



**JEFFERSON COUNTY  
PLANNING & ZONING COMMISSION  
PUBLIC HEARING AGENDA  
1:00 P.M., THURSDAY, SEPTEMBER 9, 2021  
ROOM 270 (COMMISSION CHAMBERS), COURTHOUSE**

**NEW SUBDIVISION CASES**

**CASE NUMBER:** *S-21-0054 will be heard with concurrent rezoning case  
Z-21-0019*

**CASE NUMBER:** S-21-0056  
**PROPERTY OWNER:** Bruno Capital Management Corp  
**APPLICANT:** Sylvester Britt  
**REQUEST:** Bruno's Addition to Misty Lane, Two (2) Lots proposed  
**CURRENT ZONING :** E-2 (Estate District)  
**PARCEL ID#:** 2800291002001000  
**SEC/TWP/RANGE:** Section 29 / Township 18 S / Range 2 W  
**ADDRESS:** 3325 Misty Lane, Birmingham 35243  
**ACREAGE:** 7 Acres +/-  
**GENERAL AREA:** Altadena

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** S-21-0064  
**PROPERTY OWNER:** Darren Cordell  
**APPLICANT:** Darren Cordell  
**REQUEST:** Cordell Property Division, Two (2) lots proposed  
**CURRENT ZONING :** A-1 (Agriculture)  
**PARCEL ID#:** 0500010000050001  
**SEC/TWP/RANGE:** Section 1 / Township 15 S / Range 5 W  
**ADDRESS:** 5024 Greathouse Road, Dora 35062  
**ACREAGE:** 2.16 Acres +/-  
**GENERAL AREA:** Dora

**STAFF RECOMMENDATION: Approval with an exception to the subdivision regulations to allow Lot 2 to be recorded with no road frontage.**

**CASE NUMBER:** S-21-0065  
**PROPERTY OWNER:** Timothy Chase  
**APPLICANT:** Timothy Chase  
**REQUEST:** Resurvey Lots 15-20 Block 39 Second Addition to Pittsburg,  
One (1) lot proposed  
**CURRENT ZONING :** R-6 (Single Family)  
**PARCEL ID#:** 1300281017007000  
**SEC/TWP/RANGE:** Section 28 / Township 16 S / Range 2 W  
**ADDRESS:** 410 9<sup>th</sup> Street, Birmingham 35217  
**ACREAGE:** 0.44 Acres +/-  
**GENERAL AREA:** Pinson Valley

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** S-21-0066 *will be heard with concurrent rezoning case  
Z-21-0021*

**CASE NUMBER:** S-21-0068  
**PROPERTY OWNER:** Dennis & Dallas Hand  
**APPLICANT:** Dennis Hand  
**REQUEST:** Hand's Addition to Gardendale Homesteads, Two (2) lots proposed  
**CURRENT ZONING :** R-1 (Single Family)  
**PARCEL ID#:** 1400044002007000  
**SEC/TWP/RANGE:** Section 4 / Township 16 S / Range 3 W  
**ADDRESS:** 5500 Sutherland Road, Mount Olive 35117  
**ACREAGE:** 3.03 Acres +/-  
**GENERAL AREA:** Mount Olive

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** S-21-0069  
**PROPERTY OWNER:** Donna L. & Robert D. Williamon Jr.  
**APPLICANT:** Larry Davis  
**REQUEST:** Williamon Subdivision, One (1) Lot Proposed  
**CURRENT ZONING :** R-1 (Single Family)  
**PARCEL ID#:** 1400092001029000  
**SEC/TWP/RANGE:** Section 9 / Township 16 S / Range 3 W  
**ADDRESS:** 5400 Pinecrest Drive, Mount Olive 35117  
**ACREAGE:** 0.67 Acres +/-  
**GENERAL AREA:** Mount Olive

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** S-21-0070  
**PROPERTY OWNER:** Rice Creek LLC  
**APPLICANT:** Joseph Miller  
**REQUEST:** Rice Creek Phase Two Subdivision, Thirty-three (33) lots proposed  
**CURRENT ZONING :** R-G (Single Family)  
**PARCEL ID#:** 4200121000022000  
**SEC/TWP/RANGE:** Section 12 / Township 20 S / Range 4 W  
**ADDRESS:** 3315 Morgan Road, Bessemer 35022  
**ACREAGE:** 8.02 Acres +/-  
**GENERAL AREA:** Bessemer

**STAFF RECOMMENDATION: Approval**

### **CARRY OVER REZONING CASE**

**CASE NUMBER:** Z-21-0016  
**PROPERTY OWNER:** Estate of William Lee Kyle  
**APPLICANT:** Charmon Yates  
**REQUEST:** request to consolidate I-1 (Light Industrial) zoning on a property for sales and repair of automobiles, off-road vehicles, boats, and equipment trailers.  
**CURRENT ZONING:** A-1 (Agriculture) & I-1 (Light Industrial)  
**PARCEL ID#:** 0700324000021001  
**SEC/TWP/RANGE:** Sections 32/ Township 15 / Range 3W  
**ADDRESS:** 3312 Mount Olive Road, Mount Olive, 35217  
**ACREAGE:** 2.36 Acres +/-  
**GENERAL AREA:** MOUNT OLIVE

**CARRIED OVER from the August 12, 2021 P&Z hearing for the applicant to provide a more detailed site plan.**

**STAFF RECOMMENDATION: Approval with conditions:**

1. A 6-foot wood privacy fence shall be installed in conjunction with the required 15-foot buffer along the south property line;
2. Any/all lighting on the property shall be shielded and directed downward; and,
3. The use of the property shall be restricted to sales, storage, and service of non-commercial vehicles; wholesaling, warehousing, lumber storage yards and businesses that are incidental thereto, including building material yards; and professional and office buildings.

## **NEW REZONING CASES**

**CASE NUMBER:** Z-21-0017  
**PROPERTY OWNER:** Virginia & Cindy Burchfield  
**APPLICANT:** Cindy Burchfield  
**REQUEST:** requests a change of zoning to A-1 (Agriculture) for residential use to include mobile home(s).  
**CURRENT ZONING:** I-3 (Industrial)  
**PARCEL ID#:** 4400100000007000  
**SEC/TWP/RANGE:** Sections 10/ Township 20 / Range 6W  
**ADDRESS:** 14086 Rock House Road, Brookwood, 35444  
**ACREAGE:** 2.04 Acres +/-  
**GENERAL AREA:** BROOKWOOD

### **STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** Z-21-0018  
**PROPERTY OWNER:** Attic Plus A General Partnership  
**APPLICANT:** David Rawson  
**REQUEST:** requests a change of zoning to C-1 (Commercial) for expansion of an existing mini-warehouse business  
**CURRENT ZONING:** R-1 (Single Family)  
**PARCEL ID#:** part of 2900273000016001  
**SEC/TWP/RANGE:** Sections 27/ Township 18 / Range 3W  
**ADDRESS:** 360 Happy Lane, Birmingham, 35209  
**ACREAGE:** 4.11 Acres +/-  
**GENERAL AREA:** OXMOOR VALLEY

### **STAFF RECOMMENDATION: Approval with conditions:**

1. The subject property shall be limited to a personal storage or mini-warehouse facility;
2. Access to the property shall only be provided from the existing mini-warehouse development to the south
3. The property shall be resurveyed so that the subject property consisting of 2.25 acres is included on the same lot of record as the adjacent property to the south for traffic circulation and ingress and egress purposes; and, the remainder of the parent tract of the subject property shall be a separate lot of record, or separate lot(s) of record if further subdivided
4. A minimum 20-foot buffer consisting of natural or planted vegetation shall be maintained along all property lines adjacent to residential zoning
5. Any and all lighting on the property shall be shielded and directed downward;

**CASE NUMBER:** Z-21-0019  
**PROPERTY OWNER:** Charles Mc Pherson  
**APPLICANT:** Derek S. Meadows  
**REQUEST:** requests a change of zoning to E-2 (Estate ) for residential use.  
**CURRENT ZONING:** A-1 (Agriculture)  
**PARCEL ID#:** 2800352001024001  
**SEC/TWP/RANGE:** Sections 35/ Township 18 / Range 2W  
**ADDRESS:** 4731 Old Looney Mill Road, Birmingham, 35243  
**ACREAGE:** 2.16 Acres +/-  
**GENERAL AREA:** ALTADENA

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** S-21-0054  
**PROPERTY OWNER:** Charles K. McPherson, Sr.  
**APPLICANT:** Charles K. McPherson, Sr.  
**REQUEST:** McPherson Subdivision Plat No. 1, Two (2) lots and one (1) conservation lot proposed  
**CURRENT ZONING :** A-1 (Agriculture) & E-2 (Estate)  
**PARCEL ID#:** 28352001024001; 28352001025000  
**SEC/TWP/RANGE:** Section 35 / Township 18 S / Range 2 W  
**ADDRESS:** 2890 Riverview Road & 4731 Old Looney Mill Road, Birmingham 35243  
**ACREAGE:** 6.28 Acres +/-  
**GENERAL AREA:** ALTADENA

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** Z-21-0020  
**PROPERTY OWNER:** William W Crowder  
**APPLICANT:** Christie Mitchell  
**REQUEST:** requests a change of zoning to A-1 (Agriculture) for residential use.  
**CURRENT ZONING:** I-3 (Industrial)  
**PARCEL ID#:** 3100162000096000  
**SEC/TWP/RANGE:** Sections 16/ Township 18 / Range 5W  
**ADDRESS:** 1180 Patton Road, Bessemer, 35023  
**ACREAGE:** 1.93 Acres +/-  
**GENERAL AREA:** ROCK CREEK

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** Z-21-0021  
**PROPERTY OWNER:** Harry Hays & Kimberly Justice Hays  
**APPLICANT:** Harry Hays  
**REQUEST:** requests to consolidate zoning to A-1 (Agriculture) for a residential use.  
**CURRENT ZONING:** E-2 (Estate) & R-1 (Single Family)  
**PARCEL ID#s:** 0800180000002011, 0800180000002012, 0800180000002013, 0800180000002000,  
**SEC/TWP/RANGE:** Sections 18 / Township 15 / Range 2W  
**ADDRESS:** 1430, 1440 & 1450 Glennwood Road, 7872 Willow Drive, Morris, 35116  
**ACREAGE:** 19.71 Acres +/-  
**GENERAL AREA:** MORRIS

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** S-21-0066  
**PROPERTY OWNER:** Harry Hays & Kimberly Justice Hays  
**APPLICANT:** Harry Hays  
**REQUEST:** Hidden Hills at Hays Farm, One (1) lot proposed  
**CURRENT ZONING:** E-2 (Estate); R-1 (Single Family) & A-1 (Agriculture) *proposed in concurrent rezoning request*  
**PARCEL ID#:** 0800180000002000, 0800180000002011, 0800180000002012, 0800180000002012  
**SEC/TWP/RANGE:** Section 18 / Township 15 S / Range 2 W  
**ADDRESS:** 1430, 1440 & 1450 Glennwood Road, 7872 Willow Drive Morris 35116  
**ACREAGE:** 19.71 Acres +/-  
**GENERAL AREA:** Morris

**STAFF RECOMMENDATION: Approval**

**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.