



**JEFFERSON COUNTY
PLANNING & ZONING COMMISSION
ZONING HEARING - REGULAR MEETING AGENDA
THURSDAY JANUARY 13, 2022; 1:00 PM
COMMISSION CHAMBERS**

APPROVAL OF MINUTES FROM DECEMBER 9, 2021

NEW SUBDIVISION CASES

- S-21-0099** Little Warrior Estates, Little Warrior Properties, LLC, owners; Ray Weygand, designated plat representative. Parcel ID#1900210000033000 in Section 21, Twp 17, Range 6W. Four (4) lots proposed in A-1 (Agriculture) zoning. (Case Only: 169 Nelems Rd, Bessemer, 35023)(ALLIANCE)(5.87 Acres +/-)
- S-21-0100** Jone's Addition to Ensley, Jenita Jones owner/designated plat representative. Parcel ID# 2100352001005000 in Section 35, Twp 17. Range 4W. One (1) lot proposed in R-6 (Single Family) zoning. (Case Only 921 Quebec St., Birmingham, 35224)(MCDONALD CHAPEL)(0.89 Acres +/-)
- S-21-0101** Duarte Subdivision, Cesar Duarte Tover, owner, Bradley Harvey designated plat representative. Parcel ID#0200351000002005 in Section 35, Twp 14, Range 2W. Two (2) lots proposed in A-1 (Agriculture) and I-3 (Industrial) zoning. (Case Only: 9338 & 9370 Duarte Drive, Warrior, 35180)(TRAFFORD)(5 ACRES+/-)
- S-21-0102** Hawkins Family Subdivision, F. & Barbara Hawkins, owners, Barbara Hawkins designated plat representative Parcel ID# 0300080000007000 in Section 8, Twp 14, Range 3W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 1371 & 1429 Arkadelphia Rd., Warrior, 35180)(CORNER)(35.1 Acres +/-)
- S-21-0103** Armstrong's Resurvey, Jennifer Armstrong owner/designated plat representative. Parcel ID#s 4200174000004057 & 4200174000004058 in Section 17, Twp 20, Range 4W. One (1) lot proposed in R-1 (Single Family) zoning. (Case Only: 7401 Creek Trace Way & 7361 Creek Trace Blvd, Bessemer, 35022)(MCCALLA)(0.95 Acres +/-)
- S-21-0104** Kerri Lane Estates Phase Two, George Goodwin owner/designated plat representative. Parcel ID# 1200084001001000 in Section 8, Twp 16, Range 1W. Sixteen (16) lots proposed in R-G (Single Family) zoning. (Case Only 4964 Kerri

Ln., Birmingham, 35215)(CLAY)(5.7 Acres +/-)

S-21-0105 Newfound Ridge, BBC Development LLC, owners, Michael Burrow, designated plat representative. Parcel ID# 1400084000002000 in Section 8, Twp 16, Range 3W. Sixty-seven (67) lots proposed in R-7(PUD) zoning. (Case Only: 5151 New Found Rd., Mt. Olive, 35117)(MOUNT OLIVE)(33.4 Acres +/-)

S-21-0106 Seller's Addition to Park Road, David and Mona Sellers owners/designated plat representatives. Parcel ID#s 3100202000001000 & 3100202000001003 in Section 2, Twp 18, Range 5W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 1527 Park Road, Bessemer, 35023)(WEST CONCORD)(25 Acres +/-)

S-21-0107 McCay's Addition to Morris, Ricky McCay owner/designated plat representative. Parcel ID#s 0800040000021000 & 0800040000021001 in Section 4, Twp 15, Range 2W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only 2000 & 2010 McCay Dr., Morris, 35116)(MAJESTIC)(10.4 Acres +/-)

S-21-0109 Novak Survey, Alex Novak owner, Amos Reese, designated plat representative. Parcel ID# 0900191002008000 in Section 19, Twp 15, Range 1W. Two lots proposed in I-1 (Light Industrial) zoning. (Case Only: 7371 Old Bradford Road, Pinson, 35126)(PINSON)(3.5 Acres +/-)

NEW REZONING CASES

Z-21-0047 Triple O Cattle Company, LLC, owner; Jon M. Odalen, agent requests a change of zoning from R-2 (Single Family) to A-1 (Agriculture) for cattle use. Parcel ID#s 0800244000001000 & 0800241000022000 in Section 24 Twp 15, Range 2W. (Case Only, 7286 Cherry Drive & 7390 Old Dixiana Road, Pinson, Alabama 35126)(PINSON)(117.35 acres +/-)

Z-21-0048 Dinesh Patel, Gitaben Patel and Krushnakumar Patel, owners; Dinesh Patel, agent requests a change of zoning from C-1 (Commercial) & I-2A (Industrial/Salvage) to C-1 (Commercial) to remove split zoning and open a Bingo Hall. Parcel ID#3800291016005000 in Section 29 Twp 19, Range 4W. (Case Only, 1329 Eastern Valley Road, Bessemer, Alabama 35020)(MCCALLA)(.78 acres +/-)

SPECIAL USE PERMIT REQUEST

210034M-SIGN Grace Life Church, owners; David Brandt, agent requests a Special Use Permit to allow a monument sign having 128 square feet in area and 9.5 feet in height. Property Zoned Institutional-1. Parcel ID# 3700364000014000 in Section 36, Twp 19, Range 5W. (Case Only: 5897 Old Tuscaloosa Hwy., McCalla, 35111)(MCCALLA)(5.83 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.