



**JEFFERSON COUNTY
PLANNING & ZONING COMMISSION
PUBLIC HEARING AGENDA
THURSDAY OCTOBER 14, 2021; 1:00 PM
COMMISSION CHAMBERS**

**APPROVAL OF MINUTES FROM THE SEPTEMBER 9 AND SEPTEMBER 23
PUBLIC HEARINGS**

NEW SUBDIVISION CASES

- S-21-0072** Browning Family Subdivision, Mary T. & Warren J. Browning, owners; Donald Tucker, designated plat representative. Parcel ID# 1100074000009000 Section 11, Tp 16, Range 1E. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 5331 Deerfoot Parkway, Trussville, 35173)(TRUSSVILLE)(55.32 Acres +/-)
- S-21-0074** The Crest Subdivision Phase 1 Two Lot Addition, BBC Development LLC, owner; Michael Burrow, designated plat representative. Parcel ID# 1400171000001000 Section 17, Tp 16 S Range 3W. Two (2) lots proposed in R-7 (Planned Unit Development) zoning. (Case Only: 4851 New Found Road, Mount Olive, 35117)(MOUNT OLIVE)(.42 Acres +/-)
- S-21-0076** G & K Land Co 3 Lot Subdivision, G&K Land Co, LLC; Terese & Justin Johnson, Sandra & Larry Gray, owners; Karl Hager, designated plat representative. Parcel ID#s 0800013000001015 & 0800012000001005 Section 1, Tp 15, Range 2W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 3650 & 3714 Redman Hall Road, Warrior, 35180)(MARSH MOUNTAIN)(31 Acres +/-)
- S-21-0077** Durden Acres, Tracy & Mark Durden, owners; Martin Montgomery, designated plat representative. Parcel ID# 2000300000002000 Section 30, Tp 17, Range 5W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 7591 William Howton Road, Adger, 35118)(ADGER)(82.05 Acres +/-)
- S-21-0078** Birchfield Estates, Marc Von Stephens, Timothy Stephens & Martha Katherine Stephens McKinnon, owners; Randy Phillips, designated plat representative. Parcel ID# 3100173000026004 Section 17, Tp 18, Range 5W. Nine (9) lots proposed in A-1 (Agriculture) zoning. (Case Only: 1413 Park Road,

Bessemer, 35023)(WEST CONCORD)(27.26 Acres +/-)

S-21-0079 Diana Rosser Beard Addition to Upton Lane, Diana Rosser Beard, owner; Karl Hager, designated plat representative. Parcel ID# 3600240000007004 Section 24, Tp 19, Range 6W. Two (2) Lots proposed in A-1 (Agriculture) zoning. (Case Only: 5025 & 5045 Upton Lane, Adger, 35006)(Adger)(5.52 Acres +/-)

S-21-0080 Windfield's Resurvey at J.A. Carmichael's Subdivision, Shelley Winfield, owner; Jerry Peery, designated plat representative. Parcel ID# 3100231000070000 Section 23, Tp 18, Range 5W. One (1) lot proposed in R-2 (Single Family) zoning. (Case Only: 5607 Easy Street, McCalla, 35023)(CONCORD)(0.3 Acres +/-)

NEW REZONING CASES

Z-21-0022 Kayla Bishop, owner requests a change of zoning from I-3 (Industrial) to A-1 (Agriculture) to consolidate zoning on a property for residential use. Parcel ID#0800090000039014 in Section 09 Twp 15, Range 2W. (Case Only, 2112 Morris Majestic Road, Morris, Alabama 35216)(MORRIS)(7.93 acres +/-)

Z-21-0023 IMG, LLC, owner, Robin Glenn, agent requests a change of zoning from R-1(Residential), C-3 (Commercial) & I-1 (Light Industrial) to C-3 (Commercial) to remove split zoning for an event center. Parcel ID# 0900191001007000 in Section 19 Twp 15, Range 1W. (Case Only, 7385 Highway 79, Pinson, Alabama 35126)(PINSON)(9.17 acres +/-)

Z-21-0024 Saucedo Antonio Alcantar, owner requests a change of zoning from C-1 (Commercial) to R-6 (Residential) to bring into compliance for an existing residence. Parcel ID# 2100224016001000 in Section 22 Twp 17, Range 4W. (Case Only, 1070 McDonald Chapel Road, Birmingham, Alabama 35224)(MINOR)(.34 acres +/-)

Z-21-0033 Charmed South Clothing Company, owner, Brittany S. Davis, agent requests a change of zoning from A-1 (Agriculture) to C-1 (Commercial) for a clothing boutique. Parcel ID# 4200062000008002 in Section 06 Twp 20, Range 4W. (Case Only, 4961 McAdory School Road, McCalla, Alabama 35211)(MCCALLA)(.81 acres +/-)

Z-21-0034 ANPR USA, INC., owner, Tina Ramsay, agent requests a change of zoning from C-1 (Commercial) removing restrictive covenant stating that this property shall be used as a gas station, convenience store and restaurant only (Z-19-0013) to obtain a liquor license for an existing package store to C-1 (Commercial). Parcel ID# 4300114000006000 in Section 11 Twp 20, Range 5W. (Case

Only, 5607 Eastern Valley Road, McCalla, Alabama 35111)(MCCALLA)(3.9 acres +/-)

Z-21-0035

Gilbert F. Doulgas, III & Cynthia Ardis Nettle, owner, Gilbert F. Douglas, III, agent requests a change of zoning from A-1 (Agriculture) to R-4 (Multi-Family) for a 20 unit condominium development. Parcel ID# 3900123003012022 in Section 01 Twp 19, Range 3W. (Case Only, 1858 Patton Chapel Road, Birmingham, Alabama 35226)(HOOVER)(1.9 acres +/-)

Z-21-0036

Marilyn B. Rice requests a change of zoning from R-1 (Single Family) to A-1 (Agriculture) for residential use to include a farm. Parcel ID# 0500120000033000 in Section 12 Twp 15, Range 5W. (Case Only, 8370 John Goggans Road, Dora, Alabama 35062)(DORA)(51.89 acres +/-)

S-21-0081

First Addition to Mill Creek Meadows – Sector One, Marilyn Rice, owner; Michael Rice, designated plat representative. Parcel ID# 0600070000027000 Section 7, Tp 15, Range 4W. Three (3) lots and one (1) conservation lot, not for development proposed in R-1 (Single Family) zoning. (Case Only: 8354 John Goggans Road, Dora, 35062)(DORA)(55 Acres +/-)

USE AND SITE PLAN APPROVAL

Z-2011-013

H&C Investment, LLC, property owner; Bryan Presnell, agent requests approval of use and site plan as required by restrictive covenant. Property zoned C-1 (Commercial) with covenants. Parcel ID#3800314000016000 in Section 31 Twp 19 Range 4W.(Site Address Only: 97 McCalla Road, Bessemer, 35022)(McCalla)(1.03 Acres +/-)

OTHER BUSINESS

Discussion of the change of meeting date for November

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.