



**JEFFERSON COUNTY  
PLANNING & ZONING COMMISSION  
PUBLIC HEARING AGENDA  
1:00 P.M., THURSDAY, APRIL 14, 2022  
ROOM 270 (COMMISSION CHAMBERS), COURTHOUSE**

**NEW SUBDIVISION CASES**

**CASE NUMBER:** S-22-0012  
**PROPERTY OWNER:** Ollis Ray Ireland & Wade Eugene Ireland & Renee Speer  
**APPLICANT:** Steven Gilbert  
**REQUEST:** Ireland Property Survey, Two (2) lots proposed  
**CURRENT ZONING:** R-2 (Single Family)  
**PARCEL ID#:** 2200183009028002  
**SEC/TWP/RANGE:** Section 18 / Township 17 / Range 3 W  
**ADDRESS:** 1116 & 1120 Heflin Ave W, Birmingham, 35214  
**ACREAGE:** 0.51 Acres +/-  
**GENERAL AREA:** Forestdale

**STAFF RECOMMENDATION: Approval**

*Case number S-22-0013 will be heard with concurrent rezoning case Z-22-0007*

**CASE NUMBER:** S-22-0020  
**PROPERTY OWNER:** Attic Plus A Gen Partnership  
**APPLICANT:** David Rawson  
**REQUEST:** Happy Lane Estates, Four (4) lots proposed  
**CURRENT ZONING:** R-1 (Single Family)  
**PARCEL ID#:** 2900273000016001  
**SEC/TWP/RANGE:** Section 27 / Township 18 / Range 3 W  
**ADDRESS:** 360 Happy Lane, Birmingham 35209  
**ACREAGE:** 1.64 Acres +/-  
**GENERAL AREA:** Huntington Park

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** S-22-0021  
**PROPERTY OWNER:** Zachary & Taylor & Tim & Kristie Averhart,  
Amber & Kenneth Myrick, III  
**APPLICANT:** Zachary Averhart  
**REQUEST:** Corner Oaks, Two (2) lots proposed  
**CURRENT ZONING:** A-1 (Agriculture)  
**PARCEL ID#:** 0400230000003000, 0400230000003001  
**SEC/TWP/RANGE:** Section 23 / Township 14 / Range 4 W

**ADDRESS:** 9425 Miller Road, Warrior 35180  
**ACREAGE:** 37.34 Acres +/-  
**GENERAL AREA:** Corner

**STAFF RECOMMENDATION: Approval**

*Case number S-22-0022 will be heard with concurrent rezoning case Z-22-0007*

**CASE NUMBER:** S-22-0023  
**PROPERTY OWNER:** Marc Von Stephens, Timothy & Martha Stephens  
**APPLICANT:** Timothy Stephens  
**REQUEST:** Birchfield Brook, Two (2) lots proposed  
**CURRENT ZONING:** R-1 (Single Family)  
**PARCEL ID#:** 3100162000085000  
**SEC/TWP/RANGE:** Section 16 / Township 18 / Range 5 W  
**ADDRESS:** 6862 Warrior River Road, Bessemer 35023  
**ACREAGE:** 11.32 Acres +/-  
**GENERAL AREA:** West Concord

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** S-22-0024  
**PROPERTY OWNER:** Orville Story III & Constance Story  
**APPLICANT:** Orville Story  
**REQUEST:** Story Family 1 Lot Subdivision, One (1) lot proposed  
**CURRENT ZONING:** A-1 (Agriculture)  
**PARCEL ID#:** 0900061000018001, 0900061000018004, 0900064000003003  
**SEC/TWP/RANGE:** Section 6 / Township 15 / Range 1 W  
**ADDRESS:** 8749 & 8761 Old Tennessee Pike Road, Pinson 35126  
**ACREAGE:** 12.09 Acres +/-  
**GENERAL AREA:** Marsh Mountain

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** S-22-0025  
**PROPERTY OWNER:** Woodie & Sharon Goree  
**APPLICANT:** Kevin Hinkle  
**REQUEST:** Goree Addition to G & H Road, Two (2) lots proposed  
**CURRENT ZONING:** A-1 (Agriculture)  
**PARCEL ID#:** 4200072000003002  
**SEC/TWP/RANGE:** Section 7 / Township 20 / Range 4 W  
**ADDRESS:** 6695 G and H Road, McCalla, 35111  
**ACREAGE:** 10 Acres +/-  
**GENERAL AREA:** McCalla

**STAFF RECOMMENDATION: Approval**

*Case number S-22-0026 will be heard with concurrent rezoning case Z-22-0019*

**CASE NUMBER:** S-22-0027

**PROPERTY OWNER:** Larry L. Davis  
**APPLICANT:** Jim Isaminger  
**REQUEST:** Pinewood Subdivision, Twenty-six (26) lots proposed  
**CURRENT ZONING:** R-2 (Single Family)  
**PARCEL ID#:** 3100133000013002  
**SEC/TWP/RANGE:** Section 13 / Township 18 / Range 5 W  
**ADDRESS:** 819 Pinewood Ave, Bessemer 35023  
**ACREAGE:** 17.58 Acres +/-  
**GENERAL AREA:** Concord

**STAFF RECOMMENDATION: Approval**

### **NEW REZONING CASES**

**CASE NUMBER:** Z-22-0007  
**PROPERTY OWNER:** Donald Averhart  
**APPLICANT:** Donald Averhart  
**REQUEST:** requests a change of zoning to A-1 (Agriculture) for livestock.  
**CURRENT ZONING:** A-1 (Agriculture) & INST-1 (Institutional)  
**PARCEL ID#:** Part of 1400062000006001  
**SEC/TWP/RANGE:** Section 06 / Township 16 / Range 3 W  
**ADDRESS:** 1943 Brookside Road, Mount Olive 35117  
**ACREAGE:** 4.76 Acres +/-  
**GENERAL AREA:** Mount Olive

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** S-22-0022  
**PROPERTY OWNER:** Donald Averhart  
**APPLICANT:** Donald Averhart  
**REQUEST:** Averhart 1 Lot Subdivision, One (1) lot proposed  
**CURRENT ZONING:** A-1 (Agriculture) & INST-1(Institutional)  
**PARCEL ID#:** Part of 1400062000006001  
**SEC/TWP/RANGE:** Section 6 / Township 16 / Range 3 W  
**ADDRESS:** 1943 Brookside Road, Mount Olive 35117  
**ACREAGE:** 4.76 Acres +/-  
**GENERAL AREA:** Mount Olive

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** Z-22-0012  
**PROPERTY OWNER:** Rosser Farms Homeowners' Association, Inc.  
**APPLICANT:** Jason Uncapher  
**REQUEST:** requests a change of zoning to CC-1 (Country Club) for a clubhouse located on proposed lot 211 of Rosser Farms Phase IV.  
**CURRENT ZONING:** R-G (Single Family)  
**PARCEL ID#:** parts of 3800322002015081 & 3800323001001092  
**SEC/TWP/RANGE:** Section 32 / Township 19 / Range 4 W

**ADDRESS:** 4602 Rosser Farms Parkway, Bessemer, 35022  
**ACREAGE:** 1.16 Acres +/-  
**GENERAL AREA:** McCalla

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** Z-22-0013  
**PROPERTY OWNER:** Mary Jana Carroll  
**APPLICANT:** April Vining  
**REQUEST:** requests a change of zoning to A-1 (Agriculture) for a mobile home.  
**CURRENT ZONING:** R-2 (Single Family) & C-1 (Commercial)  
**PARCEL ID#:** 3100133000013000  
**SEC/TWP/RANGE:** Section 13 / Township 18 / Range 5 W  
**ADDRESS:** 850 Pinewood Ave, Bessemer, 35023  
**ACREAGE:** 1.16 Acres +/-  
**GENERAL AREA:** Concord

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** Z-22-0014  
**PROPERTY OWNER:** Cindy Burchfield & Virginia Burchfield  
**APPLICANT:** Cindy Burchfield  
**REQUEST:** requests a change of zoning to A-1 (Agriculture) for a mobile home.  
**CURRENT ZONING:** I-3 (Industrial)  
**PARCEL ID#:** 4400100000007002  
**SEC/TWP/RANGE:** Section 10 / Township 20 / Range 6 W  
**ADDRESS:** 14076 Rockhouse Road, Brookwood, 35444  
**ACREAGE:** 1.0 Acres +/-  
**GENERAL AREA:** Brookwood

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** Z-22-0015  
**PROPERTY OWNER:** Tyrone & Samuel Griffin  
**APPLICANT:** Samuel Griffin  
**REQUEST:** requests a change of zoning to A-1 (Agriculture) for agriculture use.  
**CURRENT ZONING:** A-1 (Agriculture) & R-1 (Single Family)  
**PARCEL ID#:** 0900153000002000  
**SEC/TWP/RANGE:** Section 15 / Township 15 / Range 1 W  
**ADDRESS:** 5502 Clay Palmerdale Road, Pinson, 35126  
**ACREAGE:** 20.66 Acres +/-  
**GENERAL AREA:** Pinson

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** Z-22-0016  
**PROPERTY OWNER:** Sardis Baptist Church, Kenneth James  
**APPLICANT:** Christina James  
**REQUEST:** requests a change of zoning in order to align zoning with proposed subdivision of property (Proposed Sardis Baptist Church Survey)

resulting in proposed Lot 1 being zoned Inst-1 (Institutional) for compliance for an existing church; and proposed Lot 2 to A-1 (Agriculture) for future residential use.

**CURRENT ZONING:** A-1 (Agriculture) , INST-1 (Institutional) & CU (Current Use)  
**PARCEL ID#:** 0700030000005000, 0700040000022000, and 0700040000021000  
**SEC/TWP/RANGE:** Section 3 & 4 / Township 15/ Range 3 W  
**ADDRESS:** 963, 1107, and 1109 Sardis Road, Gardendale, 35071  
**ACREAGE:** 9.52 Acres +/-  
**GENERAL AREA:** Sardis

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** S-22-0013  
**PROPERTY OWNER:** Sardis Baptist Church, Kenneth James  
**APPLICANT:** Christina James  
**REQUEST:** Sardis Baptist Church Survey, Two (2) lots proposed  
**CURRENT ZONING:** A-1 (Agriculture), INST-1(Institutional) & CU (Current Use)  
**PARCEL ID#:** 0700030000005000, 0700040000021000,  
0700040000022000  
**SEC/TWP/RANGE:** Section 3 & 4 / Township 15 / Range 3 W  
**ADDRESS:** 963,1107 & 1109 Sardis Road, Gardendale, 35071  
**ACREAGE:** 9.53 Acres +/-  
**GENERAL AREA:** Sardis

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** Z-22-0017  
**PROPERTY OWNER:** Cesar Duarte Tovar  
**APPLICANT:** Bradley Levi Harvey  
**REQUEST:** requests a change of zoning to A-1 (Agriculture) to remove split zoning for compliance for residential use.  
**CURRENT ZONING:** A-1 (Agriculture) & I-1 (Industrial)  
**PARCEL ID#:** part of 0200351000002005 (Lot 1 of Duarte Subdivion)  
**SEC/TWP/RANGE:** Section 35 / Township 14/ Range 2 W  
**ADDRESS:** 9388 Duarte Drive, Warrior, 35180  
**ACREAGE:** 4.95 Acres +/-  
**GENERAL AREA:** Trafford

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** Z-22-0018  
**PROPERTY OWNER:** Shelly Lynn Allen & Vickey P. Allen  
**APPLICANT:** Saleem Bhaghani, SHA Investment, LLC  
**REQUEST:** requests a change of zoning to C-1 (Commercial) for a gas station.  
**CURRENT ZONING:** R-1 (Single Family)  
**PARCEL ID#s:** 2200061000002011, 2200061000002010, 2200061000002009,  
2200061000002008, 2200061000002007, 2200061000002006  
**SEC/TWP/RANGE:** Section 06 / Township 17/ Range 3 W

**ADDRESS:** 2439, 2429, 2421, 2415, 2409 & 2403 Cherry Avenue Birmingham, 35214  
**ACREAGE:** 4.83 Acres +/-  
**GENERAL AREA:** Forestdale

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** Z-22-0019  
**PROPERTY OWNER:** Danny & Jan Christmas  
**APPLICANT:** Danny Christmas  
**REQUEST:** requests a change of zoning to A-1 (Agriculture) for residential use to include farmland.  
**CURRENT ZONING:** I-3 (Industrial)  
**PARCEL ID#:** Part of 0800090039007, 0800090000039010  
**SEC/TWP/RANGE:** Section 09 / Township 15/ Range 2 W  
**ADDRESS:** 2050 Morris Majestic Road & 2101 Guthrie Drive, Morris, 35116  
**ACREAGE:** 18.43 Acres +/-  
**GENERAL AREA:** Morris

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** S-22-0026  
**PROPERTY OWNER:** Danny & Jan Christmas  
**APPLICANT:** Danny Christmas  
**REQUEST:** Majestic Acres, Four (4) lots proposed  
**CURRENT ZONING:** I-3 (Industrial)  
**PARCEL ID#:** 0800090000039010 and part of 0800090000039007  
**SEC/TWP/RANGE:** Section 09 / Township 15/ Range 2 W  
**ADDRESS:** 2101 Guthrie Drive & 2050 Morris Majestic Road, Morris, 35116  
**ACREAGE:** 18.43 Acres +/-  
**GENERAL AREA:** Morris

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** Z-22-0020  
**PROPERTY OWNER:** Luis Doulas Nolen, Johnny Lee Nolen & James Robert Nolen  
**APPLICANT:** Charles AJ Beavers, Jr.  
**REQUEST:** requests a change of zoning to C-1 (Commercial) for a convenience store with a gas station and deli .  
**CURRENT ZONING:** A-1 (Agriculture)  
**PARCEL ID#:** 4200052002012000  
**SEC/TWP/RANGE:** Section 05 / Township 20 / Range 4 W  
**ADDRESS:** 4476 Bell Hill Road, Bessemer, AL 35022  
**ACREAGE:** 5.56 Acres +/-  
**GENERAL AREA:** McCalla

**STAFF RECOMMENDATION: Approval**

**CASE NUMBER:** Z-22-0021

**PROPERTY OWNER:** SumLeaRan, LLC  
**APPLICANT:** Charles AJ Beavers, Jr.  
**REQUEST:** extend I-3(S) (Strip Mining) zoning for an additional thirty-two months & 15 days (previously extended in rezoning case Z-20-0034) to allow completion of a strip mining operation to cease and revert to A-1 (Agriculture) zoning no later than March 15, 2025.  
**CURRENT ZONING:** I-1 (S) (Strip Mining) with covenants, with reversion to A-1 (Agriculture) on June 30, 2022  
**PARCEL ID#:** part of 0700090000024000  
**SEC/TWP/RANGE:** Section 09 / Township 15 / Range 3 W  
**ADDRESS:** 1550 Sardis Road, Gardendale, AL 35071  
**ACREAGE:** 49.68 Acres +/-  
**GENERAL AREA:** Sardis

**STAFF RECOMMENDATION:** Approval

## **OTHER BUSINESS**

### **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.