Parcel ID# 07-05-0-000-006.002 in Section 5, Twp 15, Range 3 W. One (1) lot and one (1) conservation lot, not for development, proposed in A-1 (Agriculture) zoning. (Case Only: 8899 Sharit Dairy Road, Gardendale, 35071)(SARDIS)(22.8 Acres +/-)
- S-21-0028** Hollis Family Plot Plan, Robert & Brenda Hollis, owners; Lamar Smith, designated plat representative. Parcel ID#s 05-25-0-000-014.001; 014.004 in Section 25, Twp 15, Range 5 W. Two (2) lots proposed proposed in A-1 (Agriculture) zoning. (Case Only: 6881 & 6885 Doc Owens Road, Dora, 35062)(CORNER)(11.73 Acres +/-)

- S-21-0029** Burgett Survey on Auburn Lane, Lori & Robert Burgett, owners; Robert Burgett, designated plat representative. Parcel ID# 31-18-4-000-008.000 in Section 18, Twp 18, Range 5 W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 7523 Auburn Lane, Bessemer, 35023)(WEST CONCORD)(5.2 Acres +/-)
- S-21-0030** Fallin Subdivision, Amy & Vernon Fallin, owners; Vernon Fallin, designated plat representative. Parcel ID# 38-28-2-001-017.000 in Section 28, Twp 19, Range 4 W. Two (2) lots proposed in R-2 (Single Family) zoning. (Case Only: 1114 Grimes Circle, Bessemer, 35020)(BESSEMER)(6.29 Acres +/-)
- S-21-0031** Woodland Trails Subdivision, Dorothy C. & Ferrell L. Wood, owners; Rodney Barstein, designated plat representative. Parcel ID#s Jefferson Co.: 38-34-3-001-001.000, 38-34-2-002-024.001; City of Bessemer: 38-34-2-002-024.000 in Section 34, Twp 19, Range 4 W. One-hundred, fifty-nine (159) lots and one (1) conservation lot, not for development, proposed in R-G (Single Family)\* zoning. (Case Only: 2230 Headrick Road, Bessemer, 35022)(BESSEMER)(95.5 Acres +/-)
- S-21-0032** Garcia Subdivision, Magaly Garcia, owner/designated plat representative. Parcel ID# 22-18-3-010-001.000 in Section 18, Twp 17, Range 3 W. One (1) lot proposed in R-6 (Single Family) zoning. (Case Only: 1109 Heflin Ave W, Birmingham, 35214)(FORESTDALE)(.68 Acres +/-)
- S-21-0033** Stewart-Lodge Addition to Baby Doe Road, Rachel Stewart, owner; Kevin Hinkle, designated plat representative. Parcel ID#s 44-11-0-000-013.000; 008.001 in Section 11, Twp 20, Range 6 W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 7480 & 7490 Baby Doe Road, Brookwood, 35444)(LAWSONTOWN)(3 Acres +/-)
- S-21-0034** Chaisson One Lot Subdivision, Corey Chaisson, owner; Karl Hager, designated plat representative. Parcel ID# 35-12-0-000-008.004 in Section 12, Twp 19, Range 7 W. One (1) lot proposed in A-1 (Agriculture) zoning. (Case Only: 8830 Groundhog Road, Adger, 35006)(ADGER)(6 Acres +/-)
- S-21-0035** Patton Crest, Sterling Lakes LLC, owner; Joesph Miller, designated plat representative. Parcel ID# 39-12-3-003-012.000 in Section 12, Twp 19, Range 3 W. Forty-five (45) lots proposed in R-G (Single Family) zoning. (Case Only: 3340 Old Columbiana Road, Hoover, 35226)(HOOVER)(9 Acres +/-)
- S-21-0036** Resurvey of Lot 1 Douglas Farms, Sterling Lakes LLC, owner; Joesph Miller, designated plat representative. Parcel ID# 39-12-3-003-012.000 in Section 12, Twp 19, Range 3 W. Four (4) lots proposed in R-G (Single Family) zoning. (Case Only: 3340 Old Columbiana Road, Hoover, 35226)(HOOVER)(17 Acres +/-)

- S-21-0037** Morrow's Resurvey of Lots 1 & 2 of Morrow Subdivision, Gary Morrow & Martha Ann Morrow Wiley, owners; Larry Davis, designated plat representative. Parcel ID#s 06-07-0-000-076.000; 081.000 in Section 7, Twp 15, Range 4 W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 8244 John Goggans Road, Dora, 35062)(CORNER)(9.7Acres +/-)
- S-21-0038** Reeser-Feller Survey, Joshua Reeser & Kristen Feller, owners; Kristen Feller, designated plat representative. Parcel ID# 07-18-0-000-040.016 in Section 18, Twp 15, Range 3 W. One (1) lot proposed in A-1 (Agriculture) zoning. (Case Only: 7685 Old Mount Olive Road, Gardendale, 35071)(SARDIS)(10 Acres +/-)
- S-21-0039** S-21-0039
- S-21-0040** Aspen Estates, Joe & Pamela Duncan, owners; Jerry Peery, designated plat representative. Parcel ID#s 43-11-4-000-007.002; 007.005 in Section 11, Twp 20, Range 5 W. Five (5) lots proposed in A-1 (Agriculture) zoning. (Case Only: 5663 & 5665 Eastern Valley Road, McCalla, 35111)(MCCALLA)(16.4Acres +/-)
- S-21-0041** Bishop-Carter Family Subdivision, Christin Bishop, owner/designated plat representative. Parcel ID# 20-01-1-002-010.001 in Section 1, Twp 17, Range 5 W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 2730 Woodruff Mill Road, Adamsville, 35005)(SHADY GROVE)(5.2Acres +/-)

### **NEW REZONING CASES**

- Z-21-0011** Blue Creek Land Co, Inc., owner, Dale Weaver, agent requests a change of zoning from I-3 (Industrial) to R-6 (Single Family) or A-1 (Agriculture) for future residential use to include manufactured home(s). Parcel ID# 0600290001038001 in Section 29, Twp 15, Range 4W. (Case Only, 4300 Levine Graysville, 35073)(SAYRE)(8.46 acres +/-)

### **SITE PLAN AND ARCHITECTURAL DESIGN APPROVAL REQUESTS**

- Z-19-0013** ANPR USA, Inc., owner; Ahmed Bhadigia agent requests approval of modification to existing approved architectural design of site layout and architectural design in C-1 (Commercial) zoning with conditions. Parcel ID# 430011400006000 in Section 11, Twp 20, Range 5W. (Case Only, 5619 Eastern Valley Road, McCalla 35111)(MCCALLA)3.9 acres +/-)
- Z-19-0007** Michael M. & Judith M. Arnold, owners; Todd Thompson, agent requests approval of architectural design in accordance with existing condition on the zoning. Current zoning C-P (Preferred Commercial) with conditions. Parcel ID#2800341002001000

in Section 34 , Twp 18, Range 2W. (Case Only 5000 Cahaba River Road,  
Birmingham 35243)(VESTAVIA)(1.01 acres +/-)

**Z-19-0018**

Andrea Montgomery, owner; David Davis, agent requests approval of site plan and architectural design in accordance with covenant on the zoning. Property currently zoned R-2 (Single Family), property pending rezoning to C-P (Preferred Commercial) upon satisfaction of contingency and recording of covenants. Parcel ID#3000291001001001 in Section 29, Twp 19, Range 4W. (Site Only: 1026 Cory Street, Bessemer, 35020)(EASTERN VALLEY)(0.65 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.