



**JEFFERSON COUNTY
PLANNING & ZONING COMMISSION
PUBLIC HEARING AGENDA
1:00 P.M., THURSDAY, JULY 21, 2022
ROOM 270 (COMMISSION CHAMBERS), COURTHOUSE**

NEW SUBDIVISION CASES

CASE NUMBER: S-22-0028
PROPERTY OWNER: Brian Brasher
APPLICANT: Brian Brasher
REQUEST: Brian Brasher Subdivision, Two (2) lots proposed
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: 3500030000011002
SEC/TWP/RANGE: Section 3 / Township 19 / Range 7 W
ADDRESS: 3421 Crimson Drive, Adger 35006
ACREAGE: 3.11 Acres +/-
GENERAL AREA: Adger

STAFF RECOMMENDATION: Approval with an Exception to the Subdivision Regulations to allow Lots 1 & 2 to be recorded with no road frontage.

CASE NUMBER: S-22-0048
PROPERTY OWNER: Wendy Harrison
APPLICANT: Wendy Harrison
REQUEST: Harrison Subdivision, Four (4) lots proposed
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: 3600260000023000
SEC/TWP/RANGE: Section 26 / Township 19 / Range 6 W
ADDRESS: 9030 Weller Sumpter Rd, Adger 35006
ACREAGE: 7.1 Acres +/-
GENERAL AREA: Adger

STAFF RECOMMENDATION: Approval

CASE NUMBER: S-22-0050
PROPERTY OWNER: Carol Land Development Co LLC
APPLICANT: Austen Trowell
REQUEST: Ontime Service's Addition to Old Rocky Ridge Road,
One (1) lot proposed
CURRENT ZONING: C-1 (Commercial)
PARCEL ID#: 4000081002023000, 4000081002022000
SEC/TWP/RANGE: Section 08 / Township 19 / Range 2 W
ADDRESS: 2656 & 2660 Old Rocky Ridge Road, Birmingham 35216
ACREAGE: 2.57 Acres +/-
GENERAL AREA: Rocky Ridge

STAFF RECOMMENDATION: Approval

CASE NUMBER: S-22-0051
PROPERTY OWNER: Carolyn Hall
APPLICANT: Dianne Hall
REQUEST: Hall Family Subdivision, Two (2) lots proposed
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: 0200363000011000
SEC/TWP/RANGE: Section 36 / Township 14 / Range 2 W
ADDRESS: 9070 Bradford Trafford Road, Pinson 35126
ACREAGE: 2.68 Acres +/-
GENERAL AREA: Marsh Mountain

STAFF RECOMMENDATION: Approval

CASE NUMBER: S-22-0054
PROPERTY OWNER: Michelle Sanchez
APPLICANT: Michelle Sanchez
REQUEST: Sanchez Estates, Three (3) lots proposed
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: 2100063001035001
SEC/TWP/RANGE: Section 06 / Township 17 / Range 4 W
ADDRESS: 5027 Forestwood Road, Adamsville 35005
ACREAGE: 8.5 Acres +/-
GENERAL AREA: Shady Grove

STAFF RECOMMENDATION: Approval with an exception to the subdivision regulations to allow Lots 2 & 3 to be recorded with no road frontage.

NEW REZONING CASES

CASE NUMBER: Z-22-0024
PROPERTY OWNER: Pine Haven Baptist Church, Montia Sue Jones, Gary Wayne Jones, Thomas Ray Edwards, Glenn W. Jones, Jeffrey P. & Leanne D. Rainwater, Grady & Montia Jones
APPLICANT: Brian Sudduth, Annie Laurie Hardin, Jack F. Goggins, Rosemary Higgins, William F. Goggins, Melba L. Goodwin, Billy R. & Pine Haven Baptist Church
REQUEST: requests a change of zoning to R-7 (Planned Unit Development) for an age restricted residential facility
CURRENT ZONING: INST-1 (Institutional) and R-6 (Single Family)
PARCEL ID#: 3900064000015000, 3900064000021000, 3900064000022000, 3900064000022001, 3900064000023000, 3900064000024000, 3900064000025000, 3900064000026000, 3900064000028000, 3900064000026001, 3900064000027000
SEC/TWP/RANGE: Section 29/ Township 15 / Range 1 W
ADDRESS: 3465 Shannon Wenonah Road, 3401, 3405, 3424, 3433, 3450 & 3457 Burrow Drive, 1600, 1631 & 1632 Franklin Lane, 2010 & 2000 Shannon Road, Bessemer, AL 35022
ACREAGE: 20.98 Acres +/-
GENERAL AREA: Shannon

STAFF RECOMMENDATION: Approval with conditions

1. A minimum landscape buffer of 15' along the western side of the property is required.
2. The use shall be limited to an age restricted residential facility limiting age to 55 years or older.

CASE NUMBER: Z-22-0038
APPLICANT: Bryan Word
REQUEST: requests a change of zoning to R-6 (Single Family) for compliance with an existing 975SF single-family residence.
CURRENT ZONING: R-5(A) (Mobile Home Subdivision)
PARCEL ID#: 1200353024004000
SEC/TWP/RANGE: Section 35/ Township 16 / Range 1 W
ADDRESS: 328 Mobile Avenue, Trussville, 35173
ACREAGE: 0.32 Acres +/-
GENERAL AREA: Queenstown

STAFF RECOMMENDATION: Approval

CASE NUMBER: Z-22-0040
PROPERTY OWNER: Garywood Assembly of God
APPLICANT: Daphney Massey
REQUEST: requests a change of zoning to R-2 (Single Family) for a 3,000SF single-family dwelling
CURRENT ZONING: INST- 2 (Institutional) & C-1 (Commercial)
PARCEL ID#: 4300012005001001
SEC/TWP/RANGE: Section 01/ Township 20 / Range 5 W
ADDRESS: 6025 Old Tuscaloosa Hwy, McCalla, 35111
ACREAGE: 4.67 Acres +/-
GENERAL AREA: McCalla

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.

JEFFERSON COUNTY
PLANNING AND ZONING COMMISSION
REGULAR SESSION
June 9, 2022

PRESIDING CHAIR: Martin Evans
MEMBERS PRESENT: Joseph Andrews, Dr. Brenda Dickerson, Christie Forsyth,
Lance Huey, Jay Miller, Chris Nicholson, Georgia McCoy
O’Neal,

SUPPORTING
STAFF PRESENT: Development Services Staff: Dayla Baugh, Acting Director;
Michael Morrison, Zoning Administrator, Andrew Martin,
Landscape Architect; Willie Brown, Principal Planner; Carlton
Minard, Planner; Connie Hughes, Minute Clerk

Roll call was taken, quorum present.

PREVIOUS MINUTES:

Motion to suspend the reading of the April 14, 2022 minutes and approve as written made by Miller seconded by Dickerson and carried by unanimous vote.

NEW SUBDIVISION CASES

CASE NUMBER: S-22-0029
PROPERTY OWNER: Martin Management Consulting, LLC
APPLICANT: Jordan Yarbrough
REQUEST: Eastern Valley Road Subdivision, Nine (9) lots and one (1)
conservation lot proposed.
CURRENT ZONING: R-1(Single Family)
PARCEL ID#: 4300122000008000
SEC/TWP/RANGE: Section 12 / Township 20 / Range 5 W
ADDRESS: 5313 Eastern Valley Road, McCalla, 35111
ACREAGE: 8.99 Acres +/-
GENERAL AREA: McCalla

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies motion made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0031
PROPERTY OWNER: Edward Hall, Rickey & Tammy Hall
APPLICANT: Rickey Hall
REQUEST: Hall Brothers Survey, Two (2) lots proposed
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#s: 0200363000011004, 0200363000011005, 0200363000013001
SEC/TWP/RANGE: Section 36 / Township 14 / Range 2 W
ADDRESS: 9016, 9050 & 9062 Bradford Trafford Road
ACREAGE: 14.8 Acres +/-
GENERAL AREA: Marsh Mountain

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies motion made by Miller, seconded by Dickerson. Motion carried with unanimous vote.

CASE NUMBER: S-22-0035
PROPERTY OWNER: Rebecca Moore Earnest, David Moore Earnest, John Clay Earnest, Sr., Joel Sloan Earnest, John Clay Earnest, Jr., Philip Brown Earnest
APPLICANT: Scott Vaughn
REQUEST: Earnest Addition to McCalla, Three (3) lots proposed
CURRENT ZONING: A-1 (Agriculture) & R-7 (PUD)
PARCEL ID#s: 4300012006013000, 4300013000002000, 4300021000049000, 4300021000050000
SEC/TWP/RANGE: Section 1 & 2 / Township 20 / Range 5 W
ADDRESS: 6160, 6162, 6180, & 6230 Old Tuscaloosa Hwy, McCalla, 35111
ACREAGE: 72.18 Acres +/-
GENERAL AREA: McCalla

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0036
PROPERTY OWNER: Rebecca Moore Earnest, David Moore Earnest, John Clay Earnest, Sr., Joel Sloan Earnest, John Clay Earnest, Jr., Philip Brown Earnest
APPLICANT: Scott Vaughn
REQUEST: Rolling Hills, One-hundred and six (106) lots proposed
CURRENT ZONING: R-7 (PUD)
PARCEL ID#s: 4300012006013000, 4300013000002000, 4300021000049000, 4300021000050000
SEC/TWP/RANGE: Section 1 & 2 / Township 20 / Range 5 W
ADDRESS: 6160, 6162, 6180, & 6230 Old Tuscaloosa Hwy, McCalla, 35111
ACREAGE: 61.32 Acres +/-
GENERAL AREA: McCalla

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0037
PROPERTY OWNER: Cor’Darius Bland
APPLICANT: Cor’Darius Bland
REQUEST: Bland Resurvey of Lots 11-12, Block 22 Palermo, One (1) lot proposed
CURRENT ZONING: R-6 (Single Family)
PARCEL ID#: 2100341036006000
SEC/TWP/RANGE: Section 34 / Township 17 / Range 4 W
ADDRESS: 400 Trenton Street, Birmingham, 35224
ACREAGE: 0.37 Acres +/-
GENERAL AREA: McDonald Chapel

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0038
PROPERTY OWNER: Terry & Deborah Smith, Nicholas & Lindsay Smith
APPLICANT: Nicholas Smith
REQUEST: Chappell-Smith Farm Resurvey, Two (2) Lots proposed
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#s: 0300300000055006, 0300300000055007
SEC/TWP/RANGE: Section 3 / Township 14 / Range 3 W
ADDRESS: 1854 & 1910 Mayfield Road, Warrior, 35180
ACREAGE: 15.27 Acres +/-
GENERAL AREA: Corner

Opposition: None Present

Motion to approve as a Preliminary Plat with an exception to the Subdivision Regulations to allow 3-A to be recorded with no road frontage and subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0040
PROPERTY OWNER: Randall White
APPLICANT: Randall White
REQUEST: Howton Estates No. 2, Three (3) lots proposed
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: 2000310000008001
SEC/TWP/RANGE: Section 31 / Township 17 / Range 5 W
ADDRESS: 7700 William Howton Road, Mulga, 35118
ACREAGE: 7.91 Acres +/-
GENERAL AREA: Sylvan Springs

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0041
PROPERTY OWNER: Joseph & Norman Alessi
APPLICANT: Jody Alessi
REQUEST: Alessi Squire Lane Estate, Two (2) lots proposed
CURRENT ZONING: E-2 (Single Family)
PARCEL ID#: 2800282001028000
SEC/TWP/RANGE: Section 28 / Township 18 / Range 2 W
ADDRESS: 2800 Millwood Road, Birmingham, 35243
ACREAGE: 18 Acres +/-
GENERAL AREA: Vestavia

Opposition: None Present

Motion to approve as a Preliminary Plat with an exception to the Subdivision Regulations to allow Lot 2 to be recorded with no road frontage and subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0042
PROPERTY OWNER: Edna Burgett, Mary & Robert Burgett
APPLICANT: Wes Bertoldi
REQUEST: Self Creek Trail, Two (2) lots proposed
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#s: 0200340000001000, 0200340000001001
SEC/TWP/RANGE: Section 34 / Township 14 / Range 2 W
ADDRESS: 2870 Self Creek Road, Warrior, 35180
ACREAGE: 37.29 Acres +/-
GENERAL AREA: Marsh Mountain

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0043
PROPERTY OWNER: Reginald & Beverly Canady; Billy & Martha Jackson
APPLICANT: Larry Davis
REQUEST: Canady Resurvey of Angle Addition to Hollis First Addition to Country Meadow Estates, Three (3) lots proposed
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#s: 0600090000017000, 060009000018007, 060009000018019
SEC/TWP/RANGE: Section 9 / Township 15 / Range 4 W
ADDRESS: 3817, 3851 & 3865 Humber Road, Dora, 35062
ACREAGE: 15.88 Acres +/-

GENERAL AREA: Corner

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0044
PROPERTY OWNER: Karen Boozer, Kimberly McElroy & Justin McElroy
APPLICANT: Karen Boozer
REQUEST: McElroy Resurvey of Lots 1-14, Block Two of Richard Beard Subdivision; One (1) lot proposed
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: 1100032000005000
SEC/TWP/RANGE: Section 3 / Township 16 / Range 1 E
ADDRESS: 8433 Gadsden Hwy, Trussville, 35176
ACREAGE: 3.08 Acres +/-
GENERAL AREA: Trussville

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0045
PROPERTY OWNER: Vickey Allen
APPLICANT: Michael Williams
REQUEST: Cherry Subdivision, One (1) lot proposed
CURRENT ZONING: C-1 (Commercial)
PARCEL ID#s: 2200061000002006, 2200061000002007, 2200061000002008, 2200061000002009, 2200061000002010, 2200061000002011
SEC/TWP/RANGE: Section 6 / Township 17 / Range 3 W
ADDRESS: 2403, 2409, 2415, 2421, 2429, 2439 Cherry Ave, Birmingham, 35214
ACREAGE: 3.97 Acres +/-
GENERAL AREA: Brookside

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0046
PROPERTY OWNER: Shades Parkway LLC
APPLICANT: Shelia Stephenson
REQUEST: Shades Parkway Estates Resurvey, One (1) lot proposed
CURRENT ZONING: C-P (Preferred Commercial)
PARCEL ID#s: 2800171002001000
SEC/TWP/RANGE: Section 17 / Township 18 / Range 2 W
ADDRESS: 813 Shades Creek Parkway, Birmingham, 35209
ACREAGE: 3.69 Acres +/-
GENERAL AREA: Mountain Brook

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0047
PROPERTY OWNER: Justin & Sarah Arrington
APPLICANT: Wes Bertoldi
REQUEST: Resurvey of Lot 1 of Creekwood Mini-Farms Phase 1, Two (2) lots proposed

CURRENT ZONING:

PARCEL ID#s:

SEC/TWP/RANGE:

ADDRESS:

ACREAGE:

GENERAL AREA:

A-1 (Agriculture)
0700290000014001
Section 29 / Township 15 / Range 3 W
1457 McConnell Lane, Mount Olive, 35117
15.4 Acres +/-
MountOlive

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CARRY-OVER REZONING CASE

CASE NUMBER:

PROPERTY OWNER:

APPLICANT:

REQUEST:

CURRENT ZONING:

PARCEL ID#:

SEC/TWP/RANGE:

ADDRESS:

ACREAGE:

GENERAL AREA:

Z-22-0005
The Ole Group, LLC
Rhett Loveman
requests a change of zoning to R-R (Rural Residential) for a residential subdivision (108 lots proposed).
A-1 (Agriculture)
4300241000003000, 4300133000004000 & 4300134000023000
Section 24 & 13 / Township 20 / Range 5 W
5091, 5225 Fletcher Road and 7550 Starkey Drive, McCalla, 35022
103 Acres +/-
McCalla

Applicant:

Support:

Opposition:

Rhett Loveman, 24 Woodhill Road, Birmingham, AL 35213
Chris Eckroate, 200 Office Park Drive, Birmingham, AL 35223
Chanelle Fletcher, 4975 Monroe Drive, Bessemer, AL 35022
Debra Patterson, 5614 Lynne Drive, McCalla, AL 35111
Ludelia Howard, 115 McNear St, Hueytown, AL 35023
Randy Fletcher, 4975 Monroe Drive, Bessemer, AL 35022
Suzy Cook, 5363 Fletcher Road, McCalla, AL 35111
David Pinkerton, 6000 Fletcher Road, McCalla, AL 35022
Carolyn Smith , 6720 Lou George Loop, Bessemer, AL 35022
Ed Fleming, 5626 Lynn Drive, Bessemer, AL 35111
Phil Turkett, 7536 Lupre Drive, McCalla, AL 35111
Annie Collins, 5065 Monroe Drive, Bessemer, AL 35022

Motion to recommend approval made by Miller, seconded by Forsyth. Motion carried with Evans, Andrews & O’Neal abstaining and Dr. Dickerson voting against.

NEW REZONING CASES

CASE NUMBER:

PROPERTY OWNER:

APPLICANT:

REQUEST:

CURRENT ZONING:

PARCEL ID#:

SEC/TWP/RANGE:

ADDRESS:

ACREAGE:

GENERAL AREA:

Z-22-0022
Tyre A. Wilder
Tyre Wilder
requests a change of zoning to C-1 (Commercial) for a 15,650 SF child development center.
A-1 (Agriculture)
4300114000004000
Section 11/ Township 20 / Range 5 W
5555 Eastern Valley Road, McCalla, AL 35111
4.5 Acres +/-
McCalla

Applicant:

Opposition:

Jennifer Wilder, 4505 Wilshire Circle , Tuscaloosa, AL 35405
None

Motion to recommend approval with conditions made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

- Conditions:
1.

The development shall be limited to substantial compliance with the site plan and architectural rendering submitted on June 9, 2022 for P&Z approval.
2.

Parking lot lighting shall also be directed downward and away from adjacent businesses.

CASE NUMBER: Z-22-0023
PROPERTY OWNER: Patrick J. Porter, Jr. & Ebony La-Trice Porter
APPLICANT: Ebony Porter
REQUEST: requests a change of zoning to A-1 (Agriculture) for residential use to include a modular or manufactured home.
CURRENT ZONING: Institutional-1
PARCEL ID#: 0600290001001009
SEC/TWP/RANGE: Section 29/ Township 15 / Range 4 W
ADDRESS: 4425 Levine Avenue, Graysville, AL 35073
ACREAGE: 10.01 Acres +/-
GENERAL AREA: Sayre

Opposition: None

Motion to recommend approval made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: Z-22-0025
PROPERTY OWNER: Peggy Posey
APPLICANT: Brian Pressnell
REQUEST: requests a change of zoning to C-1 (Commercial) for a convenience store with 4 gas pumps under a canopy.
CURRENT ZONING: A-1 (Agriculture) and C-N (Neighborhood Commercial)
PARCEL ID#: 0600020000006001
SEC/TWP/RANGE: Section 2/ Township 15 / Range 4 W
ADDRESS: 3487 Warrior Jasper Road, Warrior, AL 35180
ACREAGE: 9.34 Acres +/-
GENERAL AREA: Partridge

Opposition: None

Motion to recommend approval subject to a site plan & architectural design approval by P & Z and completion of a Traffic Impact Study made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: Z-22-0026
PROPERTY OWNER: Linton Coal Company, Inc. (Brandy & Lori McCarty)
APPLICANT: Thomas E. Simmons
REQUEST: requests a change of zoning to A-1 (Agriculture) for a six (6) lot residential subdivision.
CURRENT ZONING: I-3 (Industrial)
PARCEL ID#: 0200210000012000
SEC/TWP/RANGE: Section 21/ Township 14 / Range 2 W
ADDRESS: 2542 Bone Dry, Trafford, AL 35172
ACREAGE: 167 Acres +/-
GENERAL AREA: Trafford

Motion to recommend approval made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0018
PROPERTY OWNER: Linton Coal Company, Inc.
APPLICANT: Thomas E. Simmons
REQUEST: Linton Coal Resurvey of Lot 4-AB of Capstone Sunview Subdivision, three (3) lots & three (3) conservation lots proposed
CURRENT ZONING: I-3 (Industrial) & A-1 (Agriculture)
PARCEL ID#s: 0200200000008007, 0200200000012000, 0200210000012000
SEC/TWP/RANGE: Section 20 & 21/ Township 14 / Range 2 W
ADDRESS: 2542 Bone Dry, Trafford, AL 35172, 9230 & 9274 Sunview Road, Warrior, 35180
ACREAGE: 172.7 Acres +/-
GENERAL AREA: Trafford

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: Z-22-0027
PROPERTY OWNER: Eric Taylor & Caitlin Bond
APPLICANT: Caitlin Bond
REQUEST: requests a change of zoning to A-1 (Agriculture) to remove split zoning
CURRENT ZONING: A-1 (Agriculture) & C-1 (Commercial)
PARCEL ID#: 1300214001023000
SEC/TWP/RANGE: Section 21/ Township 16 / Range 2 W
ADDRESS: 4234 Red Wing Lane, Birmingham, AL 35217
ACREAGE: 3.5 Acres +/-
GENERAL AREA: Pawnee

Opposition: None

Motion to recommend approval made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: Z-22-0028
PROPERTY OWNER: Joy Wood, Personal Representative for the Estate of Eugene Hassell
APPLICANT: Joseph A. Miller, III, MTTR Engineers, Inc.
REQUEST: requests a change of zoning to R-G (Single Family) for a garden home subdivision (77 lots proposed).
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: 4300281000002002
SEC/TWP/RANGE: Section 28/ Township 20 / Range 5 W
ADDRESS: 8140 Kimbrel Cutoff Road, McCalla, AL 35111
ACREAGE: 12.67 Acres +/-
GENERAL AREA: McCalla

Applicant: Joseph Miller, 2500 Southlake Park, Suite 100, Hoover, AL 35244

Opposition: None

Motion to recommend approval with the condition that a Traffic Impact Study be completed made by Miller, seconded by O’Neal. Motion carried with Evans abstaining from vote.

CASE NUMBER: Z-22-0029
PROPERTY OWNER: Douglas Farms, LLC
APPLICANT: Joseph A. Miller, III, MTTR Engineers, Inc.
REQUEST: requests a change of zoning to R-4 (Multi-Family) for a 30 unit condominium development on lot 3C of the Resurvey of lot 1 Douglas Commons.
CURRENT ZONING: C-1 (Commercial)
PARCEL ID#: 3900123003012025
SEC/TWP/RANGE: Section 12/ Township 19 / Range 3 W
ADDRESS: 3374 Old Columbiana Road, Birmingham, AL 35226
ACREAGE: 4.01 Acres +/-
GENERAL AREA: Hoover

Applicant: Joseph Miller, 2500 Southlake Park, Suite 100, Hoover, AL 35244

Opposition: None

Motion to recommend approval with the condition that a Traffic Impact Study be completed made by Miller, seconded by O’Neal. Motion carried with Evans and Nicholson abstaining from vote.

CASE NUMBER: Z-22-0030
PROPERTY OWNER: Walker Family Holdings, LTD
APPLICANT: John Walker
REQUEST: requests a change of zoning to A-1 (Agriculture) for residential use.

CURRENT ZONING: C-1 (Commercial)
PARCEL ID#: 1200221000018000
SEC/TWP/RANGE: Section 22/ Township 16 / Range 1 W
ADDRESS: 4370 and 4380 Valley Road, Birmingham, AL 35235
ACREAGE: 3.25 Acres +/-
GENERAL AREA: Trussville

Opposition: None

Motion to recommend approval made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: Z-22-0032
PROPERTY OWNERS: Richard D. & Karen White
APPLICANT: Steven Gilbert
REQUEST: requests a change of zoning to R-1 (Single Family) to remove split zoning.
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: Part of 14-09-3-000-037.000 (part of proposed lot 2 of White’s 2nd Addition to Mount Olive)
SEC/TWP/RANGE: Section 09/ Township 16 / Range 3 W
ADDRESS: 843 Hickory Drive, Mount Olive, AL 35117
ACREAGE: .28 Acres +/-
GENERAL AREA: Mount Olive
Opposition: None

Motion to recommend approval made by Miller, seconded by O’Neal. Motion carried with unanimous vote

CASE NUMBER: S-22-0039
PROPERTY OWNER: Karen & Richard D. White
APPLICANT: Steven Gilbert
REQUEST: White’s 2nd Addition to Mount Olive, Two (2) lots proposed
CURRENT ZONING: A-1 (Agriculture) & R-1 (Single Family)
PARCEL ID#s: 1400093000027000, 1400093000037000
SEC/TWP/RANGE: Section 9 / Township 16 / Range 3 W
ADDRESS: 843 & 853 Hickory Drive, Mount Olive, 35117
ACREAGE: 22.4 Acres +/-
GENERAL AREA: Mount Olive

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

Opposition: None

CASE NUMBER: Z-22-0033
PROPERTY OWNER: Infinity Investments, LLC
APPLICANT: Jabari Mosley
REQUEST: requests a change of zoning to R-1 (Single Family) for a residential subdivision (17 lots and a retention pond proposed).
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: 2200063005031000
SEC/TWP/RANGE: Section 06/ Township 17/ Range 3 W
ADDRESS: 608 Melinda Lane, Birmingham, AL 35114
ACREAGE: 8.94 Acres +/-
GENERAL AREA: Forestdale

Applicant: Jabari Mosley, 411 1st Avenue N, Birmingham, AL 35222
Opposition: Victor Thompson, 2057 Trailridge Square, B’ham, AL 35214
Ralph Mayes, 2577 Melinda Circle, B’ham, AL 35214
Earnestine Hendrix, 2045 Trailridge Square, B’ham, AL 35214
Christa Andrews, 2043 Trailridge Square, B’ham, AL 35214
Gregory Crawford, 2047 Trailridge Square, B’ham, AL 35214

Motion to recommend carry-over at the request of the applicant to give applicant an opportunity to meet with the Neighborhood Association made by Miller, seconded by O’Neal.
Motion carried with unanimous vote

CASE NUMBER: Z-22-0034
PROPERTY OWNER: Casey Weems, Personal Representative for the Estate of Janis Weems
APPLICANT: Jabari Mosley
REQUEST: requests a change of zoning to R-1(S) (Single Family) for a residential subdivision (36 lots and a retention pond proposed)
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: 2200064002077000
SEC/TWP/RANGE: Section 06/ Township 17 / Range 3 W
ADDRESS: 1966 Cherry Avenue, Birmingham, AL 35114
ACREAGE: 9.38 Acres +/-
GENERAL AREA: Forestdale

Applicant: Jabari Mosley, 411 1st Avenue N, Birmingham, AL 35222
Opposition: None

Motion to recommend approval made by Miller, seconded by O’Neal. Motion carried with unanimous vote

CASE NUMBER: Z-22-0036
PROPERTY OWNER: Ana Villegas
APPLICANT: Ana G. Villegas
REQUEST: requests a change of zoning to A-1 (Agriculture) to remove split zoning
CURRENT ZONING: A-1 (Agriculture) & C-1 (Commercial)
PARCEL ID#: 1300211002007000
SEC/TWP/RANGE: Section 21/ Township 16 / Range W
ADDRESS: 4310 Osage Drive, Birmingham, AL 35217
ACREAGE: 1.88Acres +/-
GENERAL AREA: Pawnee

Opposition: None

Motion to recommend approval made by Miller, seconded by O’Neal. Motion carried with unanimous vote

CASE NUMBER: Z-22-0037
PROPERTY OWNERS: Susan Elizabeth Sanders Tucker, Pattie Carol Sanders Wolford, Jennifer Lynn Sanders Boatwright and Pamella Clair Sanders Gunter
APPLICANT: Greg Nye
REQUEST: requests a change of zoning to R-1 (Single Family) for a residential subdivision (57 lots proposed)
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: 0800180000003002, 0800074000005000 & 0800074000006000
SEC/TWP/RANGE: Section 20/ Township 18 / Range 5 W
ADDRESS: 1088, 1120, 1080 Bob Glenn Road, Morris, AL 35116
ACREAGE: 66.25 Acres +/-
GENERAL AREA: Morris

Applicant: Greg Nye, 880 Montclair Road, Ste 600, B’hm, AL 35213
Opposition: Debbie Neu, 7993 Overlook Circle, Morris, AL 35116
Jeff Neu, 7993 Overlook Circle, Morris, AL 35116

Motion to recommend approval made by Miller, seconded by O’Neal. Motion carried with unanimous vote

ARCHITECTURAL REVIEW

CASE NUMBER:

PROPERTY OWNER:

APPLICANT:

REQUEST:

CURRENT ZONING:

Z-21-0009

Carol Land Development Co., LLC

Philip English

Review and approval of architectural renderings in conjunction with zoning covenant

C-1 (Commercial) with covenants:

1. The use of the property be limited to the requested electrical contractor’s office and warehouse and any other use that would be allowed in C-P (Preferred Commercial) zoning; and,

2. Architectural design of the proposed structure on the property shall be subject to approval of the Planning & Zoning Commission.

PARCEL ID#s:

SEC/TWP/RANGE:

ADDRESS:

ACREAGE:

GENERAL AREA:

4000081002022000 & 4000081002023000

Sections 08/ Township 19 / Range 2W

2656 & 2660 Old Rocky Ridge Road, Birmingham, 35216

1.82 Acres +/-

Rocky Ridge

Motion to carry-over for approval of a site plan to be approved at the next meeting or via e-mail made by Miller, second by O’Neal with unanimous vote.

OTHER BUSINESS

Martin Evans, Chairman

Planning and Zoning Commission

Marquelon Sigler, Secretary

Planning and Zoning Commission

Connie Hughes, recording secretary

Department of Development Services

STAFF

Prepared by Andrew Martin, Landscape Architect

PROPERTY OWNER

Brian Brasher

CASE / APPLICATION NUMBER

S-22-0028

APPLICANT

Brian Brasher

PUBLIC HEARING DATE

July 21, 2022

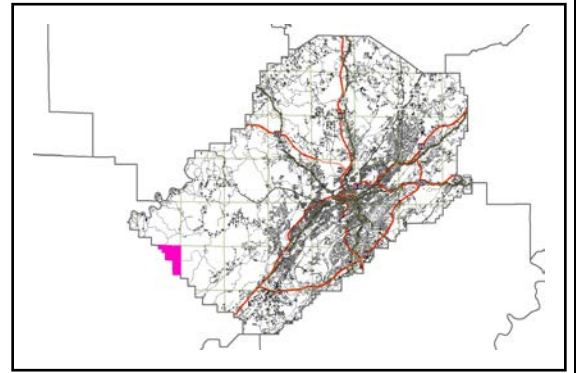
PROPERTY ADDRESS / LOCATION

3421 Crimson Drive, Adger 35006

Parcel ID# 3500030000011002

PURPOSE OF SUBDIVISION

The purpose of this subdivision is to split one (1) acreage tract into two (2) lots of record for residential use.



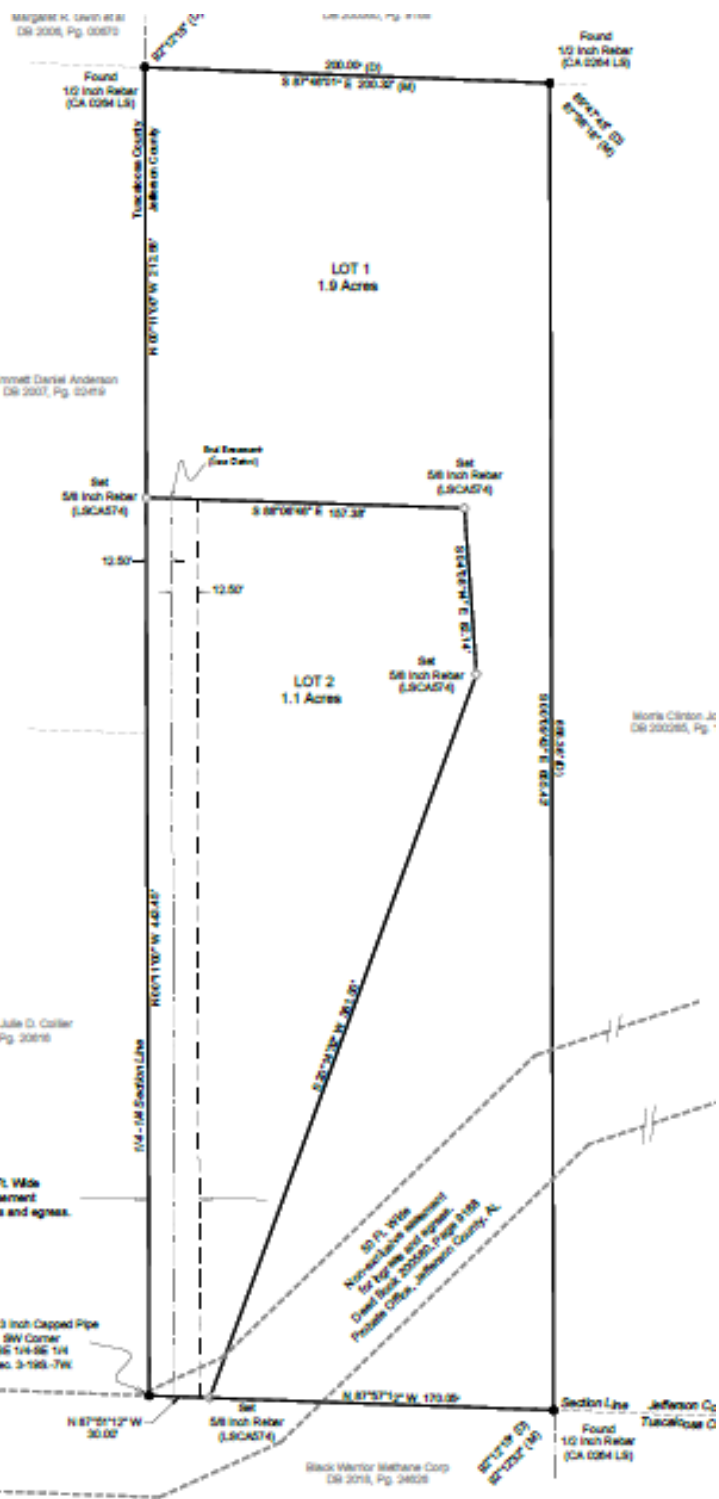
TOWNSHIP REFERENCE MAP - NOT TO SCALE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
A-1 (Agriculture)	Residential & Undeveloped	Undeveloped & Residential	3.11 Acres +/-

STAFF RECOMMENDATION: *Approval with an Exception to the Subdivision Regulations to allow Lots 1 & 2 to be recorded with no road frontage.*

<p>PLANNING Staff Review Proposed subdivision complies with the zoning regulations. The P&Z Commission must grant an Exception to the Subdivision Regulations to allow both lots to be recorded with no road frontage.</p> <p>TRAFFIC Staff Review No anticipated road access or traffic operation issues.</p> <p>RIGHT-OF-WAY Staff Review No R.O.W. dedication will be required.</p> <p>FLOODPLAIN Staff Review Special flood hazard area is not present on property.</p> <p>ENVIRO. SERVICES Staff Review Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system will need to be utilized for sewage waste disposal and will require the approval of the Jefferson County Department of Health.</p>	<p>ZONING/SUBDIVISION HISTORY</p> <p>N/A</p>
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ATTACHMENTS: PRELIMINARY PLAT, ZONING MAP, AERIAL IMAGE

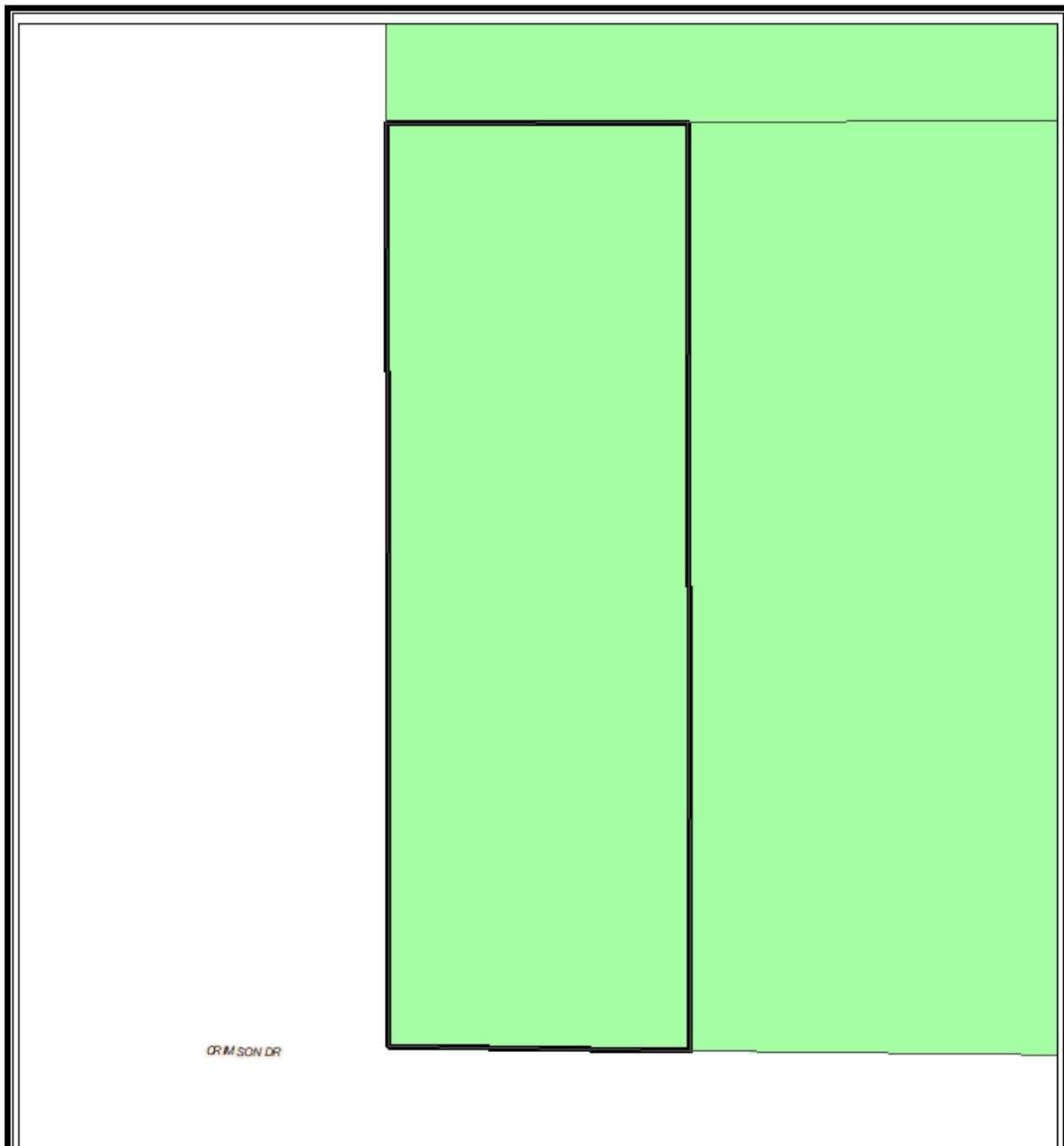




SCALE:
1 inch = 100 feet

Existing Zoning

S-2022-028



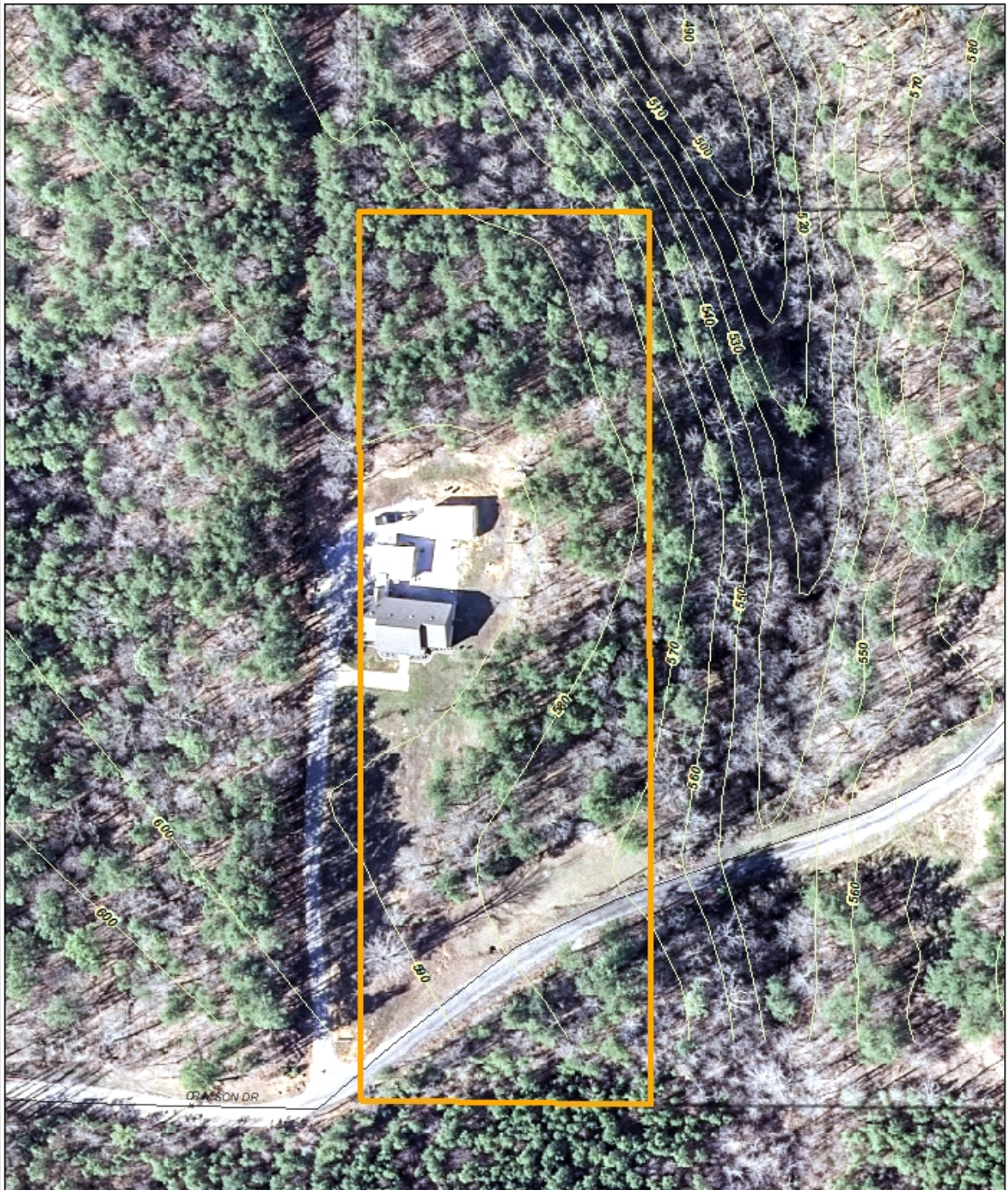
E-MF Estate Mini-Farm	R-5(A) Mobile Home Subdivision	PC-1 Pet Cemetery	I-1 Light Industrial
E-1 Single Family Estate	R-5(B) Mobile Home Park	AIR-1 Airport	I-2 Heavy Industrial
E-2 Single Family Estate	R-6 Single Family	CC-1 Country Club	I-2(A) Salvage District
R-R Rural Residential	R-7 Planned Unit Development	C-P Preferred Commercial	I-3 Industrial
R-1 Single Family	A-1 Agriculture	C-N Neighborhood Commercial	I-3(S) Strip Mining
R-1(S) Single Family Sewer	INST-1 Institutional 1	C-1 Commercial	I-4 Industrial Park
R-2 Single Family	INST-2 Institutional 2	C-1(A) Conditional Use Alcohol	I-5 Sanitary Sewage Disposal
R-3 Two Family	INST-3 Institutional 3	C-2 Outdoor Amusement	I-5(A) Private WW Treatment Plant
R-G Garden Homes	U-1 Utility 1	C-3 Commercial	I-O Obnoxious Odors
R-T Townhomes	U-2 Utility 2	C-4 Package Store	HW-1 Hazardous Waste
R-4 Multi-Family	CEM-1 Cemetery	C-5 Adult Entertainment	C-U Current Use



SCALE:
1 inch = 100 feet

Aerial Photo

S-2022-028



STAFF

Prepared by Andrew Martin, Landscape Architect

PROPERTY OWNER

Wendy Harrison

CASE / APPLICATION NUMBER

S-22-0048

APPLICANT

Wendy Harrison

PUBLIC HEARING DATE

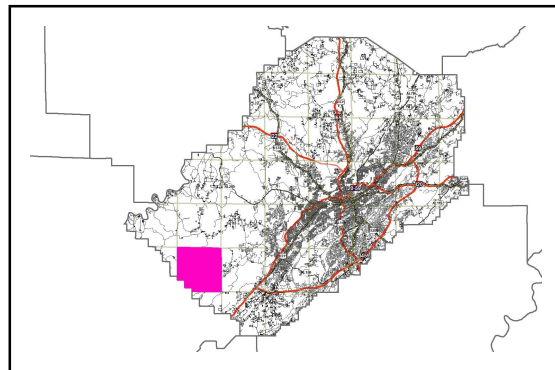
July 21, 2022

PROPERTY ADDRESS / LOCATION

9030 Weller Sumpter Rd, Adger 35006
Parcel ID# 3600260000023000

PURPOSE OF SUBDIVISION

The purpose of this subdivision is to split one (1) acreage tract into four (4) lots of record for residential use.



TOWNSHIP REFERENCE MAP — NOT TO SCALE

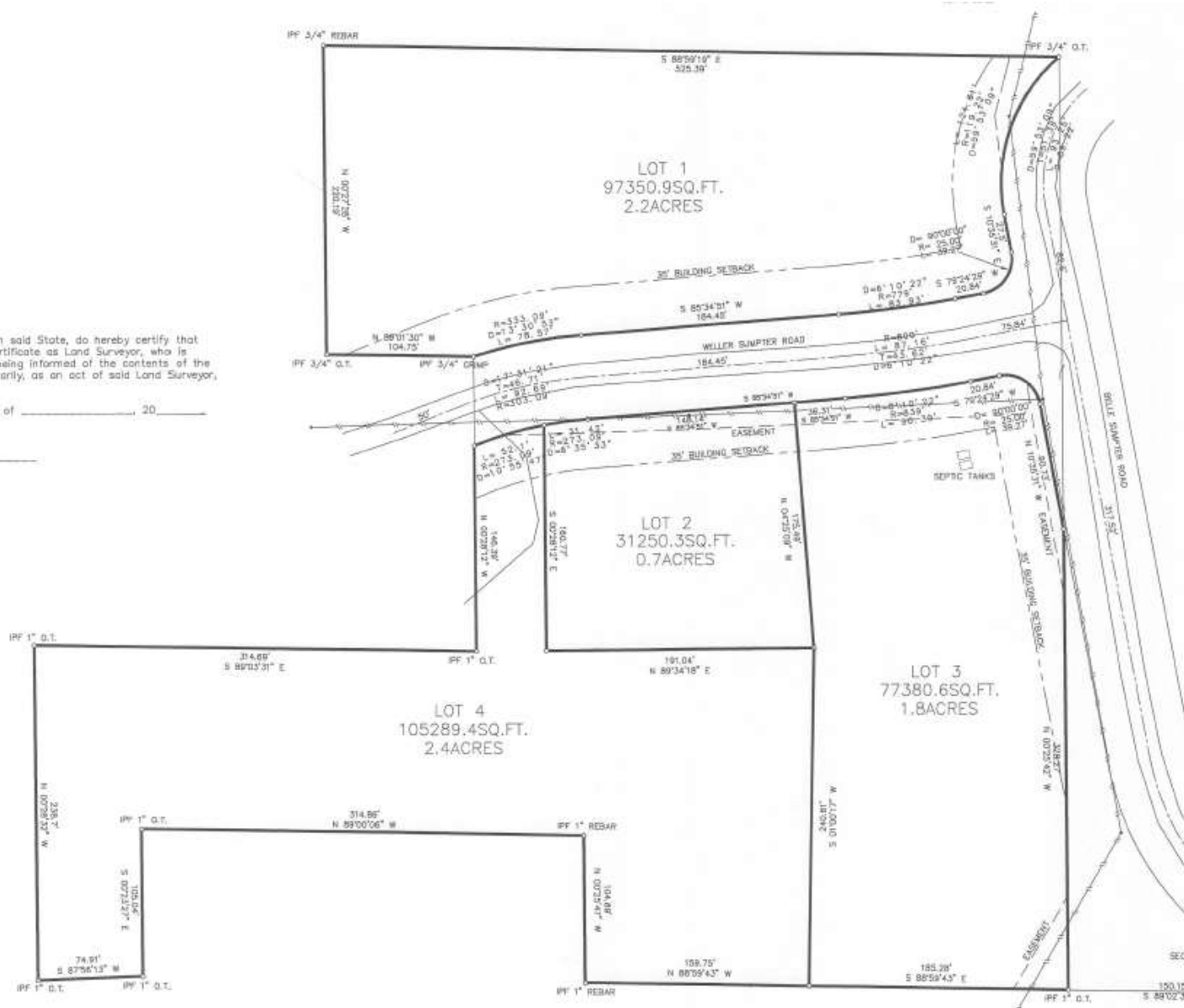
EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
A-1 (Agriculture)	Undeveloped & Residential	Undeveloped, Agricultural & Residential	7.1 Acres +/-

STAFF RECOMMENDATION: *Approval*

<p>PLANNING Staff Review Proposed subdivision complies with the zoning regulations.</p> <p>TRAFFIC Staff Review No anticipated road access or traffic operation issues.</p> <p>RIGHT-OF-WAY Staff Review R.O.W. dedication is required for any part of Weller Sumpter Rd, Belle Sumpter Rd, or Pine Tree Cir, that runs adjacent to or within the boundaries of the property (25' wide and 50' from centerline depending on the location of the roads in relation to the property).</p> <p>FLOODPLAIN Staff Review Special flood hazard area is not present on property.</p> <p>ENVIRO. SERVICES Staff Review Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system will need to be utilized for sewage waste disposal and will require the approval of the Jefferson County Department of Health.</p>	<p>ZONING/SUBDIVISION HISTORY N/A</p>
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ATTACHMENTS: PRELIMINARY PLAT, ZONING MAP, AERIAL IMAGE

day of _____, 20_____

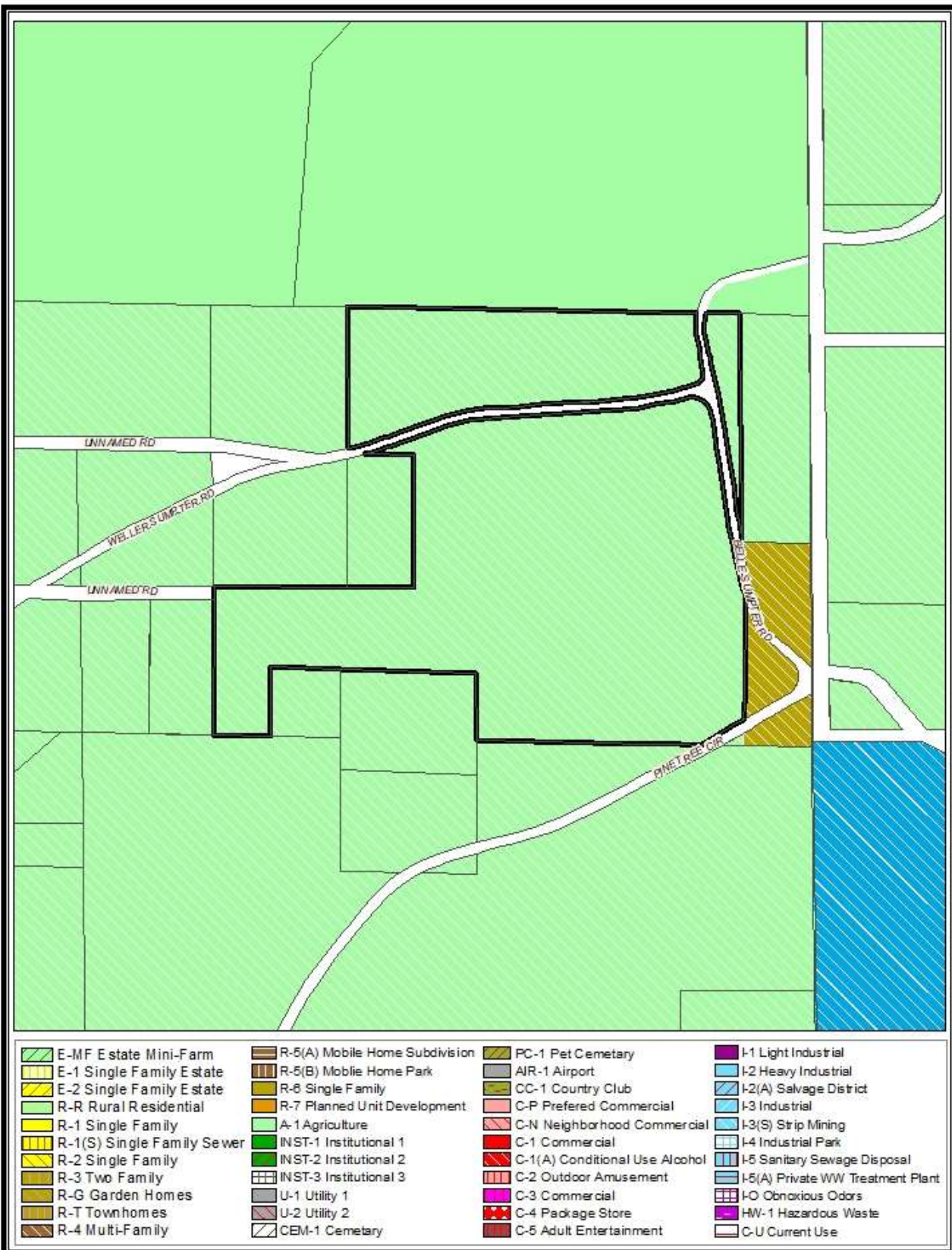




SCALE:
1 inch = 200 feet

Existing Zoning

S-2022-048





SCALE:
1 inch = 200 feet

Aerial Photo

S-2022-048



STAFF

Prepared by Andrew Martin, Landscape Architect

PROPERTY OWNER

Carol Land Development Co LLC

CASE / APPLICATION NUMBER

S-22-0050

APPLICANT

Austen Trowell

PUBLIC HEARING DATE

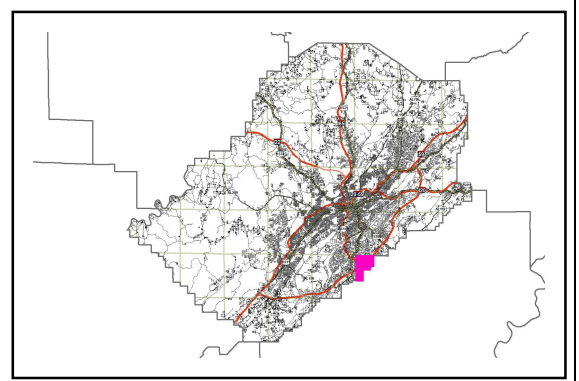
July 21, 2022

PROPERTY ADDRESS / LOCATION

2656 & 2660 Old Rocky Ridge Road,
Birmingham 34216
Parcel ID# 4000081002023000

PURPOSE OF SUBDIVISION

The purpose of this subdivision is to combine two acreage tracts into one (1) lot of record for commercial use.



TOWNSHIP REFERENCE MAP – NOT TO SCALE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
C-1 (Commercial)	Vacant/Undeveloped & Commercial	Commercial, Institutional & Residential	2.57 Acres +/-

STAFF RECOMMENDATION: *Approval***PLANNING Staff Review**

Proposed subdivision complies with the zoning regulations.

TRAFFIC Staff Review

No anticipated road access or traffic operation issues.

RIGHT-OF-WAY Staff Review

R.O.W. dedication has already been completed for Old Rocky Ridge Road.

FLOODPLAIN Staff Review

Special flood hazard area is not present on property.

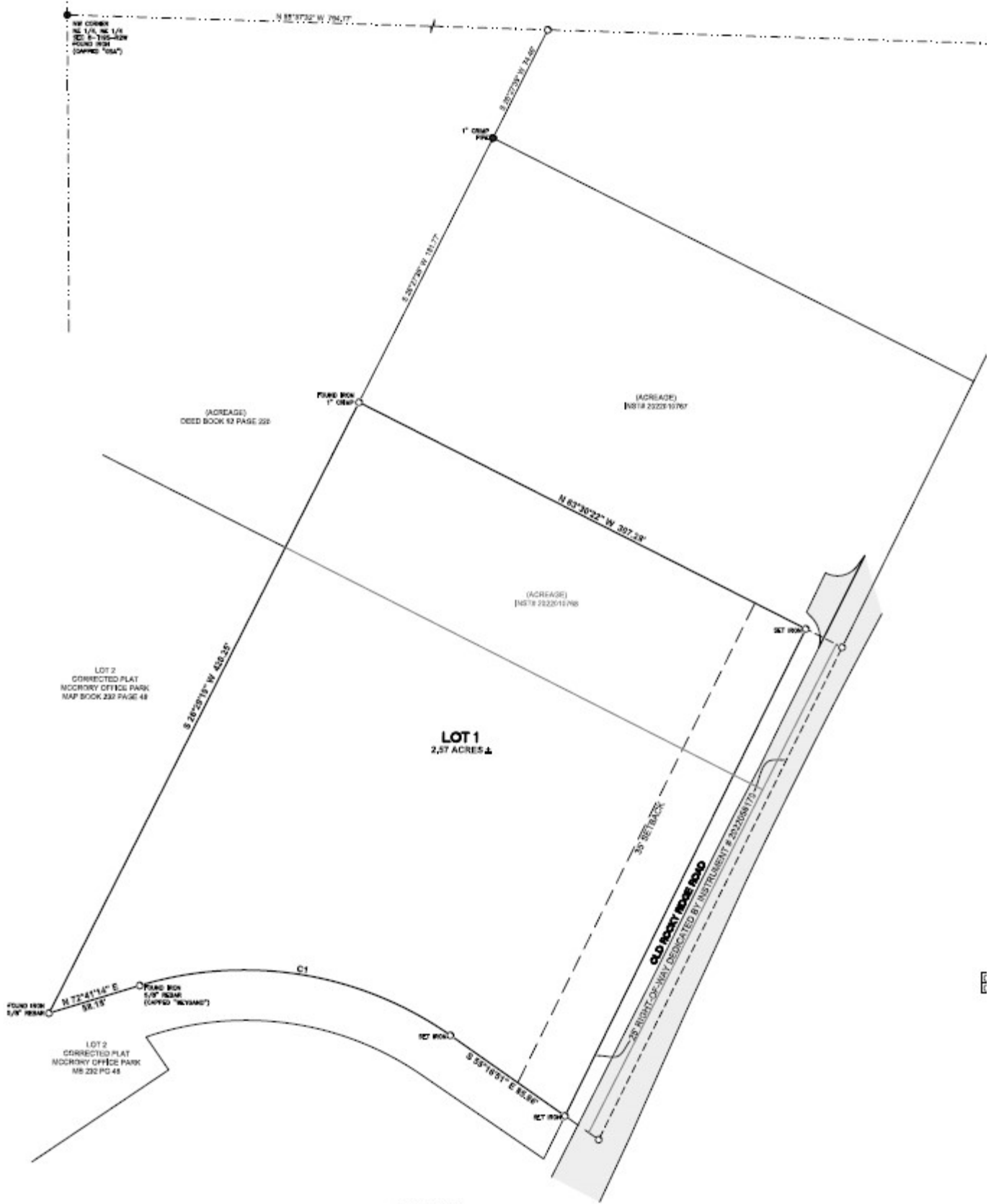
ENVIRO. SERVICES Staff Review

Jefferson County Environmental Services has public sanitary sewer available to this property and must approve and sign the final plat.

ZONING/SUBDIVISION HISTORY

There have been many older rezoning cases on these two properties. The most recent was in 2021 (**Z-21-0009**), when the Jefferson County Commission approved (with conditions) a change of zoning from CP (Preferred Commercial) to C-1 (Commercial) for an office and warehouse for an electrical contractor.

ATTACHMENTS: PRELIMINARY PLAT, ZONING MAP, AERIAL IMAGE





SCALE:
1 inch = 100 feet

Existing Zoning

S-2022-050





SCALE:
1 inch = 100 feet

Aerial Photo

S-2022-050



STAFF

Prepared by Andrew Martin, Landscape Architect

PROPERTY OWNER

Carolyn Hall

CASE / APPLICATION NUMBER

S-22-0051

APPLICANT

Dianne Hall

PUBLIC HEARING DATE

July 21, 2022

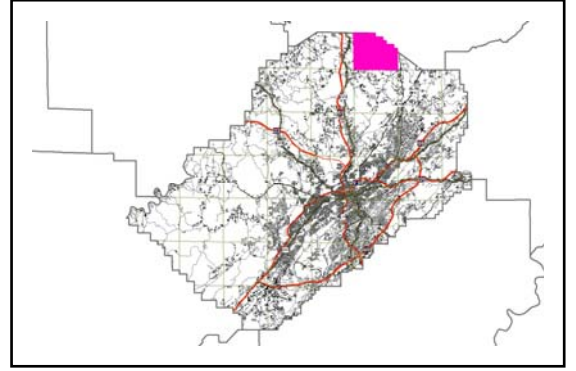
PROPERTY ADDRESS / LOCATION

9070 Bradford Trafford Road, Pinson 35126

Parcel ID# 0200363000011000

PURPOSE OF SUBDIVISION

The purpose of this subdivision is to split one (1) acreage tract into two (2) lots of record for residential use.



TOWNSHIP REFERENCE MAP – NOT TO SCALE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
A-1 (Agriculture)	Residential	Residential & Agricultural/Undeveloped	2.68 Acres +/-

STAFF RECOMMENDATION: *Approval***PLANNING** Staff Review

Proposed subdivision complies with the zoning regulations.

TRAFFIC Staff Review

No anticipated road access or traffic operation issues.

RIGHT-OF-WAY Staff Review

R.O.W. dedication will be required for Bradford Trafford Road (minimum 25' from centerline) where adjacent to property.

FLOODPLAIN Staff Review

Special flood hazard area is not present on property.

ENVIRO. SERVICES Staff Review

Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system will need to be utilized for sewage waste disposal and will require the approval of the Jefferson County Department of Health.

ZONING/SUBDIVISION HISTORY

N/A

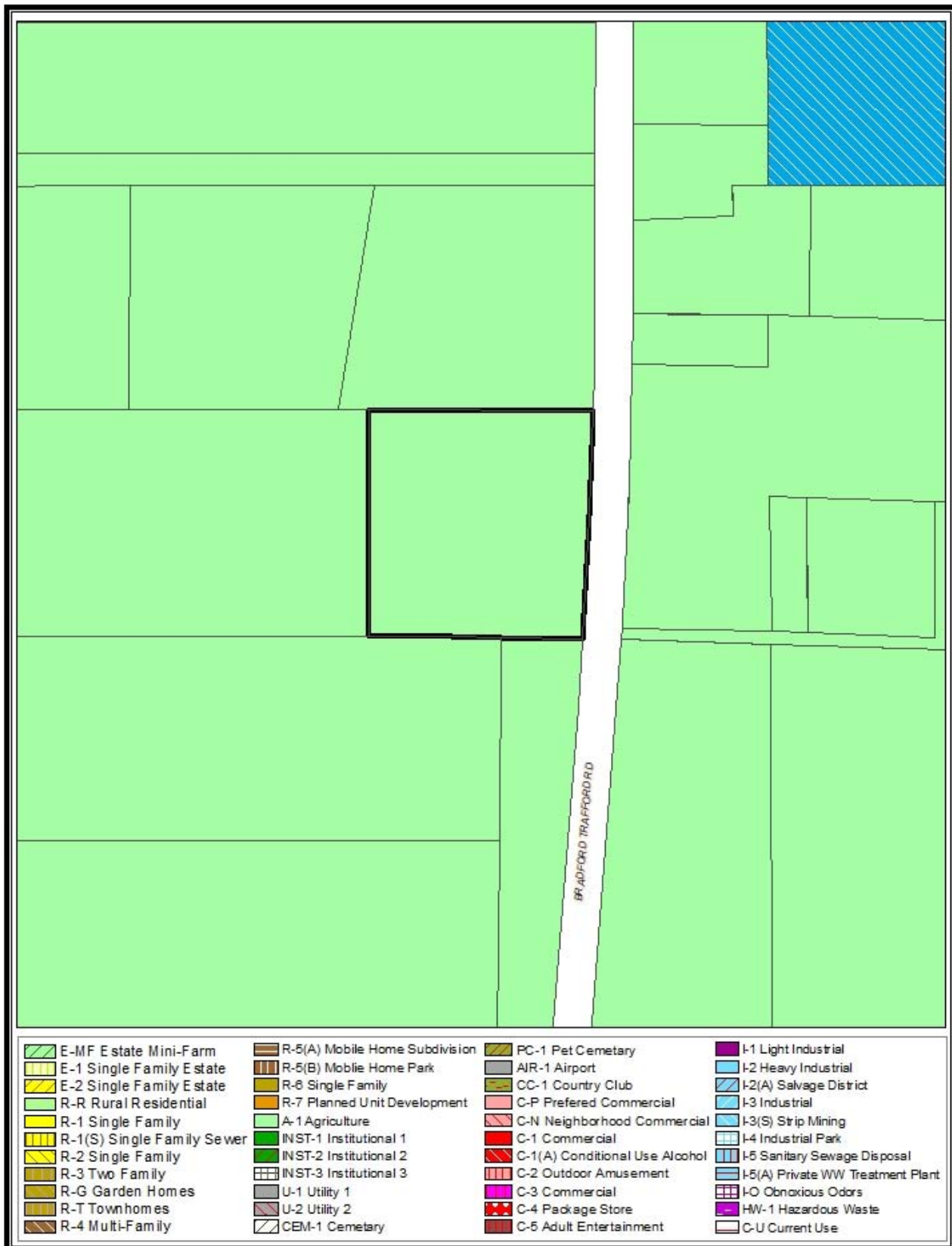
ATTACHMENTS: PRELIMINARY PLAT, ZONING MAP, AERIAL IMAGE



SCALE:
1 inch = 200 feet

Existing Zoning

S-2022-051

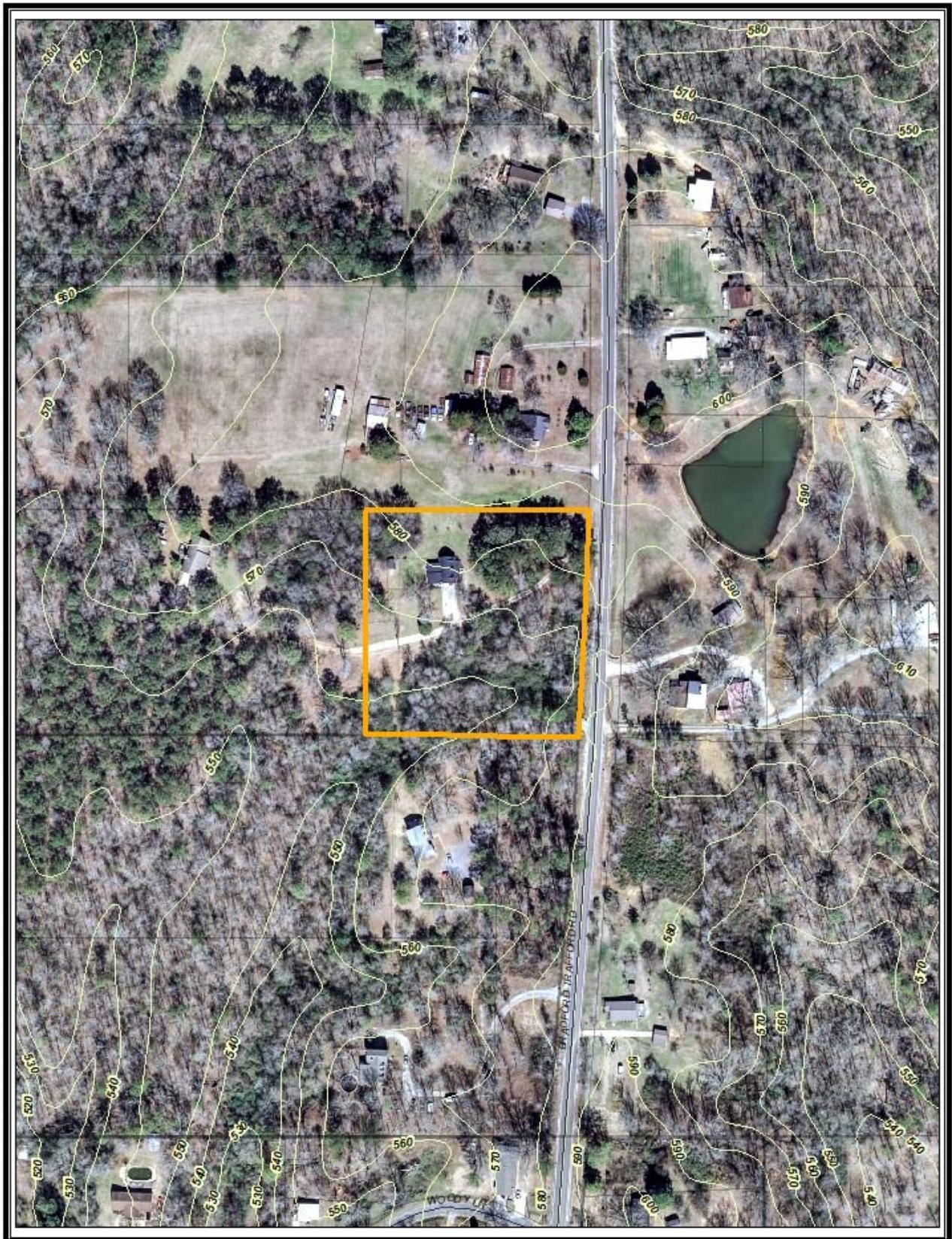




SCALE:
1 inch = 200 feet

Aerial Photo

S-2022-051



STAFF

Prepared by Andrew Martin, Landscape Architect

PROPERTY OWNER

Corinth Construction LLC

CASE / APPLICATION NUMBER

S-22-0052

APPLICANT

Stan Weldy

PUBLIC HEARING DATE

August 11, 2022

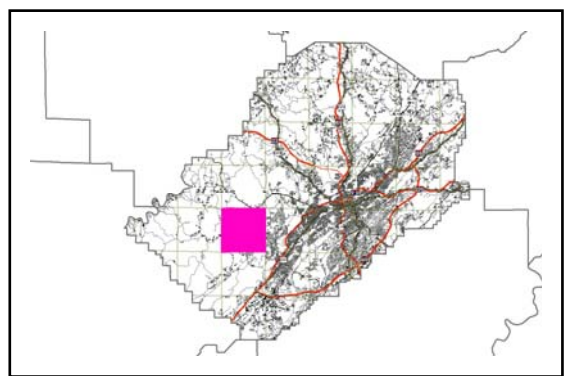
PROPERTY ADDRESS / LOCATION

27,28,31,40 & 41 Sherrod Drive,
Bessemer 35023

Parcel ID# 3100231000085000; 085003;
085004; 085006; 085007

PURPOSE OF SUBDIVISION

The purpose of this subdivision is to split five (5) acreage tracts into thirteen (13) lots of record for residential use.



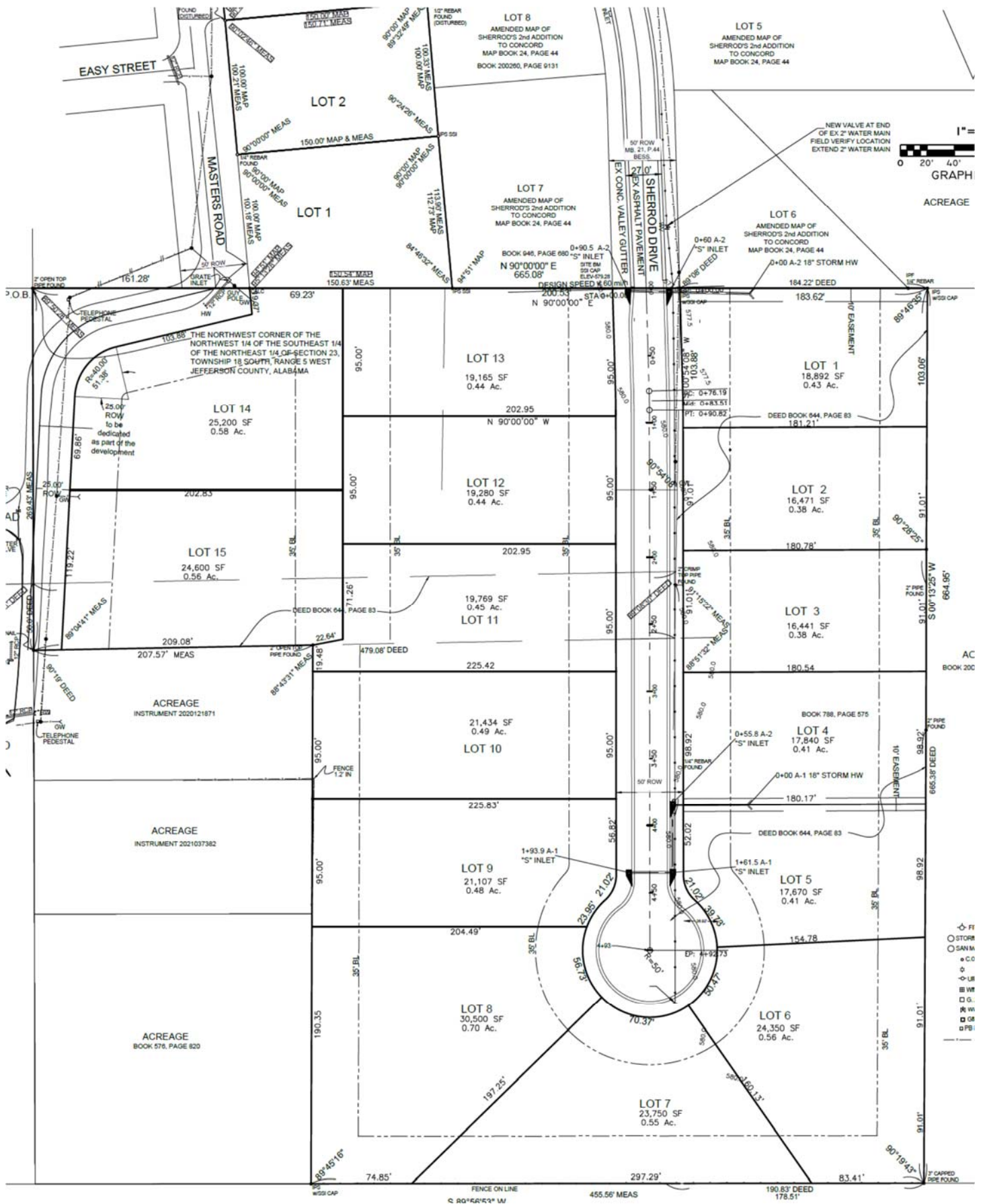
TOWNSHIP REFERENCE MAP – NOT TO SCALE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
R-2 (Single Family)	Vacant Residential	Residential & Industrial	7 Acres +/-

STAFF RECOMMENDATION: *Approval*

<p>PLANNING Staff Review Proposed subdivision complies with the zoning regulations.</p> <p>TRAFFIC Staff Review Construction plans for the cul-de-sac and other road improvements must be submitted and approved by R&T.</p> <p>RIGHT-OF-WAY Staff Review The County has recorded R.O.W. for a section of Sherrod Drive. The R.O.W. for the remainder of Sherrod Drive will need to be dedicated by deed. Also, R.O.W. dedication is required for the section of Masters Road where adjacent to Lots 12 & 13 as depicted on the plans, 25' from centerline.</p> <p>FLOODPLAIN Staff Review Special flood hazard area is not present on property.</p> <p>ENVIRO. SERVICES Staff Review Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system will need to be utilized for sewage waste disposal and will require the approval of the Jefferson County Department of Health.</p>	<p>ZONING/SUBDIVISION HISTORY</p> <p>N/A</p>
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ATTACHMENTS: PRELIMINARY PLAT, ZONING MAP, AERIAL IMAGE

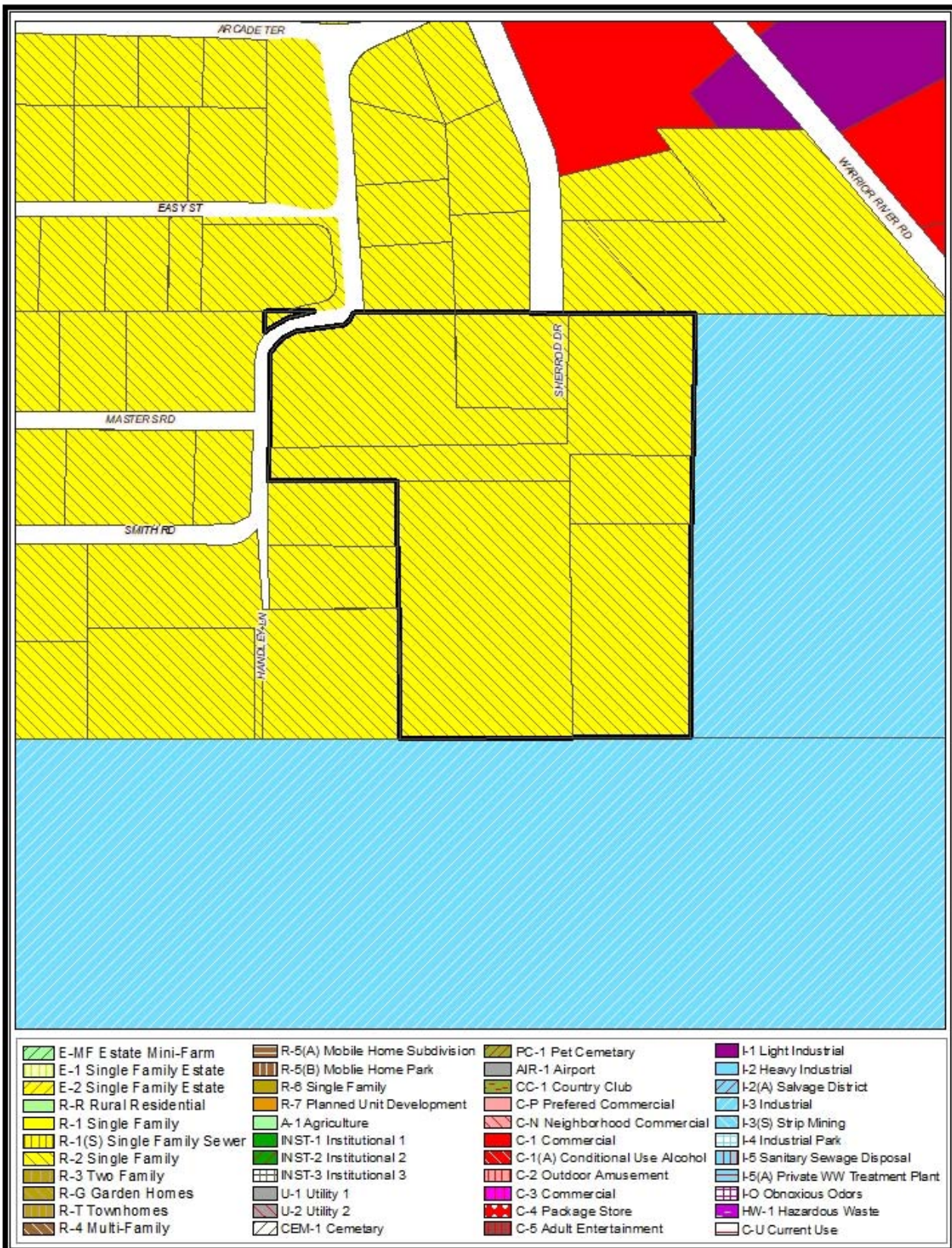




SCALE:
1 inch = 200 feet

Existing Zoning

S-2022-052





SCALE:
1 inch = 200 feet

Aerial Photo

S-2022-052



STAFF

Prepared by Andrew Martin, Landscape Architect

PROPERTY OWNER

Michelle Sanchez

CASE / APPLICATION NUMBER

S-22-0054

APPLICANT

Michelle Sanchez

PUBLIC HEARING DATE

July 21, 2022

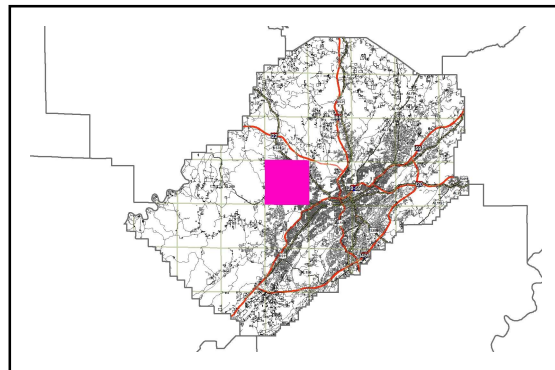
PROPERTY ADDRESS / LOCATION

5027 Forestwood Road, Adamsville 35005

Parcel ID# 2100063001035001

PURPOSE OF SUBDIVISION

The purpose of this subdivision is to split one (1) acreage tract into three (3) lots of record for residential use.



TOWNSHIP REFERENCE MAP – NOT TO SCALE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
A-1 (Agriculture)	Residential	Residential & Undeveloped	8.5 Acres +/-

STAFF RECOMMENDATION: *Approval with an Exception to the Subdivision Regulations to allow Lots 2 & 3 to be recorded with no road frontage.*

<p>PLANNING Staff Review An exception must be granted to allow Lots 2 & 3 to be created with no road frontage.</p> <p>TRAFFIC Staff Review The existing driveway will serve four lots and parcels and can be accepted without improvement. Any further subdivision or residential development will warrant driveway improvements to meet private road requirements.</p> <p>RIGHT-OF-WAY Staff Review R.O.W. dedication will be required for Forestwood Road (25' from centerline) where adjacent to property.</p> <p>FLOODPLAIN Staff Review Special flood hazard area is not present on property.</p> <p>ENVIRO. SERVICES Staff Review Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system will need to be utilized for sewage waste disposal and will require the approval of the Jefferson County Department of Health.</p>	<p>ZONING/SUBDIVISION HISTORY N/A</p>
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ATTACHMENTS: PRELIMINARY PLAT, ZONING MAP, AERIAL IMAGE

LOT 1
1.00 ACRE +/-
44,069.7 S.F.

LOT 2
3.00 ACRES +/-

LOT 3
4.50 ACRES +/-

Forestwood Road (Edgewood Drive)

ADJOINING OWNERS

Found Items:
 - Found #6 Rebar
 - Found Crimped Iron North 1.27'
 - Found 2" Capped Pipe
 - Found Crimped Iron
 - Found 1" Solid Iron

Structures and Features:
 - House
 - Shed
 - Trailer
 - Gravel
 - Pond
 - HIGH TENSION POWER
 - Ditch
 - 30' EASEMENT
 - 35' Bldg. Line

Boundary Measurements (Bearing and Distance):
 - 89°47'34"
 - 419.93'
 - 90°18'44"
 - 123.86'
 - 90°16'34"
 - 209.91'
 - 90°18'36"
 - 89°43'34"
 - 188.11'
 - 232.03'
 - 91°09'00"
 - 191.83'
 - 89°46'08"
 - 89°45'40"
 - 210.32'
 - 209.64'
 - 89°47'28"
 - 232.91'
 - 90°23'06"
 - 186.50'
 - 396.08'
 - 89°47'36"
 - 443.44'
 - 627.49'
 - 90°23'06"

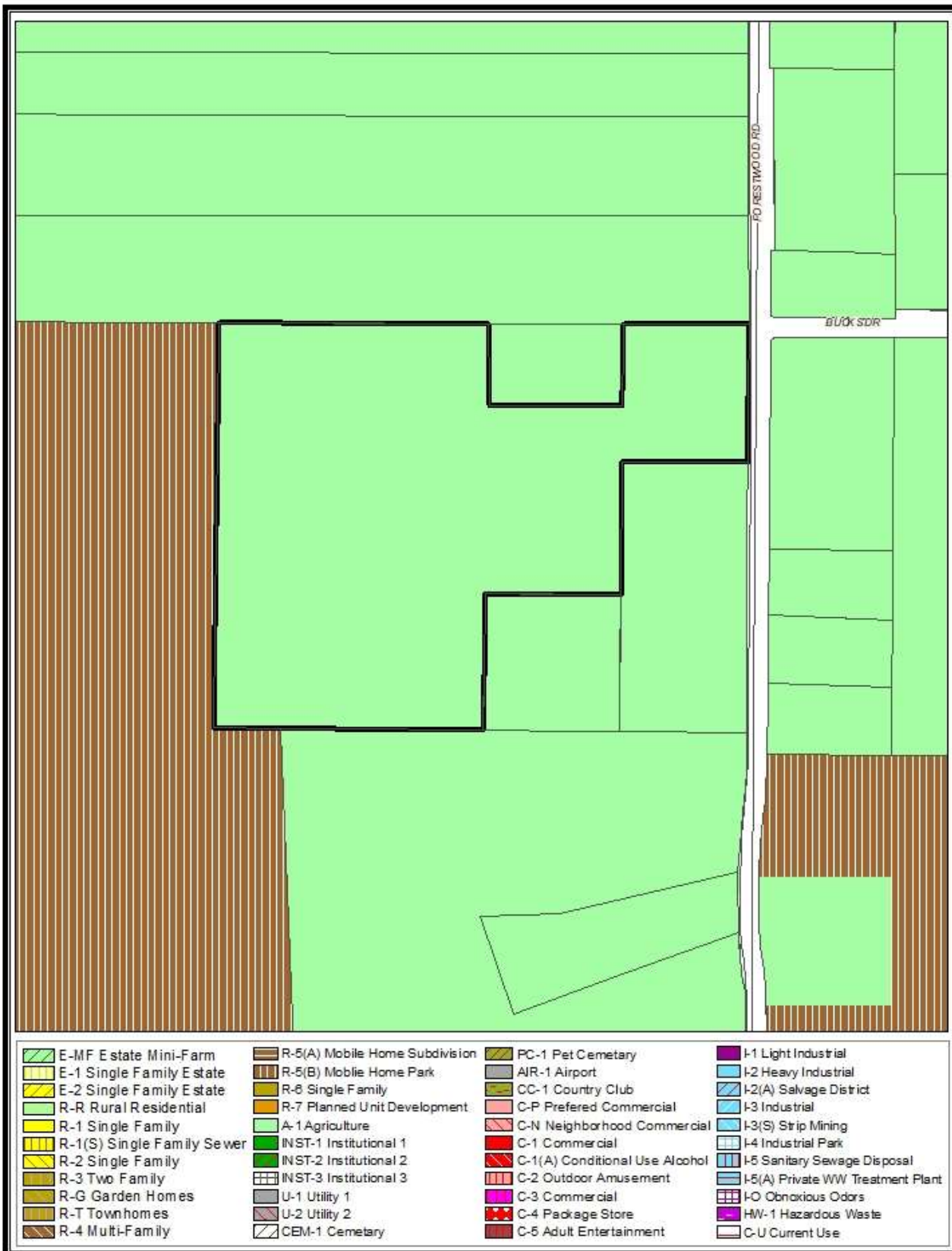
ADJOINING OWNERS



SCALE:
1 inch = 200 feet

Existing Zoning

S-2022-054

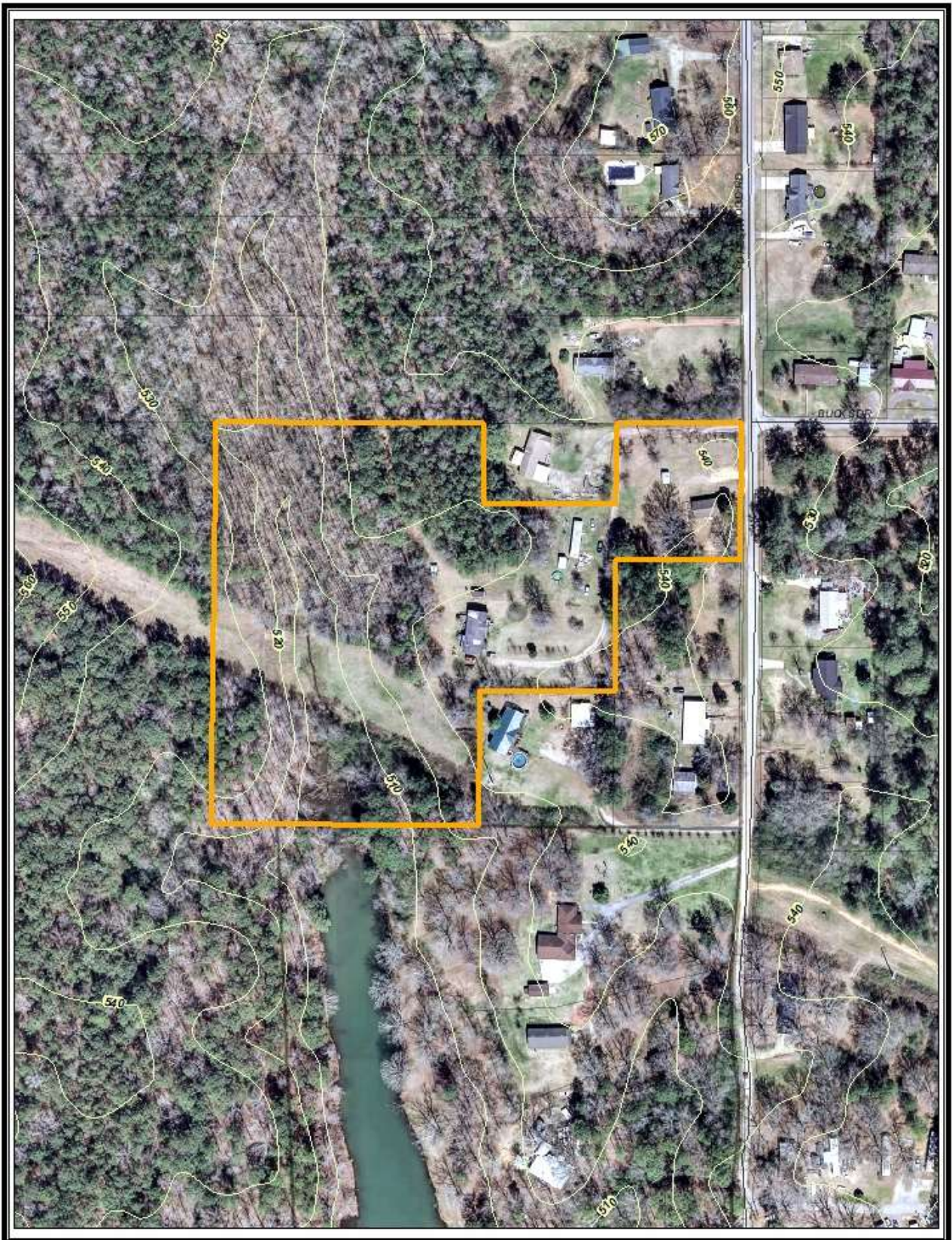




SCALE:
1 inch = 200 feet

Aerial Photo

S-2022-054



STAFF

Prepared by Willie Brown, Principal Planner and Michael Morrison, Zoning Administrator

CASE/APPLICATION NUMBER

Z-22-0024

APPLICANT/PROPERTY OWNER

*Brian Sudduth of Rise Properties and Jess Sirkin of Schoel Engineering.,
Applicant
Montia S. Jones, Owner(s)*

PUBLIC HEARING DATE

June 21, 2022

PROPERTY ADDRESS/LOCATION

Addresses: 3465 Shannon Wenonah Road, 3401, 3405, 3424, 3433, 3450 & 3457 Burrow Drive, 1600, 1631 & 1632 Franklin Lane, 2010 & 2000 Shannon Road, Bessemer, Alabama 35022

Parcel ID #s: 3900064000015000, 3900064000021000, 3900064000022000 3900064000022001, 3900064000023000, 3900064000024000, 3900064000025000, 3900064000026000, 3900064000028000, 390006400026001, 3900064000027000

Section /Twp/Range: 6 / 19 / 3W

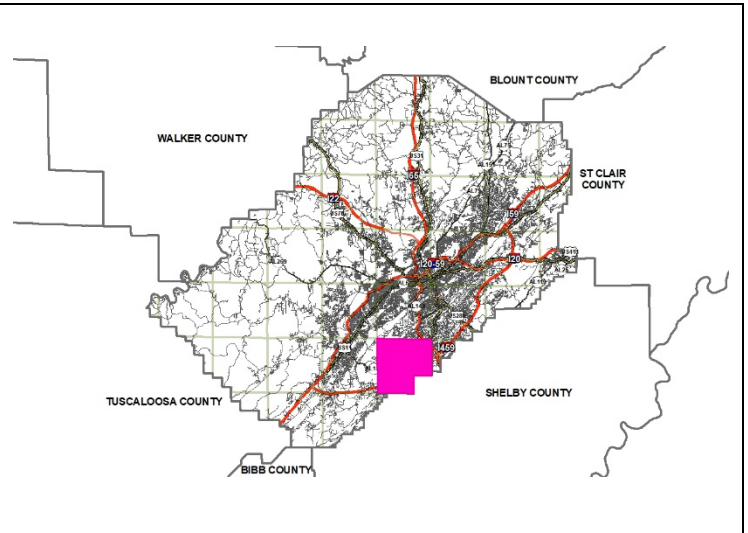
SUMMARY OF REQUEST

This is a map amendment request to rezone the subject property from R-6 (Single Family District) and Inst-1 (Institutional-1) to R-7 (Planned Unit Development) Zone District.

The applicant proposes an age restricted residential development for the site.

Presently, the subject property consists of a church vacant and undeveloped.

Staff has included a brief analysis of the Land Use Plan within the Zoning Amendment below.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-6 & Institutional-1	Two vacant parcels, one parcel contains a church, the others contain single family residences, one of which contains a pond	To the north are single-family dwellings in the R-6 zone. To the south are multi-family dwellings in the PR-2) zone within the City of Hoover. To the west are single-family dwellings in the MXD zone within the jurisdiction of Birmingham. To the east is vacant land in the MXD zone within the City of Birmingham.	Two vacant parcels, one parcel contains a church, the others contain single family residences, one of which contains a pond	22-acres

STAFF RECOMMENDATION

Approval with conditions:

- 1. A minimum landscape buffer of 15' along the western side of the property is required.**
- 2. Use shall be limited to an age restricted residential facility limiting age to 55 years or older.**

<p>COMPATIBILITY with the COMPREHENSIVE PLAN or LAND USE PLAN</p> <p>The Long-Range Land Use Plan designates the area as <i>P3 (Sub-Urban Zone) and G4 (Infill Growth)</i>. The <i>R-7 (Planned Unit Development)</i> Zone District <i>is</i> consistent with the <i>P3 (Sub-Urban Zone) and G4 (Infill Growth)</i> land designation.</p>	<p>PROPERTY HISTORY</p> <p>The subject property has no associated historical zoning cases with the listed address.</p>
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STAFF SUMMARY

- The proposal is a small-scale map amendment.
- The site would be developed with two, 4-story apartment buildings (134-units), 25-cottages (50-units), a clubhouse, 351-parking spaces, and detention pond on 22-acres.
- It has a proposed density of 8.36 dwellings units per acre.
- The R-7 zone district does not have a maximum density requirement, but the proposal is nearest equivalent to the R-G density requirement of 8.6 du/acre
- Presently, the site is vacant and undeveloped with an existing pond.
- The county's adopted Future Land Use Plan designates this area as ***P3 (Sub-Urban Zone) and G4 (Infill Growth)***., which ***is*** consistent with the proposed ***R-7 zone district*** and use. The R-7 zone district exists for the protection of environmentally sensitive lands. There are existing wetlands on site.
- The subject property is abutted to the north by single-family dwellings in the R-6 (County) zone. All of the properties at the intersection of Shannon Wenonah Road/Ross Bridge Parkway and Shannon Oxmoor Road/Shannon Road to the south and east of the property have a commercial zoning classification in the City of Hoover. Across Shannon Road are multi-family dwellings in the Planned Residential-2 (PR-2) zone district within the City of Hoover. To the west are single-family dwellings in the MXD (Planned Mixed Use) zone district within the City of Birmingham. To the east is vacant land in the MXD zone district within the City of Birmingham.

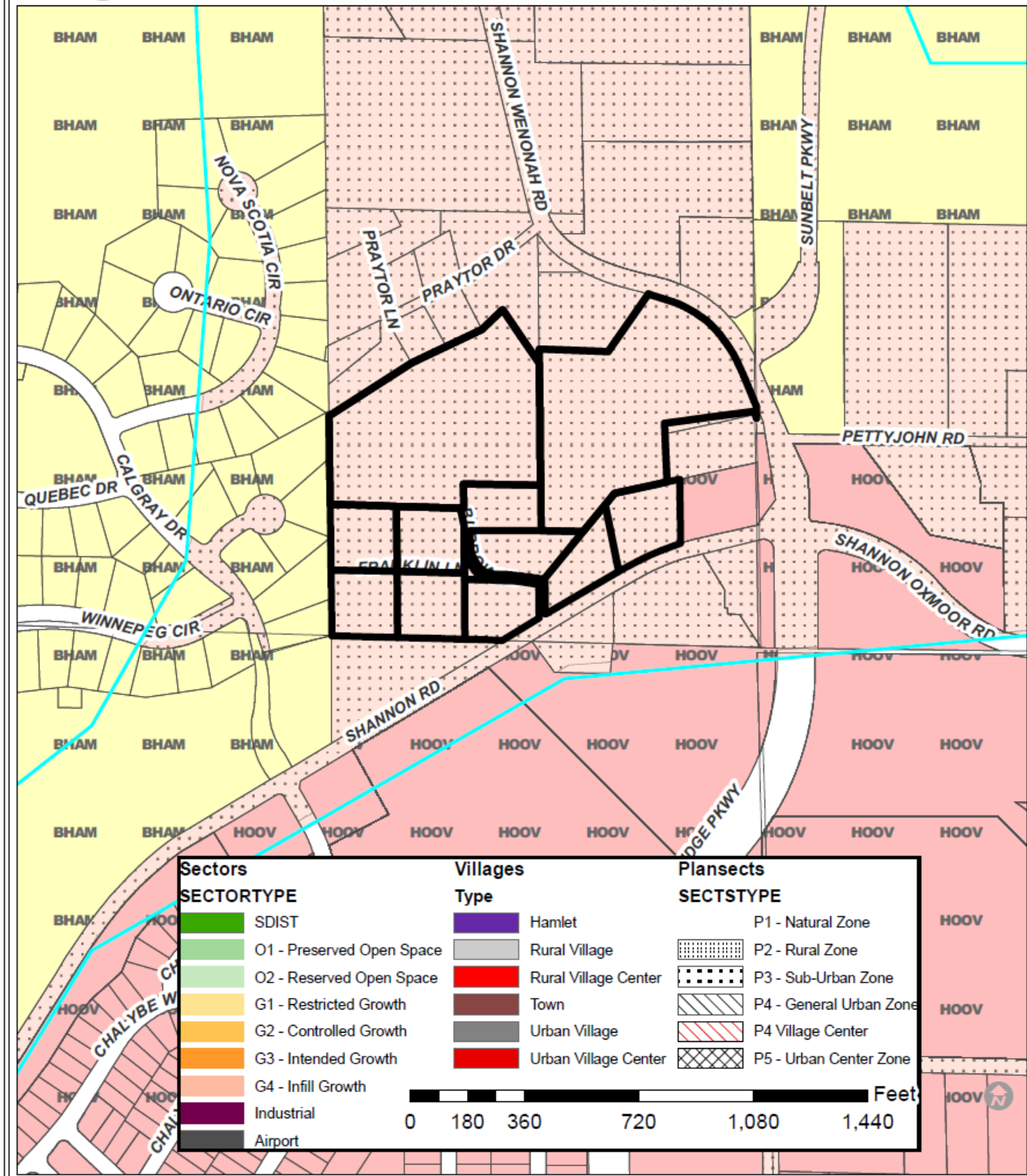
LAND USE PLAN COMPLIANCE

The applicants request for a Zoning Amendment to rezone to the ***R-7 (Planned Unit Development) zoning*** is compatible with the County's adopted ***Land Use Plan designation, P3 (Sub-Urban Zone) and G4 (Infill Growth)***. As this development will be age restricted, it qualifies as an *institutional* use which can be considered by right in this plansect and sector.



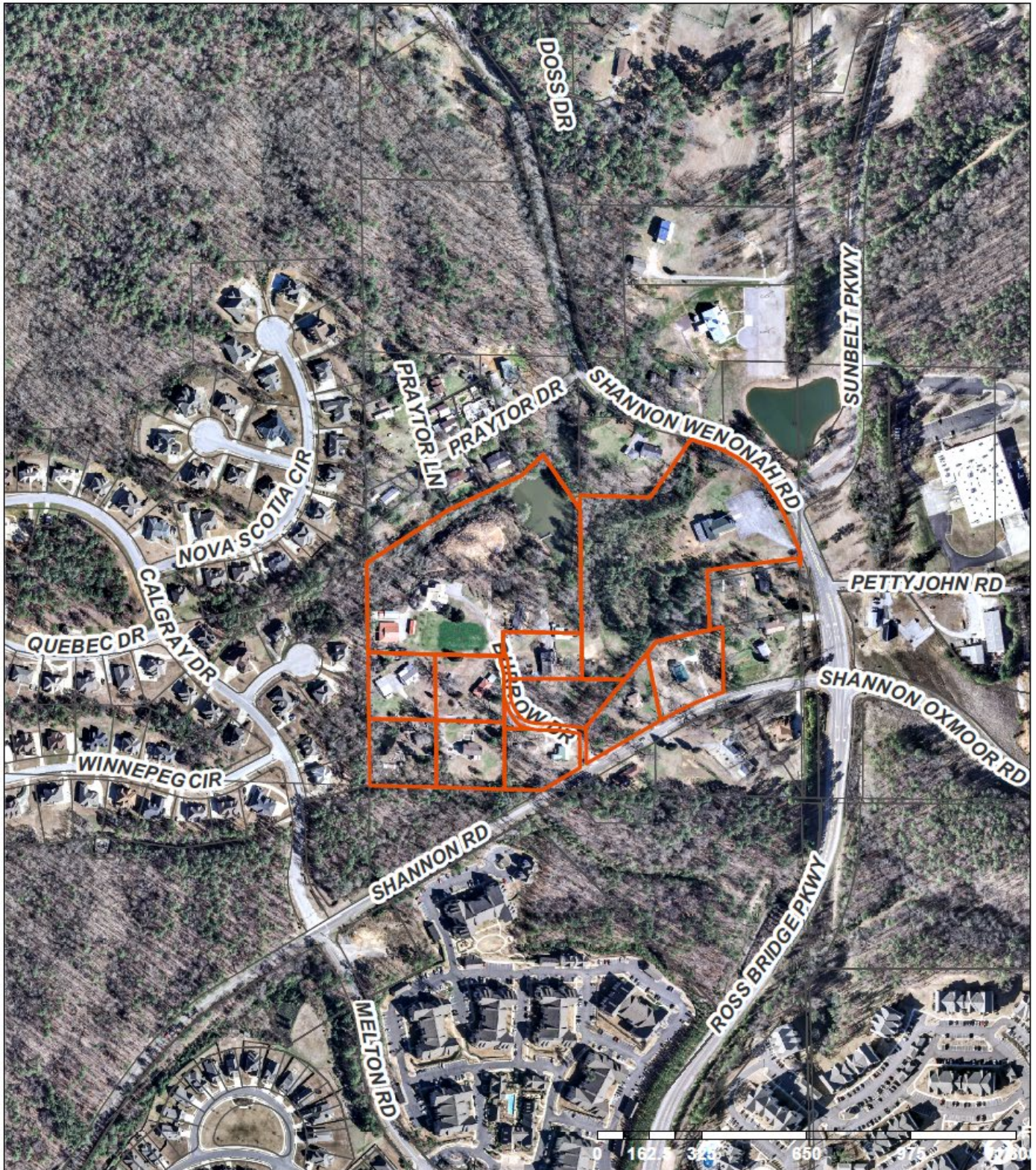
Z-2022-0024

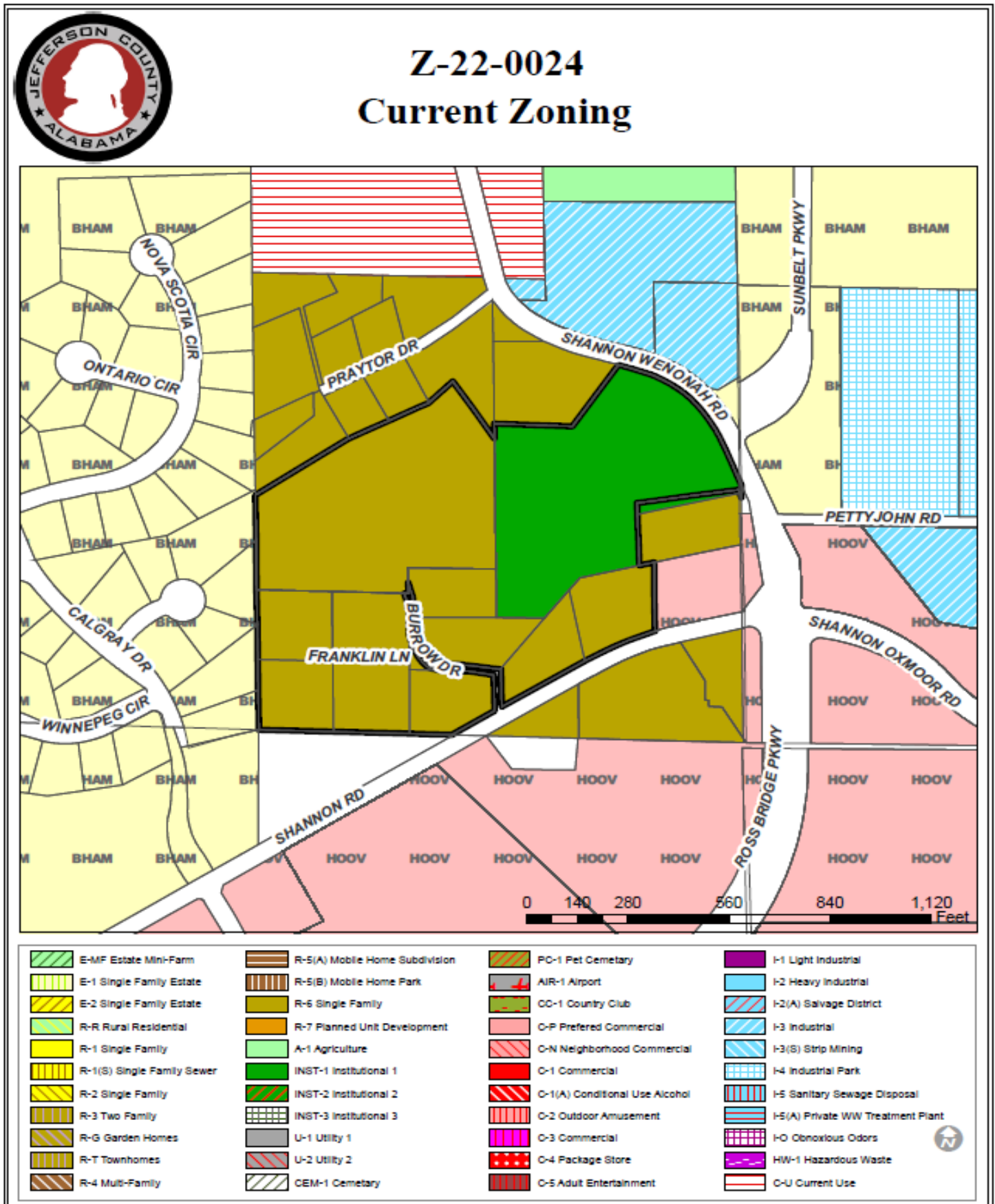
Future Land Use





Z-22-0024 Aerial Image





The subject property presently has zoning classification of: **R-6 (Single Family) & Inst-1 (Institutional-1) Zone District.**

Street View



3405 Burrow Drive, Bessemer, AL 35022

CONCEPTUAL DEVELOPMENT PLAN EVALUATION

Due to the size and detail of the conceptual development plan, the applicant's presentation is attached as a separate document. The design satisfies all building setbacks and applicable requirements of the R-7 zoning district.

SUPPLEMENTAL INFORMATION

Traffic Engineering: A traffic impact study will be required as part of site plan review. The study should address the need for auxiliary turn lanes on Shannon Road and Shannon Wenonah Road at the driveway entrances and the requirement for adequate intersection sight distance at each driveway entrance. It appears that additional right of way will be necessary for road improvements (if required), roadside maintenance, and intersection sight distance maintenance. Site improvements and proposed structures may conflict with needed improvements and additional right of way.

It will be necessary to revise the layout of the compactor to be accessed on site to prevent vehicles from backing into the facility from Shannon Road.

Drainage Engineering: Construction Plans will be required for this development, for which a drainage analysis will be submitted for review and approval. In addition to the normal analysis, the following needs to be included in the analysis: Compare the differential pond volume requirements to the volume of the existing ponds. The exhibit provided appears to be filling and eliminating the inlet side of one of the ponds for road infrastructure and building pads. A full drainage study may be required pending the results of the analysis. The owner may need additional drainage considerations during construction and in the future for this development to minimize the drainage impact to the surrounding area of this development.

Floodplain: The subject property *is not* within a designated FEMA floodplain area or special flood area according to FEMA Map 01073C0544H.

Parking/Landscaping Requirements: The Zoning Regulations requires one (1) parking space, per dwelling unit.

Sanitation Service: Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system will need to be utilized for sewage waste disposal and will require the approval of the Jefferson County Department of Health. The applicants plan to extend county sewer to this property.

+

Water Service: This property is within the Birmingham Water Works Board service area.

QUANTITATIVE FORM

Zoning Resolution of Jefferson County, Alabama

Article 11 – Section 615

615.09 c. QUANTITATIVE SUMMARY FORMRequired for Application for R-7 Planned Unit Development (PUD) ZoningDevelopment Name: Auterra at BessemerLocation: intersection of Shannon Rd. and Shannon Wenonah Rd.Gross Site Area: 21.978 AC. acres.**Proposed Land Uses**

Residential (total)

Number of Dwelling Units: 184Number of Acres: 3.66AC. covered by residential buildings, 21.978AC. of site used as
residential land usePercentage of Development: 17%Density (dwelling units per net residential acre): 8.37 units/AC.

Residential (by type)

Type: Apartment FlatsNumber of Units: 134Number of Acres: 0.97AC.Type: Cottage DuplexNumber of Units: 50Number of Acres: 2.08AC.Type: Clubhouse

Number of Units: _____

Number of Acres: 0.25AC.Type: Detached garages/carport

Number of Units: _____

Number of Acres: 0.36AC.

Type: _____

Number of Units: _____

Number of Acres: _____

Type: _____

Number of Units: _____

Number of Acres: _____

Zoning Resolution of Jefferson County, Alabama

Article 6 – Section 615

Common Open Space

Acres: 8.78AC.Percentage of Development: 39%

Commercial

Number: _____

Acres: _____

Percentage of Development: _____

Institutional

Number: _____

Acres: _____

Percentage of Development: _____

Recreational

Acres: _____

Percentage of Development: _____

Other Uses (specify)

Type: _____

Number: _____

Acres: _____

Percentage of Development: _____

Type: _____

Number: _____

Acres: _____

Percentage of Development: _____

Total Site Coverage by Buildings and Structures: 3.66AC. or 17 %
(square footage or acreage) (% of total site)

(END SUB-SECTION 615.09(c), Quantitative Summary Form)

Open Space Summary

Open Space Summary
Auterra at Bessemer, Alabama

Auterra at Bessemer Open Space Summary			
Gross Site Area: 957,351SF			
Required Open Space	Gross Site Area x 30% = 287,205SF (30% Coverage)		
Open Space	Area (SF)	25% of req. open space	30% of req. open space
Open Lawn	224,609SF		
Pond	92,829SF		86,162SF
Buffer	103,502SF	71,801SF	
Total Open Space	224,609 + 86,162 + 71,801 = 382,572SF (39% Coverage)		
Non-Open Space	Area (SF)		
Parking	115,000SF		
Road	132,120SF		
Bldgs & surrounding 8'	242,710SF		
Structured Amenity	46,581SF		
Total Non-Open Space	115,000 + 132,120 + 242,710 + 46,581 = 536,411		
Gross Site Area	Open Space (420,940) + Non-Open Space (536,411) = 957,351SF		

STAFF

Prepared by Willie Brown, Principal Planner

CASE/APPLICATION NUMBER

Z-22-0038

APPLICANT/PROPERTY OWNER

Bryan Word of DKH Holdings, LLC, Applicant(s)
DKH Holdings, LLC, Owner(s)

PUBLIC HEARING DATE

July 21, 2022

PROPERTY ADDRESS/LOCATION

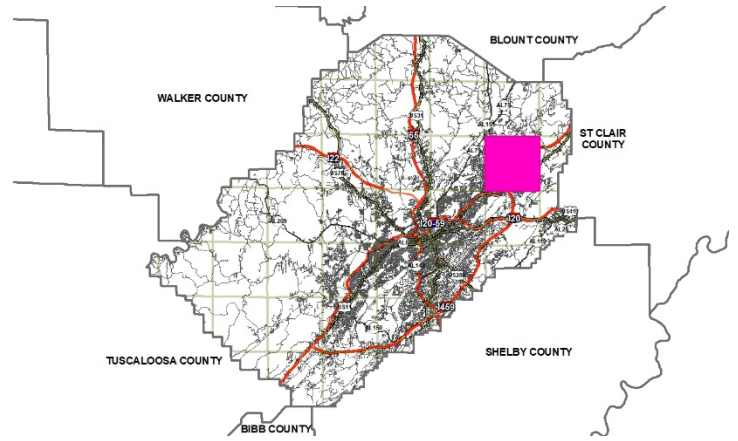
328 Mobile Avenue, Trussville, AL 35173
Parcel ID #1200353024004000
Section /Twp/Range:10 / 17 / 1 W

SUMMARY OF REQUEST

This is a map amendment request to rezone the subject property from the **R-5(A) (Mobile Home Subdivision)** zone district to the **R-6 (Single Family)** zone district to bring the existing 975SF single-family structure into compliance.

The site consists of a legal non-conforming, existing stick built single-family structure on 0.32 acres.

Staff has included a brief analysis of the Land Use Plan within the Zoning Amendment below.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-5(A)	Low density residential	R-5(A) zone is to the north, west, and east. The A-1 zone is south.	Stick built house	0.32-Acres +/-

STAFF RECOMMENDATION

Approval

1.

COMPATIBILITY with the COMPREHENSIVE PLAN or LAND USE PLAN

The Long-Range Land Use Plan designates the area as **"Other"**. The **R-6 (Single Family)** Zone District use **is** consistent with the **"Other"** designation in this case.

PROPERTY HISTORY

There are 0 historical records associated with this address.

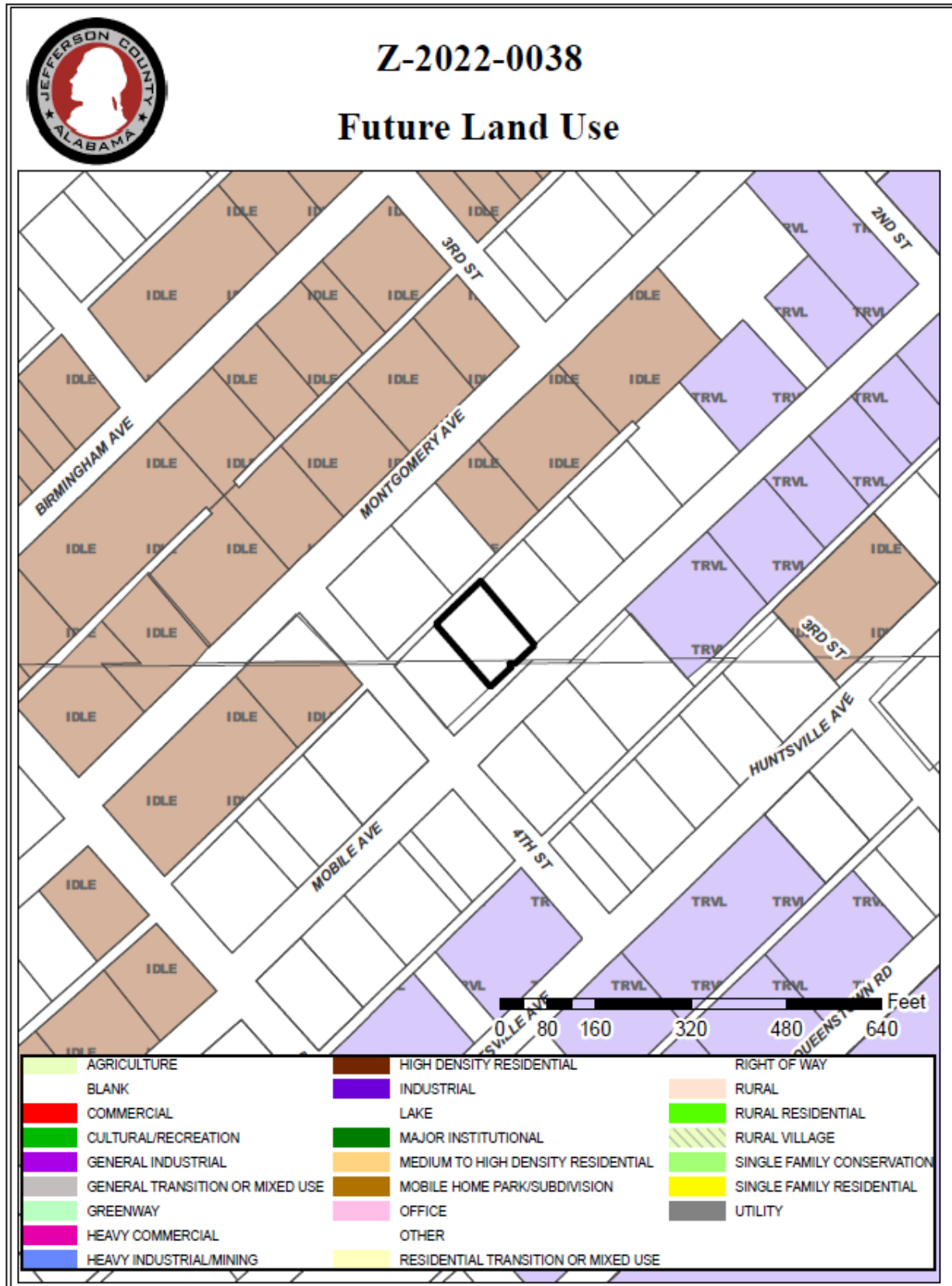
STAFF SUMMARY

- From R-5(A) to R-6 is an up-zoning.
- The property owner is proposing to bring the existing 975SF, 2-bed/1-bath single-family investment property into compliance with existing zoning requirements.
- Presently, it is a legal non-conforming use meaning the property can exist as a single-family dwelling, but cannot be expanded, and if it were ever destroyed by 75% or more the property owner would have to bring the use and property into compliance with existing zoning regulations.

- There is a variety of lot sizes in this area and a combination of single-family dwellings and mobile homes along the same street.
- Thus, this the area likely predates the county's Zoning Ordinance.
- However, the R-6 zone district allows both mobile homes and single-family dwellings.
- *The county's R-6 zone district also allows lot sizes of 7,500 square feet or less with lot widths of 50 feet.*
- A resurvey re-subdividing Lots 3 and 4 into one lot is recommended because a structure cannot cross lot lines.
- Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system is warranted for sewage waste disposal and will also require the approval of the Jefferson County Department of Health.
- The subject property is abutted by single family dwellings on all 4 sides within the "R-5A (Mobile Home Subdivision) zoning classification. Within the Trussville jurisdiction, the nearest single-family residential properties are zoned either A-1 (Agricultural) zone district or R-2 (Single-family) zone district. (See *Current Zoning Map.*)
- *[Note: The Trussville R-2 zone district allows a minimum lot size of 15,000 square feet and their A-1 zone district allows a minimum lot size of 1-acre.]*

LAND USE PLAN COMPLIANCE

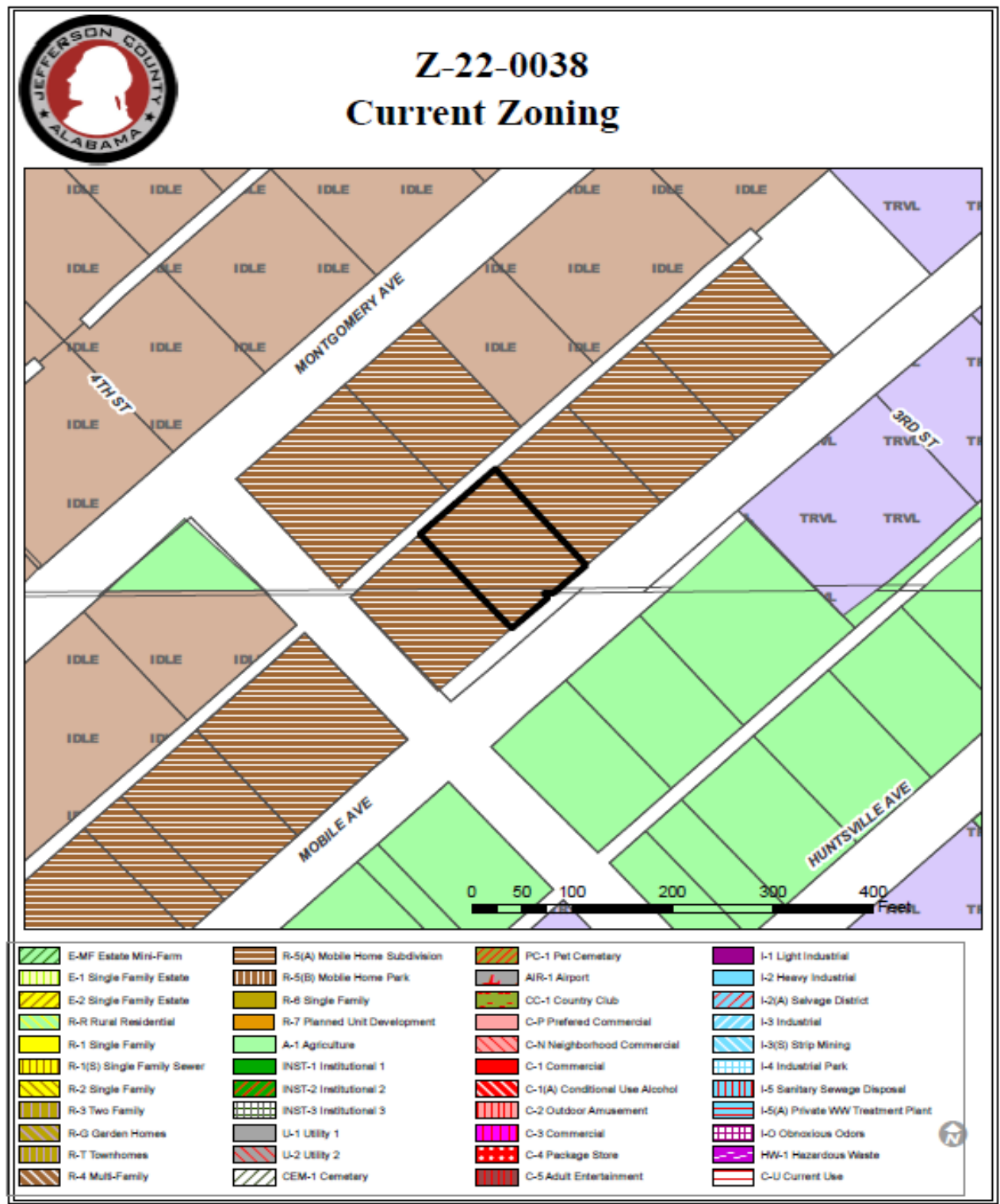
The applicants request for a Zoning Amendment to rezone to the ***R-6 zone district*** is compatible with the County's adopted ***Land Use Plan designation*** of "***Other***" ***in this case***. These areas are *unplanned* as there is a large municipal presence in the area.





Z-22-0038 Aerial Image





The subject property presently has a zoning classification of **R-5(A) Mobile Home Subdivision) zone district.**

Street View

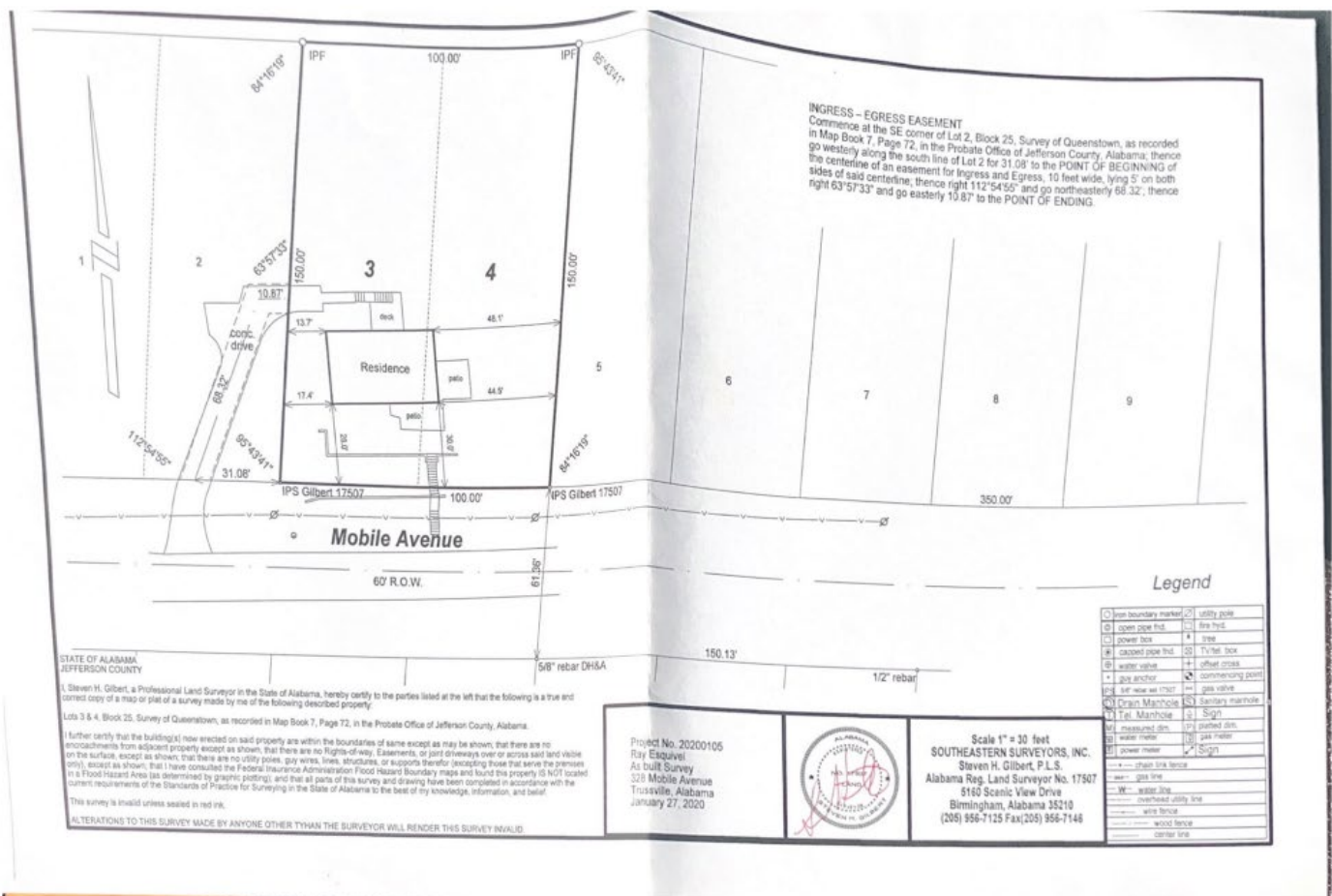


328 Mobile Avenue, Trussville, AL 35173



CONCEPTUAL DEVELOPMENT PLAN EVALUATION

The site consists of an existing single-family dwelling (currently being refurbished) on 2 lots. The existing structure has 2 patios and a concrete driveway on 0.32 acres. The structure also crosses lot lines. Access to the site will be provided from Mobile Avenue.



SUPPLEMENTAL INFORMATION

Traffic Engineering: No traffic operation or safety issues are anticipated

Drainage Engineering: As this is an existing residence, no new drainage issues should be expected due to the rezoning of this parcel based on the information provided. However, should any revisions be made to this site that were not shown in the information provided for this case, additional drainage consideration and review may be necessary.

Floodplain: The subject property *is not* within a designated FEMA floodplain area or special flood area (Zone AE) according to FEMA Map 01073C0428G.

Parking/Landscaping Requirements: The Zoning Regulations requires one (1) parking space, per dwelling unit.

Sanitation Service: Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system for sewage waste disposal will be required at this location and will need approval from the Jefferson County Department of Health approval.

Water Service: Provided by Trussville Gas and Water.

STAFF

Prepared by Willie Brown, Principal Planner

CASE/APPLICATION NUMBER

Z-22-0040

APPLICANT/PROPERTY OWNER

Daphne Massey of Century 21,
Applicant(s)
Garywood Assembly of God,
Owner(s)

PUBLIC HEARING DATE

July 21, 2022

PROPERTY ADDRESS/LOCATION

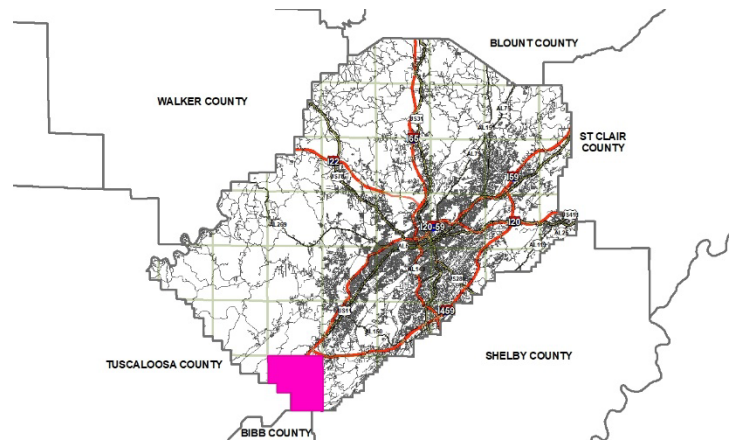
6025 Old Tuscaloosa Highway,
McCalla, AL 35111
Parcel ID #4300012005001001
Section /Twp/Range: 1 / 20 / 5 W

SUMMARY OF REQUEST

This is a map amendment request to rezone the subject property from the **Insti-2 (Institutional-2)** and **C-1 (Commercial)** zone district to the **R-2 (Single Family)** zone district to allow a 3,000SF single-family residence on 4.5-acres.

The property was previously the site of a Bed-N-Breakfast and an Assisted Living Care Facility.

Staff has included a brief analysis of the Land Use Plan within the Zoning Amendment below.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
Insti-2 and C-1	Vacant	Inst-1 to the north. C-1 and A-1 to the south. R-2 is to the west. C-U and C-1 is to the east.	2-level brick structure with siding	5-Acres +/-

STAFF RECOMMENDATION

Approval

1.

COMPATIBILITY with the COMPREHENSIVE PLAN or LAND USE PLAN

The Long-Range Land Use Plan designates the area as **G-3 (Intended Growth) and P-4 (Village Center)**. The **R-2 (Single-family)** Zone District and use **is** consistent with the “**G-3 (Intended Growth) and P-4 (Village Center)**” designation in this case.

PROPERTY HISTORY

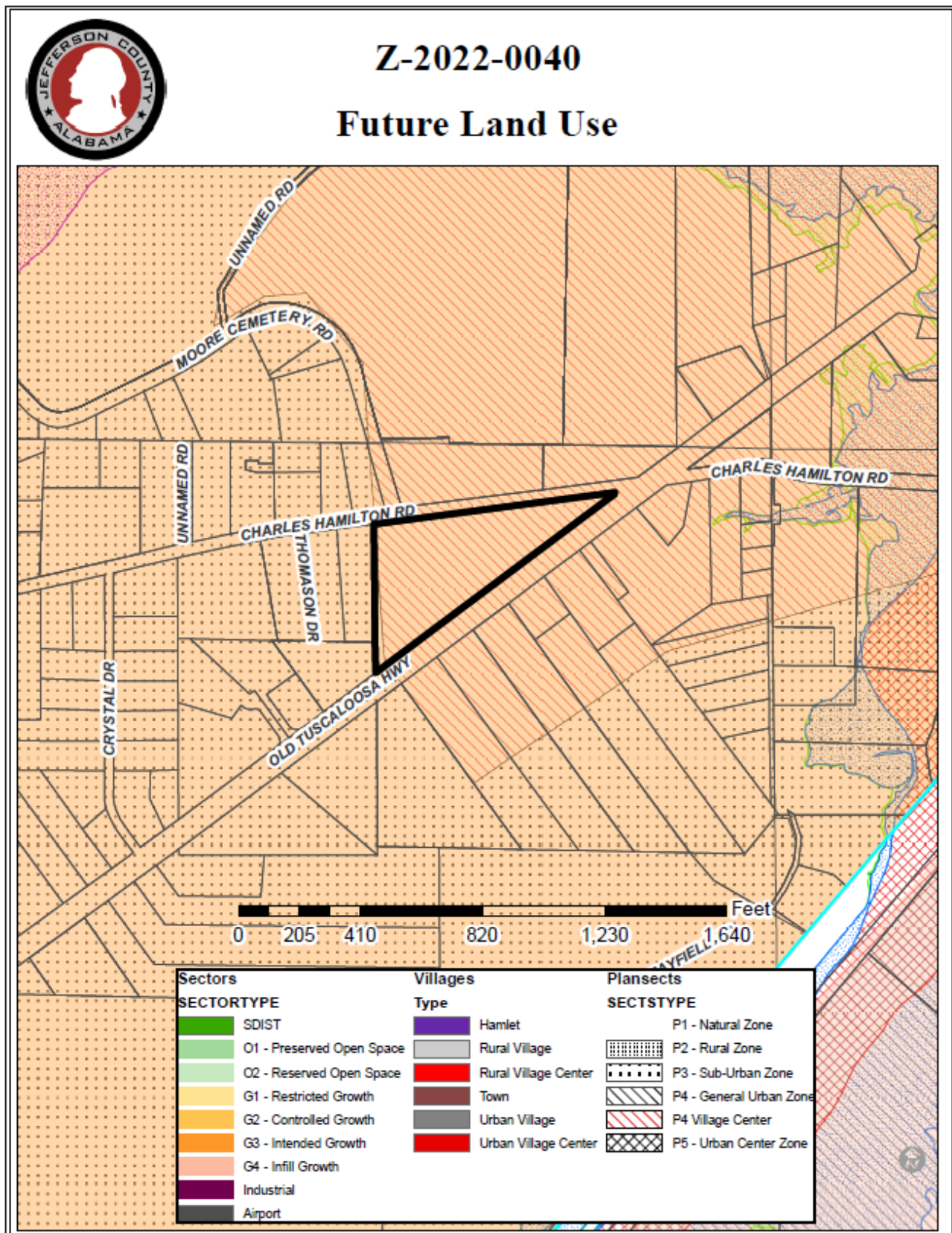
There are 2 historical records associated with this address: Z-2006-0086 and Z-1998-0087. Z-2006-0086 was approved rezoning the subject property to the Institutional-2 zone district with covenants in 1998 for an assisted living facility. Z-1998-0087 was denied rezoning the property from R-2 to the I-2 zone district to allow an Assisted Living Facility.

STAFF SUMMARY

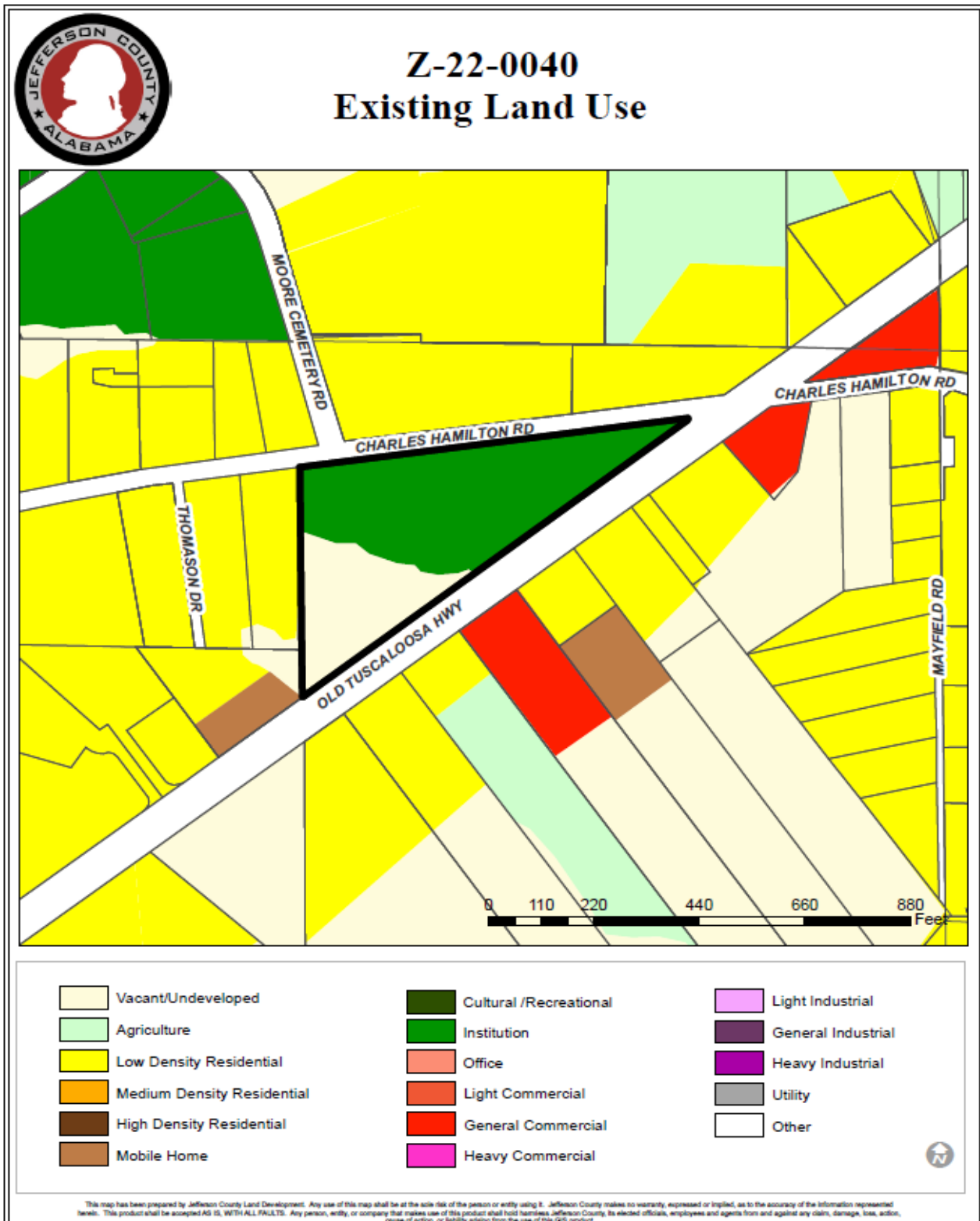
- From Inst-2 and C-1 to R-2 is a down-zoning.
- The structure, built in 1934, consists of 3,000 square feet including 4 bedrooms and 2 baths on 4.5-acres.
- Previously used as a Bed-N-Breakfast and Assisted Living Care Facility, the new owners would like to convert it to its original use as a single-family dwelling.
- Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system is warranted for sewage waste disposal and will also require the approval of the Jefferson County Department of Health.
- The subject property is abutted by single family dwellings to the north in the Inst-1 zone district. To the south is Hydrafab Hydraulics in the C-1 zone. To the west are single-family dwellings in the R-2 zone. To the east are the Smokers Genie/Snack Shop and Taco Magic Fast Food within the C-1 zone. (See *Current Zoning Map*.)
- *As the property was originally built as a single-family residence and its original zoning was R-2, Single Family) District, this is an appropriate use for this parcel.*
- *All of the future land use proposals for this property and adjacent parcels to the north have been abandoned.*
- *The uses will remain as single-family rather than institutional as originally proposed.*

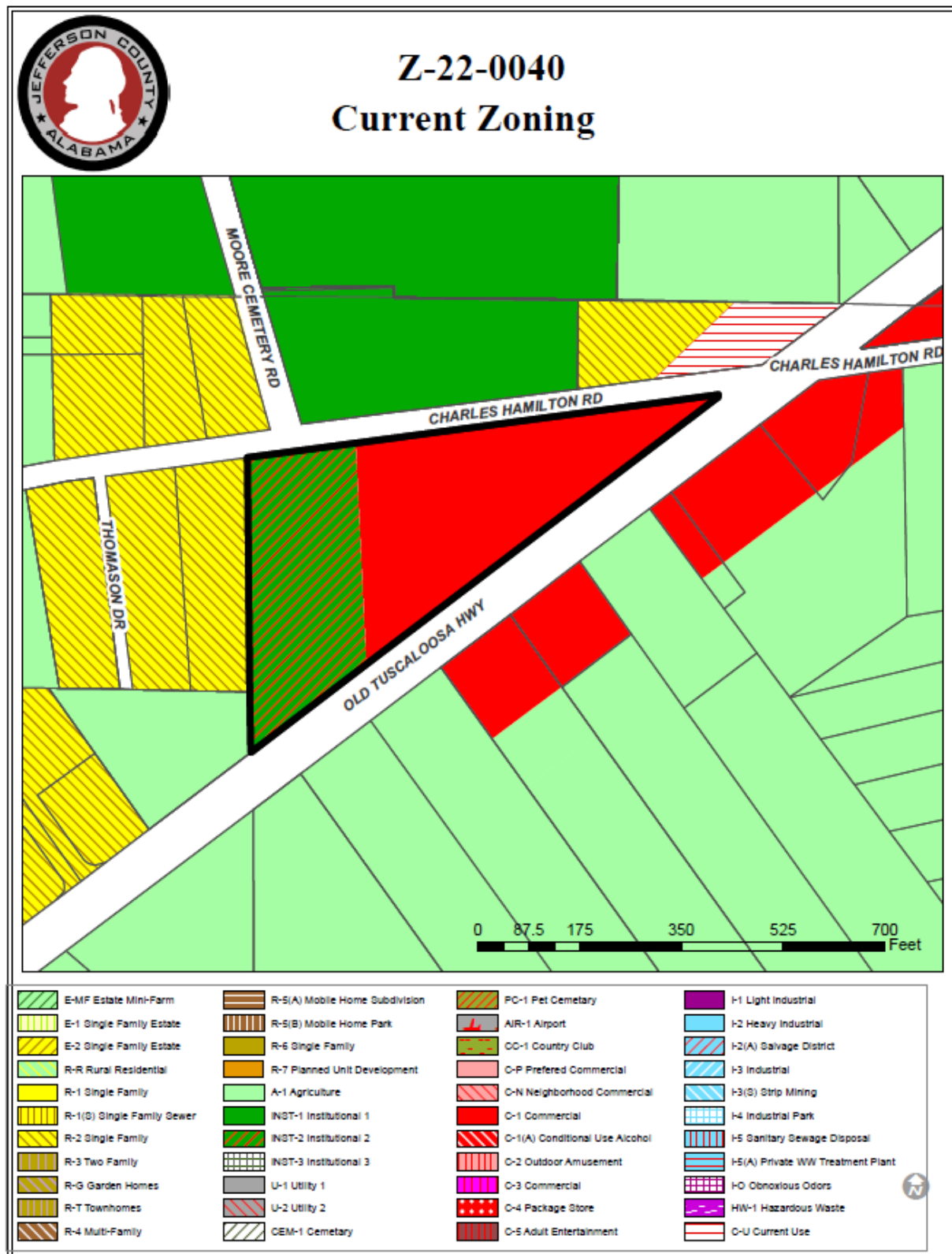
LAND USE PLAN COMPLIANCE

The applicants request for a Zoning Amendment to rezone to the ***R-2 zone district*** is compatible with the County's adopted ***Land Use Plan designation*** of "***G-3 (Intended Growth) and P-4 (Village Center)***".









The subject property presently has a zoning classification of **Inst-2 (Institutional-2) zone district.**

Street View



6025 Old Tuscaloosa Hwy, McCalla, AL 35111

CONCEPTUAL DEVELOPMENT PLAN EVALUATION

The site sits at the intersection of Charles Hamilton Road and Old Tuscaloosa Avenue. The structure was previously a Bed-N-Breakfast. The property has existing access from Old Tuscaloosa Hwy.



SUPPLEMENTAL INFORMATION

Traffic Engineering: The proposed zoning is not expected to be detrimental to traffic safety or operations.

Drainage Engineering: As this is an existing residence, no new drainage issues should be expected due to the rezoning of this parcel based on the information provided. However, should any revisions be made to this site that were not shown in the information provided for this case, additional drainage consideration and review may be necessary.

Floodplain: The subject property ***is not*** within a designated FEMA floodplain area or special flood area (Zone AE) according to FEMA Map 01073C0428G.

Parking/Landscaping Requirements: The Zoning Regulations requires one (1) parking space, per dwelling unit.

Sanitation Service: Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system for sewage waste disposal will be required at this location and will need approval from the Jefferson County Department of Health approval.

Water Service: Provided by the Warrior River Water Authority.

**JEFFERSON COUNTY
PLANNING AND ZONING COMMISSION
REGULAR SESSION
June 9, 2022**

PRESIDING CHAIR: Martin Evans
MEMBERS PRESENT: Joseph Andrews, Dr. Brenda Dickerson, Christie Forsyth, Lance Huey, Jay Miller, Chris Nicholson, Georgia McCoy O’Neal,

SUPPORTING
STAFF PRESENT: Development Services Staff: Dayla Baugh, Acting Director; Michael Morrison, Zoning Administrator, Andrew Martin, Landscape Architect; Willie Brown, Principal Planner; Carlton Minard, Planner; Connie Hughes, Minute Clerk

Roll call was taken, quorum present.

PREVIOUS MINUTES:

Motion to suspend the reading of the April 14, 2022 minutes and approve as written made by Miller seconded by Dickerson and carried by unanimous vote.

NEW SUBDIVISION CASES

CASE NUMBER: S-22-0029
PROPERTY OWNER: Martin Management Consulting, LLC
APPLICANT: Jordan Yarbrough
REQUEST: Eastern Valley Road Subdivision, Nine (9) lots and one (1) conservation lot proposed.
CURRENT ZONING: R-1(Single Family)
PARCEL ID#: 4300122000008000
SEC/TWP/RANGE: Section 12 / Township 20 / Range 5 W
ADDRESS: 5313 Eastern Valley Road, McCalla, 35111
ACREAGE: 8.99 Acres +/-
GENERAL AREA: McCalla

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies motion made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0031
PROPERTY OWNER: Edward Hall, Rickey & Tammy Hall
APPLICANT: Rickey Hall
REQUEST: Hall Brothers Survey, Two (2) lots proposed
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#s: 0200363000011004, 0200363000011005, 0200363000013001
SEC/TWP/RANGE: Section 36 / Township 14 / Range 2 W
ADDRESS: 9016, 9050 & 9062 Bradford Trafford Road
ACREAGE: 14.8 Acres +/-
GENERAL AREA: Marsh Mountain

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies motion made by Miller, seconded by Dickerson. Motion carried with unanimous vote.

CASE NUMBER: S-22-0035
PROPERTY OWNER: Rebecca Moore Earnest, David Moore Earnest, John Clay Earnest, Sr., Joel Sloan Earnest, John Clay Earnest, Jr., Philip Brown Earnest
APPLICANT: Scott Vaughn
REQUEST: Earnest Addition to McCalla, Three (3) lots proposed
CURRENT ZONING: A-1 (Agriculture) & R-7 (PUD)
PARCEL ID#s: 4300012006013000, 4300013000002000, 4300021000049000, 4300021000050000
SEC/TWP/RANGE: Section 1 & 2 / Township 20 / Range 5 W
ADDRESS: 6160, 6162, 6180, & 6230 Old Tuscaloosa Hwy, McCalla, 35111
ACREAGE: 72.18 Acres +/-
GENERAL AREA: McCalla

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0036
PROPERTY OWNER: Rebecca Moore Earnest, David Moore Earnest, John Clay Earnest, Sr., Joel Sloan Earnest, John Clay Earnest, Jr., Philip Brown Earnest
APPLICANT: Scott Vaughn
REQUEST: Rolling Hills, One-hundred and six (106) lots proposed
CURRENT ZONING: R-7 (PUD)
PARCEL ID#s: 4300012006013000, 4300013000002000, 4300021000049000, 4300021000050000
SEC/TWP/RANGE: Section 1 & 2 / Township 20 / Range 5 W
ADDRESS: 6160, 6162, 6180, & 6230 Old Tuscaloosa Hwy, McCalla, 35111
ACREAGE: 61.32 Acres +/-
GENERAL AREA: McCalla

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0037
PROPERTY OWNER: Cor’Darius Bland
APPLICANT: Cor’Darius Bland
REQUEST: Bland Resurvey of Lots 11-12, Block 22 Palermo, One (1) lot proposed
CURRENT ZONING: R-6 (Single Family)
PARCEL ID#: 2100341036006000
SEC/TWP/RANGE: Section 34 / Township 17 / Range 4 W
ADDRESS: 400 Trenton Street, Birmingham, 35224
ACREAGE: 0.37 Acres +/-
GENERAL AREA: McDonald Chapel

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0038
PROPERTY OWNER: Terry & Deborah Smith, Nicholas & Lindsay Smith
APPLICANT: Nicholas Smith
REQUEST: Chappell-Smith Farm Resurvey, Two (2) Lots proposed
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#s: 0300300000055006, 0300300000055007
SEC/TWP/RANGE: Section 3 / Township 14 / Range 3 W
ADDRESS: 1854 & 1910 Mayfield Road, Warrior, 35180
ACREAGE: 15.27 Acres +/-
GENERAL AREA: Corner

Opposition: None Present

Motion to approve as a Preliminary Plat with an exception to the Subdivision Regulations to allow 3-A to be recorded with no road frontage and subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal.
Motion carried with unanimous vote.

CASE NUMBER: S-22-0040
PROPERTY OWNER: Randall White
APPLICANT: Randall White
REQUEST: Howton Estates No. 2, Three (3) lots proposed
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: 2000310000008001
SEC/TWP/RANGE: Section 31 / Township 17 / Range 5 W
ADDRESS: 7700 William Howton Road, Mulga, 35118
ACREAGE: 7.91 Acres +/-
GENERAL AREA: Sylvan Springs

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0041
PROPERTY OWNER: Joseph & Norman Alessi
APPLICANT: Jody Alessi
REQUEST: Alessi Squire Lane Estate, Two (2) lots proposed
CURRENT ZONING: E-2 (Single Family)
PARCEL ID#: 2800282001028000
SEC/TWP/RANGE: Section 28 / Township 18 / Range 2 W
ADDRESS: 2800 Millwood Road, Birmingham, 35243
ACREAGE: 18 Acres +/-
GENERAL AREA: Vestavia

Opposition: None Present

Motion to approve as a Preliminary Plat with an exception to the Subdivision Regulations to allow Lot 2 to be recorded with no road frontage and subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal.
Motion carried with unanimous vote.

CASE NUMBER: S-22-0042
PROPERTY OWNER: Edna Burgett, Mary & Robert Burgett
APPLICANT: Wes Bertoldi
REQUEST: Self Creek Trail, Two (2) lots proposed
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#s: 0200340000001000, 0200340000001001
SEC/TWP/RANGE: Section 34 / Township 14 / Range 2 W
ADDRESS: 2870 Self Creek Road, Warrior, 35180
ACREAGE: 37.29 Acres +/-
GENERAL AREA: Marsh Mountain

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0043
PROPERTY OWNER: Reginald & Beverly Canady; Billy & Martha Jackson
APPLICANT: Larry Davis
REQUEST: Canady Resurvey of Angle Addition to Hollis First Addition to Country Meadow Estates, Three (3) lots proposed
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#s: 0600090000017000, 060009000018007, 060009000018019
SEC/TWP/RANGE: Section 9 / Township 15 / Range 4 W
ADDRESS: 3817, 3851 & 3865 Humber Road, Dora, 35062
ACREAGE: 15.88 Acres +/-

GENERAL AREA: Corner

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0044
PROPERTY OWNER: Karen Boozer, Kimberly McElroy & Justin McElroy
APPLICANT: Karen Boozer
REQUEST: McElroy Resurvey of Lots 1-14, Block Two of Richard Beard Subdivision; One (1) lot proposed
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: 1100032000005000
SEC/TWP/RANGE: Section 3 / Township 16 / Range 1 E
ADDRESS: 8433 Gadsden Hwy, Trussville, 35176
ACREAGE: 3.08 Acres +/-
GENERAL AREA: Trussville

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0045
PROPERTY OWNER: Vickey Allen
APPLICANT: Michael Williams
REQUEST: Cherry Subdivision, One (1) lot proposed
CURRENT ZONING: C-1 (Commercial)
PARCEL ID#s: 2200061000002006, 2200061000002007, 2200061000002008, 2200061000002009, 2200061000002010, 2200061000002011
SEC/TWP/RANGE: Section 6 / Township 17 / Range 3 W
ADDRESS: 2403, 2409, 2415, 2421, 2429, 2439 Cherry Ave, Birmingham, 35214
ACREAGE: 3.97 Acres +/-
GENERAL AREA: Brookside

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0046
PROPERTY OWNER: Shades Parkway LLC
APPLICANT: Shelia Stephenson
REQUEST: Shades Parkway Estates Resurvey, One (1) lot proposed
CURRENT ZONING: C-P (Preferred Commercial)
PARCEL ID#s: 2800171002001000
SEC/TWP/RANGE: Section 17 / Township 18 / Range 2 W
ADDRESS: 813 Shades Creek Parkway, Birmingham, 35209
ACREAGE: 3.69 Acres +/-
GENERAL AREA: Mountain Brook

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0047
PROPERTY OWNER: Justin & Sarah Arrington
APPLICANT: Wes Bertoldi
REQUEST: Resurvey of Lot 1 of Creekwood Mini-Farms Phase 1, Two (2) lots proposed

CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#s: 0700290000014001
SEC/TWP/RANGE: Section 29 / Township 15 / Range 3 W
ADDRESS: 1457 McConnell Lane, Mount Olive, 35117
ACREAGE: 15.4 Acres +/-
GENERAL AREA: MountOlive

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CARRY-OVER REZONING CASE

CASE NUMBER: Z-22-0005
PROPERTY OWNER: The Ole Group, LLC
APPLICANT: Rhett Loveman
REQUEST: requests a change of zoning to R-R (Rural Residential) for a residential subdivision (108 lots proposed).
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: 4300241000003000, 4300133000004000 & 4300134000023000
SEC/TWP/RANGE: Section 24 & 13 / Township 20 / Range 5 W
ADDRESS: 5091, 5225 Fletcher Road and 7550 Starkey Drive, McCalla, 35022
ACREAGE: 103 Acres +/-
GENERAL AREA: McCalla

Applicant: Rhett Loveman, 24 Woodhill Road, Birmingham, AL 35213
Support: Chris Eckroate, 200 Office Park Drive, Birmingham, AL 35223
Opposition: Chanelle Fletcher, 4975 Monroe Drive, Bessemer, AL 35022
Debra Patterson, 5614 Lynne Drive, McCalla, AL 35111
Ludelia Howard, 115 McNear St, Hueytown, AL 35023
Randy Fletcher, 4975 Monroe Drive, Bessemer, AL 35022
Suzy Cook, 5363 Fletcher Road, McCalla, AL 35111
David Pinkerton, 6000 Fletcher Road, McCalla, AL 35022
Carolyn Smith , 6720 Lou George Loop, Bessemer, AL 35022
Ed Fleming, 5626 Lynn Drive, Bessemer, AL 35111
Phil Turkett, 7536 Lupre Drive, McCalla, AL 35111
Annie Collins, 5065 Monroe Drive, Bessemer, AL 35022

Motion to recommend approval made by Miller, seconded by Forsyth. Motion carried with Evans, Andrews & O’Neal abstaining and Dr. Dickerson voting against.

NEW REZONING CASES

CASE NUMBER: Z-22-0022
PROPERTY OWNER: Tyre A. Wilder
APPLICANT: Tyre Wilder
REQUEST: requests a change of zoning to C-1 (Commercial) for a 15,650 SF child development center.
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: 4300114000004000
SEC/TWP/RANGE: Section 11/ Township 20 / Range 5 W
ADDRESS: 5555 Eastern Valley Road, McCalla, AL 35111
ACREAGE: 4.5 Acres +/-
GENERAL AREA: McCalla

Applicant: Jennifer Wilder, 4505 Wilshire Circle , Tuscaloosa, AL 35405
Opposition: None

Motion to recommend approval with conditions made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

- Conditions:**
- 1. The development shall be limited to substantial compliance with the site plan and architectural rendering submitted on June 9, 2022 for P&Z approval.
 - 2. Parking lot lighting shall also be directed downward and away from adjacent businesses.

CASE NUMBER: Z-22-0023
PROPERTY OWNER: Patrick J. Porter, Jr. & Ebony La-Trice Porter
APPLICANT: Ebony Porter
REQUEST: requests a change of zoning to A-1 (Agriculture) for residential use to include a modular or manufactured home.
CURRENT ZONING: Institutional-1
PARCEL ID#: 0600290001001009
SEC/TWP/RANGE: Section 29/ Township 15 / Range 4 W
ADDRESS: 4425 Levine Avenue, Graysville, AL 35073
ACREAGE: 10.01 Acres +/-
GENERAL AREA: Sayre

Opposition: None

Motion to recommend approval made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: Z-22-0025
PROPERTY OWNER: Peggy Posey
APPLICANT: Brian Pressnell
REQUEST: requests a change of zoning to C-1 (Commercial) for a convenience store with 4 gas pumps under a canopy.
CURRENT ZONING: A-1 (Agriculture) and C-N (Neighborhood Commercial)
PARCEL ID#: 0600020000006001
SEC/TWP/RANGE: Section 2/ Township 15 / Range 4 W
ADDRESS: 3487 Warrior Jasper Road, Warrior, AL 35180
ACREAGE: 9.34 Acres +/-
GENERAL AREA: Partridge

Opposition: None

Motion to recommend approval subject to a site plan & architectural design approval by P & Z and completion of a Traffic Impact Study made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: Z-22-0026
PROPERTY OWNER: Linton Coal Company, Inc. (Brandy & Lori McCarty)
APPLICANT: Thomas E. Simmons
REQUEST: requests a change of zoning to A-1 (Agriculture) for a six (6) lot residential subdivision.
CURRENT ZONING: I-3 (Industrial)
PARCEL ID#: 0200210000012000
SEC/TWP/RANGE: Section 21/ Township 14 / Range 2 W
ADDRESS: 2542 Bone Dry, Trafford, AL 35172
ACREAGE: 167 Acres +/-
GENERAL AREA: Trafford

Motion to recommend approval made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: S-22-0018
PROPERTY OWNER: Linton Coal Company, Inc.
APPLICANT: Thomas E. Simmons
REQUEST: Linton Coal Resurvey of Lot 4-AB of Capstone Sunview Subdivision, three (3) lots & three (3) conservation lots proposed
CURRENT ZONING: I-3 (Industrial) & A-1 (Agriculture)
PARCEL ID#s: 0200200000008007, 0200200000012000, 0200210000012000
SEC/TWP/RANGE: Section 20 & 21/ Township 14 / Range 2 W
ADDRESS: 2542 Bone Dry, Trafford, AL 35172, 9230 & 9274 Sunview Road, Warrior, 35180
ACREAGE: 172.7 Acres +/-
GENERAL AREA: Trafford

Opposition: None Present

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: Z-22-0027
PROPERTY OWNER: Eric Taylor & Caitlin Bond
APPLICANT: Caitlin Bond
REQUEST: requests a change of zoning to A-1 (Agriculture) to remove split zoning
CURRENT ZONING: A-1 (Agriculture) & C-1 (Commercial)
PARCEL ID#: 1300214001023000
SEC/TWP/RANGE: Section 21/ Township 16 / Range 2 W
ADDRESS: 4234 Red Wing Lane, Birmingham, AL 35217
ACREAGE: 3.5 Acres +/-
GENERAL AREA: Pawnee

Opposition: None

Motion to recommend approval made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: Z-22-0028
PROPERTY OWNER: Joy Wood, Personal Representative for the Estate of Eugene Hassell
APPLICANT: Joseph A. Miller, III, MTTR Engineers, Inc.
REQUEST: requests a change of zoning to R-G (Single Family) for a garden home subdivision (77 lots proposed).
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: 4300281000002002
SEC/TWP/RANGE: Section 28/ Township 20 / Range 5 W
ADDRESS: 8140 Kimbrel Cutoff Road, McCalla, AL 35111
ACREAGE: 12.67 Acres +/-
GENERAL AREA: McCalla

Applicant: Joseph Miller, 2500 Southlake Park, Suite 100, Hoover, AL 35244

Opposition: None

Motion to recommend approval with the condition that a Traffic Impact Study be completed made by Miller, seconded by O’Neal. Motion carried with Evans abstaining from vote.

CASE NUMBER: Z-22-0029
PROPERTY OWNER: Douglas Farms, LLC
APPLICANT: Joseph A. Miller, III, MTTR Engineers, Inc.
REQUEST: requests a change of zoning to R-4 (Multi-Family) for a 30 unit condominium development on lot 3C of the Resurvey of lot 1 Douglas Commons.
CURRENT ZONING: C-1 (Commercial)
PARCEL ID#: 3900123003012025
SEC/TWP/RANGE: Section 12/ Township 19 / Range 3 W
ADDRESS: 3374 Old Columbiana Road, Birmingham, AL 35226
ACREAGE: 4.01 Acres +/-
GENERAL AREA: Hoover

Applicant: Joseph Miller, 2500 Southlake Park, Suite 100, Hoover, AL 35244

Opposition: None

Motion to recommend approval with the condition that a Traffic Impact Study be completed made by Miller, seconded by O’Neal. Motion carried with Evans and Nicholson abstaining from vote.

CASE NUMBER: Z-22-0030
PROPERTY OWNER: Walker Family Holdings, LTD
APPLICANT: John Walker
REQUEST: requests a change of zoning to A-1 (Agriculture) for residential use.

CURRENT ZONING: C-1 (Commercial)
PARCEL ID#: 1200221000018000
SEC/TWP/RANGE: Section 22/ Township 16 / Range 1 W
ADDRESS: 4370 and 4380 Valley Road, Birmingham, AL 35235
ACREAGE: 3.25 Acres +/-
GENERAL AREA: Trussville

Opposition: None

Motion to recommend approval made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

CASE NUMBER: Z-22-0032
PROPERTY OWNERS: Richard D. & Karen White
APPLICANT: Steven Gilbert
REQUEST: requests a change of zoning to R-1 (Single Family) to remove split zoning.
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: Part of 14-09-3-000-037.000 (part of proposed lot 2 of White’s 2nd Addition to Mount Olive)
SEC/TWP/RANGE: Section 09/ Township 16 / Range 3 W
ADDRESS: 843 Hickory Drive, Mount Olive, AL 35117
ACREAGE: .28 Acres +/-
GENERAL AREA: Mount Olive
Opposition: None

Motion to recommend approval made by Miller, seconded by O’Neal. Motion carried with unanimous vote

CASE NUMBER: S-22-0039
PROPERTY OWNER: Karen & Richard D. White
APPLICANT: Steven Gilbert
REQUEST: White’s 2nd Addition to Mount Olive, Two (2) lots proposed
CURRENT ZONING: A-1 (Agriculture) & R-1 (Single Family)
PARCEL ID#s: 1400093000027000, 1400093000037000
SEC/TWP/RANGE: Section 9 / Township 16 / Range 3 W
ADDRESS: 843 & 853 Hickory Drive, Mount Olive, 35117
ACREAGE: 22.4 Acres +/-
GENERAL AREA: Mount Olive

Motion to approve as a Preliminary Plat subject to technical corrections as required by other reviewing departments/agencies made by Miller, seconded by O’Neal. Motion carried with unanimous vote.

Opposition: None

CASE NUMBER: Z-22-0033
PROPERTY OWNER: Infinity Investments, LLC
APPLICANT: Jabari Mosley
REQUEST: requests a change of zoning to R-1 (Single Family) for a residential subdivision (17 lots and a retention pond proposed).
CURRENT ZONING: A-1 (Agriculture)
PARCEL ID#: 2200063005031000
SEC/TWP/RANGE: Section 06/ Township 17/ Range 3 W
ADDRESS: 608 Melinda Lane, Birmingham, AL 35114
ACREAGE: 8.94 Acres +/-
GENERAL AREA: Forestdale

Applicant: Jabari Mosley, 411 1st Avenue N, Birmingham, AL 35222
Opposition: Victor Thompson, 2057 Trailridge Square, B’ham, AL 35214
Ralph Mayes, 2577 Melinda Circle, B’ham, AL 35214
Earnestine Hendrix, 2045 Trailridge Square, B’ham, AL 35214
Christa Andrews, 2043 Trailridge Square, B’ham, AL 35214
Gregory Crawford, 2047 Trailridge Square, B’ham, AL 35214

Motion to recommend carry-over at the request of the applicant to give applicant an opportunity to meet with the Neighborhood Association made by Miller, seconded by O’Neal.
Motion carried with unanimous vote

CASE NUMBER:
PROPERTY OWNER:

APPLICANT:
REQUEST:

CURRENT ZONING:
PARCEL ID#:
SEC/TWP/RANGE:
ADDRESS:
ACREAGE:
GENERAL AREA:

Z-22-0034
Casey Weems, Personal Representative for the Estate of Janis Weems
Jabari Mosley
requests a change of zoning to R-1(S) (Single Family) for a residential subdivision (36 lots and a retention pond proposed)
A-1 (Agriculture)
2200064002077000
Section 06/ Township 17 / Range 3 W
1966 Cherry Avenue, Birmingham, AL 35114
9.38 Acres +/-
Forestdale

Applicant:

Jabari Mosley, 411 1st Avenue N, Birmingham, AL 35222

Opposition:

None

Motion to recommend approval made by Miller, seconded by O’Neal. Motion carried with unanimous vote

CASE NUMBER:
PROPERTY OWNER:
APPLICANT:
REQUEST:

CURRENT ZONING:
PARCEL ID#:
SEC/TWP/RANGE:
ADDRESS:
ACREAGE:
GENERAL AREA:

Z-22-0036
Ana Villegas
Ana G. Villegas
requests a change of zoning to A-1 (Agriculture) to remove split zoning
A-1 (Agriculture) & C-1 (Commercial)
1300211002007000
Section 21/ Township 16 / Range W
4310 Osage Drive, Birmingham, AL 35217
1.88Acres +/-
Pawnee

Opposition:

None

Motion to recommend approval made by Miller, seconded by O’Neal. Motion carried with unanimous vote

CASE NUMBER:
PROPERTY OWNERS:

APPLICANT:
REQUEST:

CURRENT ZONING:
PARCEL ID#:
SEC/TWP/RANGE:
ADDRESS:
ACREAGE:
GENERAL AREA:

Z-22-0037
Susan Elizabeth Sanders Tucker, Pattie Carol Sanders Wolford, Jennifer Lynn Sanders Boatwright and Pamella Clair Sanders Gunter
Greg Nye
requests a change of zoning to R-1 (Single Family) for a residential subdivision (57 lots proposed)
A-1 (Agriculture)
0800180000003002, 0800074000005000 & 0800074000006000
Section 20/ Township 18 / Range 5 W
1088, 1120, 1080 Bob Glenn Road, Morris, AL 35116
66.25 Acres +/-
Morris

Applicant:

Greg Nye, 880 Montclair Road, Ste 600, B’hm, AL 35213

Opposition:

Debbie Neu, 7993 Overlook Circle, Morris, AL 35116
Jeff Neu, 7993 Overlook Circle, Morris, AL 35116

Motion to recommend approval made by Miller, seconded by O’Neal. Motion carried with unanimous vote

ARCHITECTURAL REVIEW

CASE NUMBER: Z-21-0009
PROPERTY OWNER: Carol Land Development Co., LLC
APPLICANT: Philip English
REQUEST: Review and approval of architectural renderings in conjunction with zoning covenant
CURRENT ZONING: C-1 (Commercial) with covenants:
1. The use of the property be limited to the requested electrical contractor’s office and warehouse and any other use that would be allowed in C-P (Preferred Commercial) zoning; and,
2. Architectural design of the proposed structure on the property shall be subject to approval of the Planning & Zoning Commission.
PARCEL ID#s: 4000081002022000 & 4000081002023000
SEC/TWP/RANGE: Sections 08/ Township 19 / Range 2W
ADDRESS: 2656 & 2660 Old Rocky Ridge Road, Birmingham, 35216
ACREAGE: 1.82 Acres +/-
GENERAL AREA: Rocky Ridge

Motion to carry-over for approval of a site plan to be approved at the next meeting or via e-mail made by Miller, second by O’Neal with unanimous vote.

OTHER BUSINESS

Martin Evans, Chairman
Planning and Zoning Commission

Marquelon Sigler, Secretary
Planning and Zoning Commission

Connie Hughes, recording secretary
Department of Development Services

STAFF

Prepared by Andrew Martin, Landscape Architect

PROPERTY OWNER

Brian Brasher

CASE / APPLICATION NUMBER

S-22-0028

APPLICANT

Brian Brasher

PUBLIC HEARING DATE

July 21, 2022

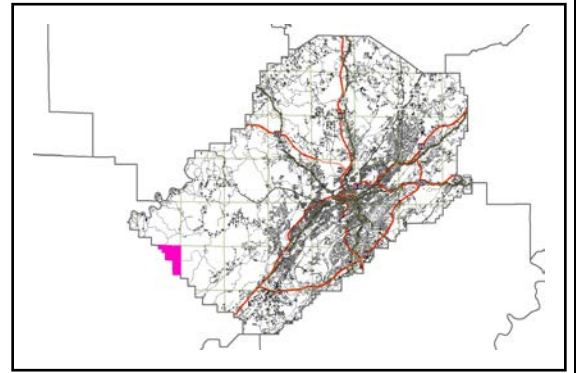
PROPERTY ADDRESS / LOCATION

3421 Crimson Drive, Adger 35006

Parcel ID# 3500030000011002

PURPOSE OF SUBDIVISION

The purpose of this subdivision is to split one (1) acreage tract into two (2) lots of record for residential use.



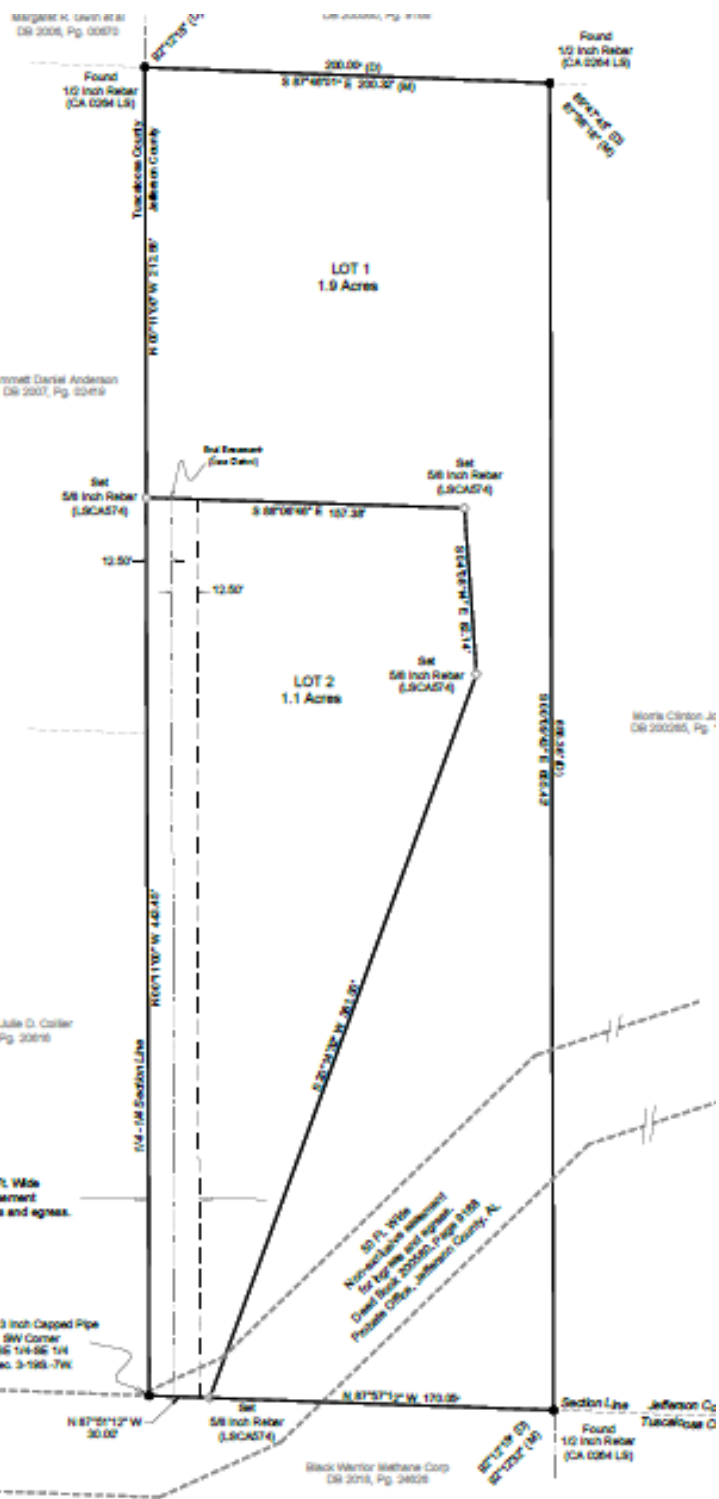
TOWNSHIP REFERENCE MAP - NOT TO SCALE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
A-1 (Agriculture)	Residential & Undeveloped	Undeveloped & Residential	3.11 Acres +/-

STAFF RECOMMENDATION: *Approval with an Exception to the Subdivision Regulations to allow Lots 1 & 2 to be recorded with no road frontage.*

<p>PLANNING Staff Review Proposed subdivision complies with the zoning regulations. The P&Z Commission must grant an Exception to the Subdivision Regulations to allow both lots to be recorded with no road frontage.</p> <p>TRAFFIC Staff Review No anticipated road access or traffic operation issues.</p> <p>RIGHT-OF-WAY Staff Review No R.O.W. dedication will be required.</p> <p>FLOODPLAIN Staff Review Special flood hazard area is not present on property.</p> <p>ENVIRO. SERVICES Staff Review Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system will need to be utilized for sewage waste disposal and will require the approval of the Jefferson County Department of Health.</p>	<p>ZONING/SUBDIVISION HISTORY</p> <p>N/A</p>
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ATTACHMENTS: PRELIMINARY PLAT, ZONING MAP, AERIAL IMAGE

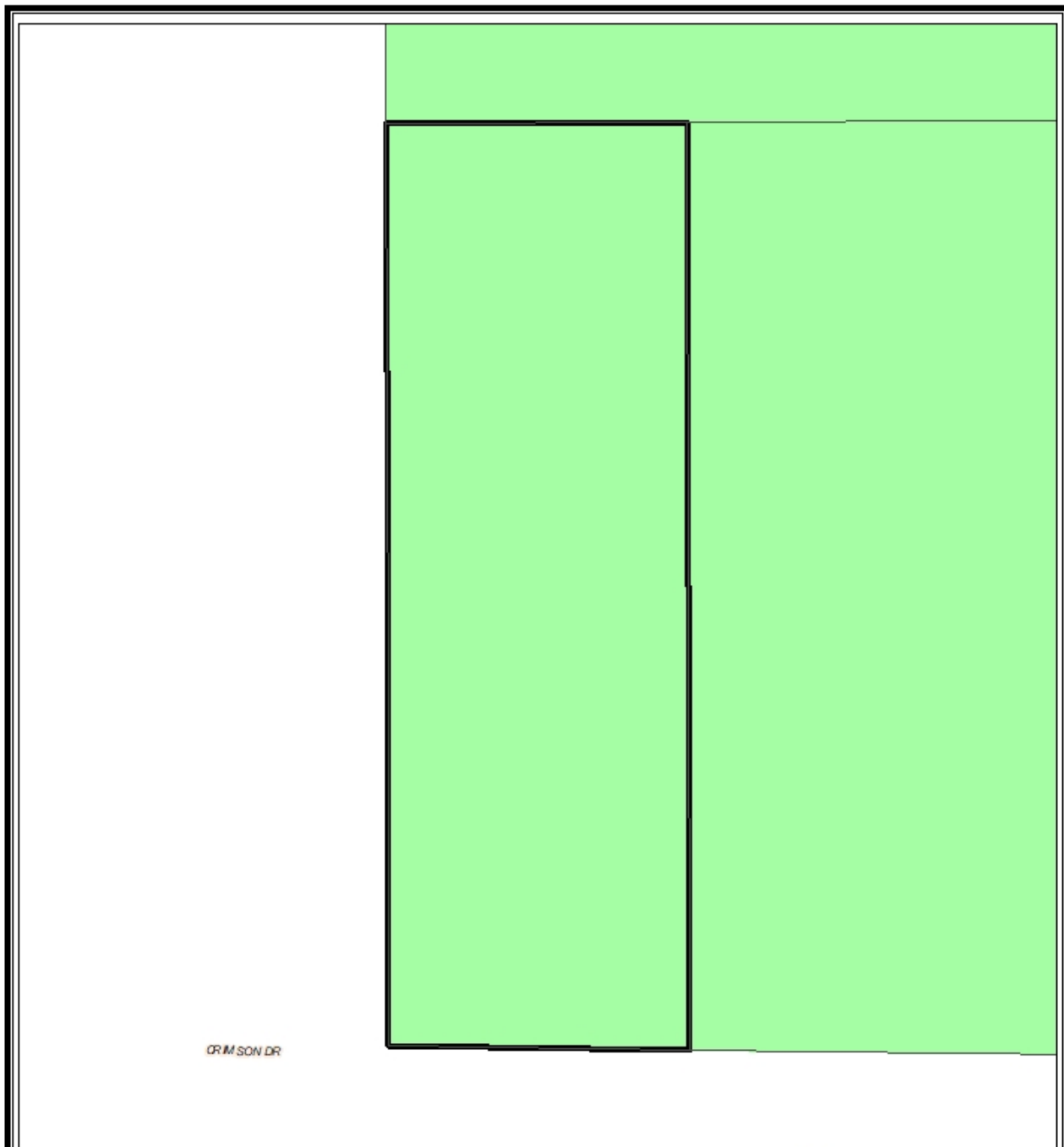




SCALE:
1 inch = 100 feet

Existing Zoning

S-2022-028



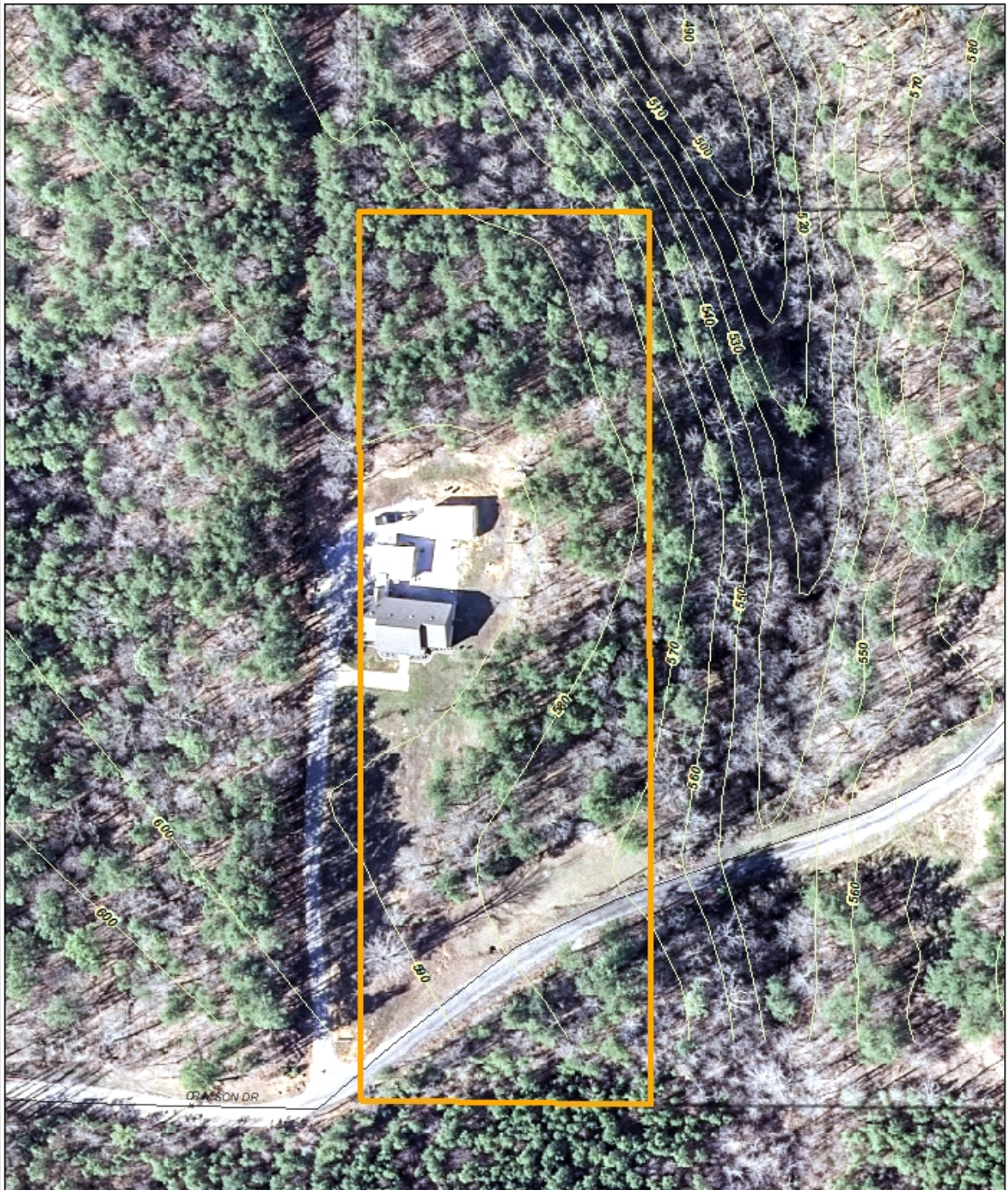
E-MF Estate Mini-Farm	R-5(A) Mobile Home Subdivision	PC-1 Pet Cemetery	I-1 Light Industrial
E-1 Single Family Estate	R-5(B) Mobile Home Park	AIR-1 Airport	I-2 Heavy Industrial
E-2 Single Family Estate	R-6 Single Family	CC-1 Country Club	I-2(A) Salvage District
R-R Rural Residential	R-7 Planned Unit Development	C-P Preferred Commercial	I-3 Industrial
R-1 Single Family	A-1 Agriculture	C-N Neighborhood Commercial	I-3(S) Strip Mining
R-1(S) Single Family Sewer	INST-1 Institutional 1	C-1 Commercial	I-4 Industrial Park
R-2 Single Family	INST-2 Institutional 2	C-1(A) Conditional Use Alcohol	I-5 Sanitary Sewage Disposal
R-3 Two Family	INST-3 Institutional 3	C-2 Outdoor Amusement	I-5(A) Private WW Treatment Plant
R-G Garden Homes	U-1 Utility 1	C-3 Commercial	I-O Obnoxious Odors
R-T Townhomes	U-2 Utility 2	C-4 Package Store	HW-1 Hazardous Waste
R-4 Multi-Family	CEM-1 Cemetery	C-5 Adult Entertainment	C-U Current Use



SCALE:
1 inch = 100 feet

Aerial Photo

S-2022-028



STAFF

Prepared by Andrew Martin, Landscape Architect

PROPERTY OWNER

Wendy Harrison

CASE / APPLICATION NUMBER

S-22-0048

APPLICANT

Wendy Harrison

PUBLIC HEARING DATE

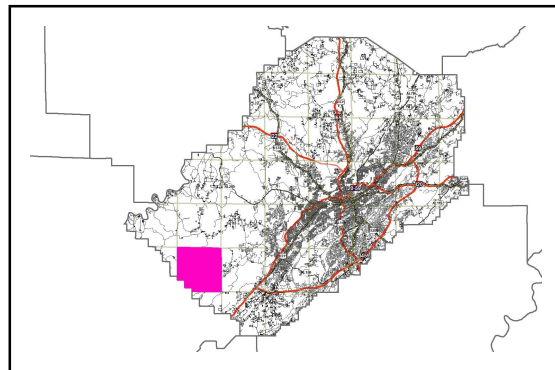
July 21, 2022

PROPERTY ADDRESS / LOCATION

9030 Weller Sumpter Rd, Adger 35006
Parcel ID# 3600260000023000

PURPOSE OF SUBDIVISION

The purpose of this subdivision is to split one (1) acreage tract into four (4) lots of record for residential use.



TOWNSHIP REFERENCE MAP — NOT TO SCALE

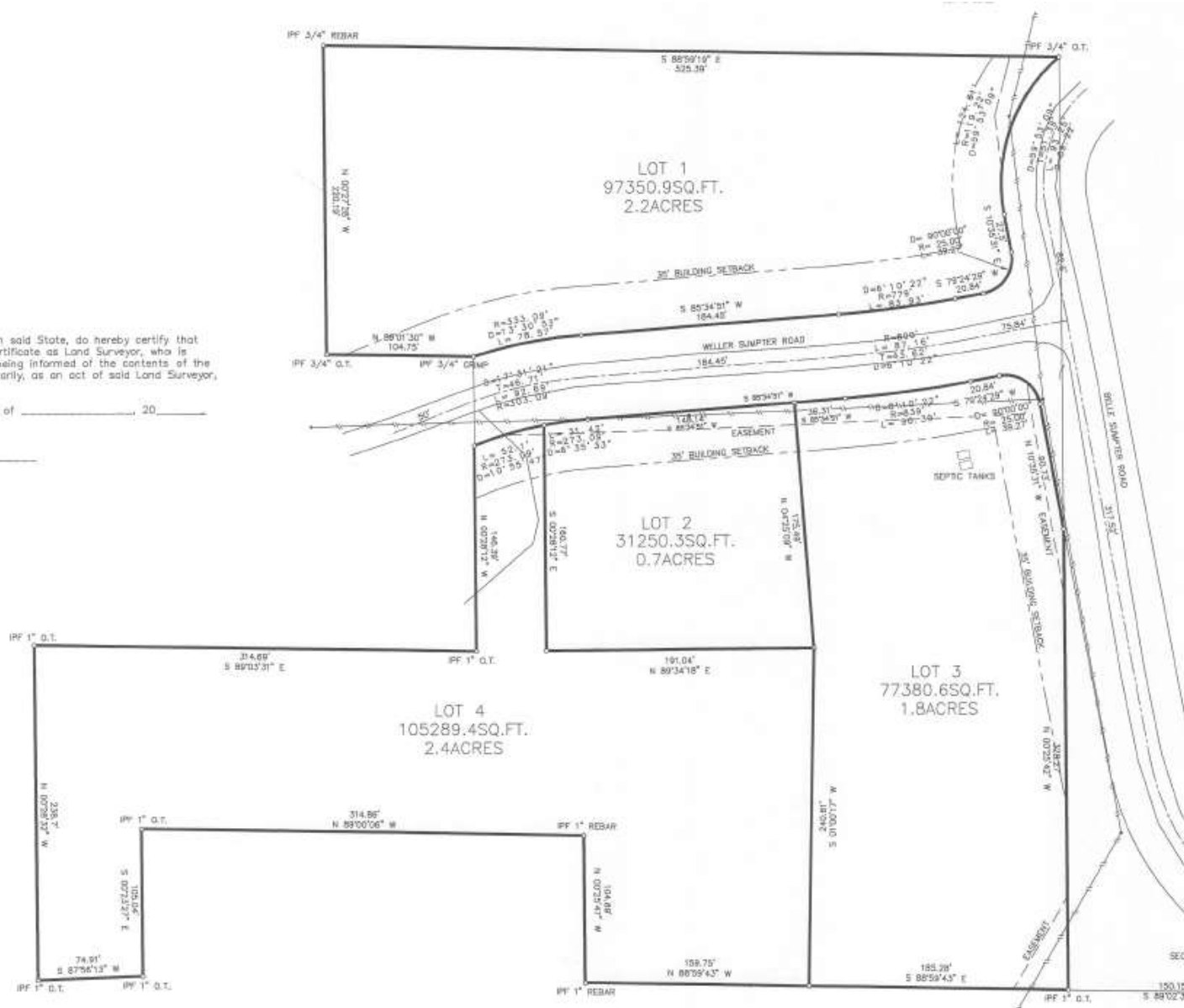
EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
A-1 (Agriculture)	Undeveloped & Residential	Undeveloped, Agricultural & Residential	7.1 Acres +/-

STAFF RECOMMENDATION: *Approval*

<p>PLANNING Staff Review Proposed subdivision complies with the zoning regulations.</p> <p>TRAFFIC Staff Review No anticipated road access or traffic operation issues.</p> <p>RIGHT-OF-WAY Staff Review R.O.W. dedication is required for any part of Weller Sumpter Rd, Belle Sumpter Rd, or Pine Tree Cir, that runs adjacent to or within the boundaries of the property (25' wide and 50' from centerline depending on the location of the roads in relation to the property).</p> <p>FLOODPLAIN Staff Review Special flood hazard area is not present on property.</p> <p>ENVIRO. SERVICES Staff Review Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system will need to be utilized for sewage waste disposal and will require the approval of the Jefferson County Department of Health.</p>	<p>ZONING/SUBDIVISION HISTORY N/A</p>
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ATTACHMENTS: PRELIMINARY PLAT, ZONING MAP, AERIAL IMAGE

day of _____, 20____

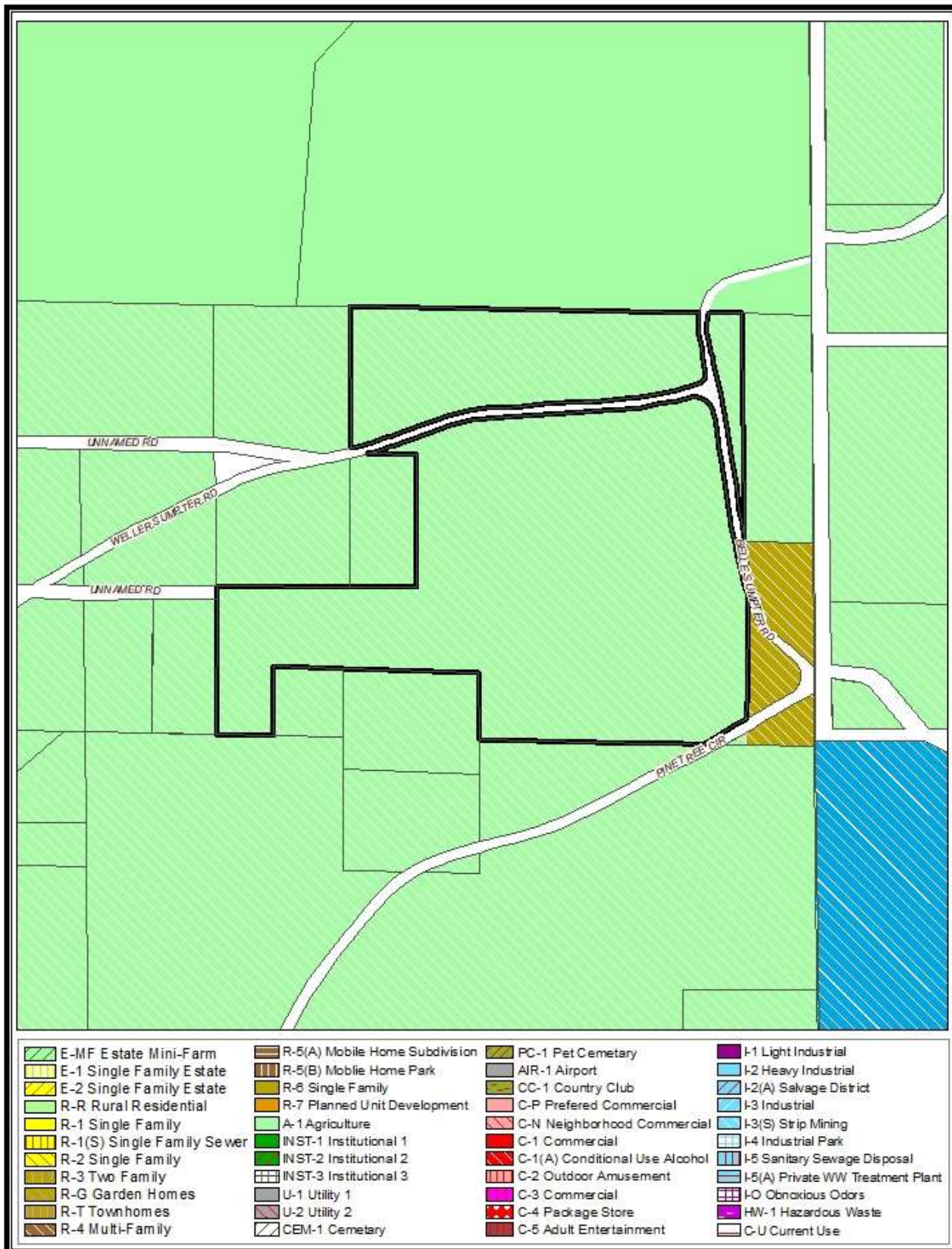




SCALE:
1 inch = 200 feet

Existing Zoning

S-2022-048





SCALE:
1 inch = 200 feet

Aerial Photo

S-2022-048



STAFF

Prepared by Andrew Martin, Landscape Architect

PROPERTY OWNER

Carol Land Development Co LLC

CASE / APPLICATION NUMBER

S-22-0050

APPLICANT

Austen Trowell

PUBLIC HEARING DATE

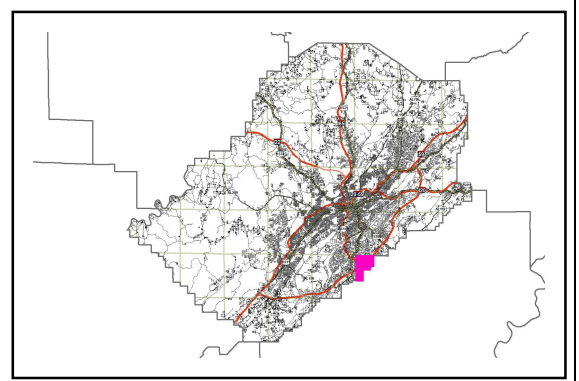
July 21, 2022

PROPERTY ADDRESS / LOCATION

2656 & 2660 Old Rocky Ridge Road,
Birmingham 34216
Parcel ID# 4000081002023000

PURPOSE OF SUBDIVISION

The purpose of this subdivision is to combine two acreage tracts into one (1) lot of record for commercial use.



TOWNSHIP REFERENCE MAP – NOT TO SCALE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
C-1 (Commercial)	Vacant/Undeveloped & Commercial	Commercial, Institutional & Residential	2.57 Acres +/-

STAFF RECOMMENDATION: *Approval***PLANNING** Staff Review

Proposed subdivision complies with the zoning regulations.

TRAFFIC Staff Review

No anticipated road access or traffic operation issues.

RIGHT-OF-WAY Staff Review

R.O.W. dedication has already been completed for Old Rocky Ridge Road.

FLOODPLAIN Staff Review

Special flood hazard area is not present on property.

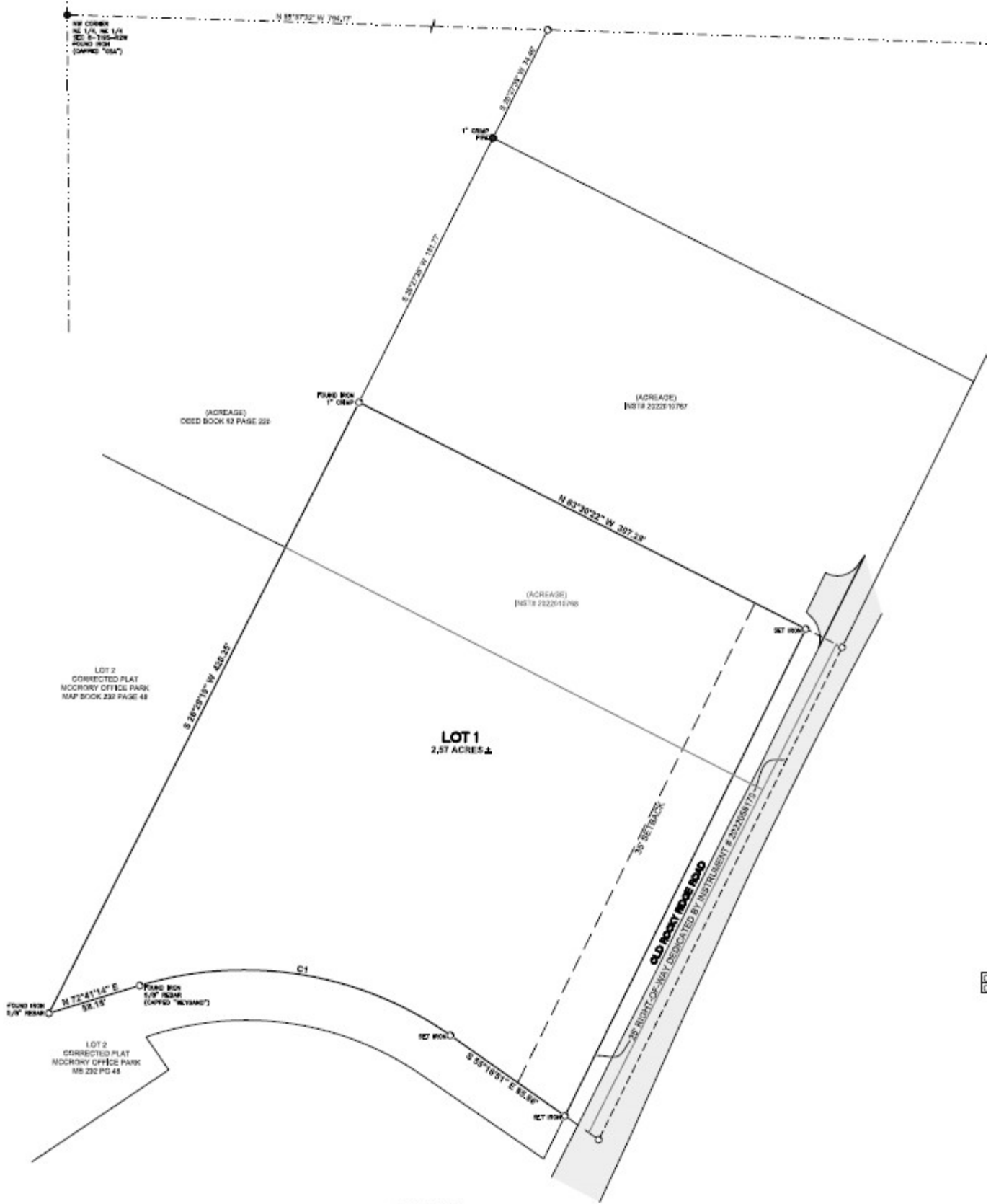
ENVIRO. SERVICES Staff Review

Jefferson County Environmental Services has public sanitary sewer available to this property and must approve and sign the final plat.

ZONING/SUBDIVISION HISTORY

There have been many older rezoning cases on these two properties. The most recent was in 2021 (**Z-21-0009**), when the Jefferson County Commission approved (with conditions) a change of zoning from CP (Preferred Commercial) to C-1 (Commercial) for an office and warehouse for an electrical contractor.

ATTACHMENTS: PRELIMINARY PLAT, ZONING MAP, AERIAL IMAGE





SCALE:
1 inch = 100 feet

Existing Zoning

S-2022-050





SCALE:
1 inch = 100 feet

Aerial Photo

S-2022-050



STAFF

Prepared by Andrew Martin, Landscape Architect

PROPERTY OWNER

Carolyn Hall

CASE / APPLICATION NUMBER

S-22-0051

APPLICANT

Dianne Hall

PUBLIC HEARING DATE

July 21, 2022

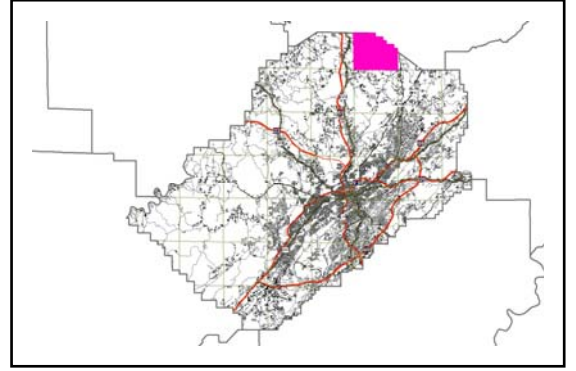
PROPERTY ADDRESS / LOCATION

9070 Bradford Trafford Road, Pinson 35126

Parcel ID# 0200363000011000

PURPOSE OF SUBDIVISION

The purpose of this subdivision is to split one (1) acreage tract into two (2) lots of record for residential use.



TOWNSHIP REFERENCE MAP – NOT TO SCALE

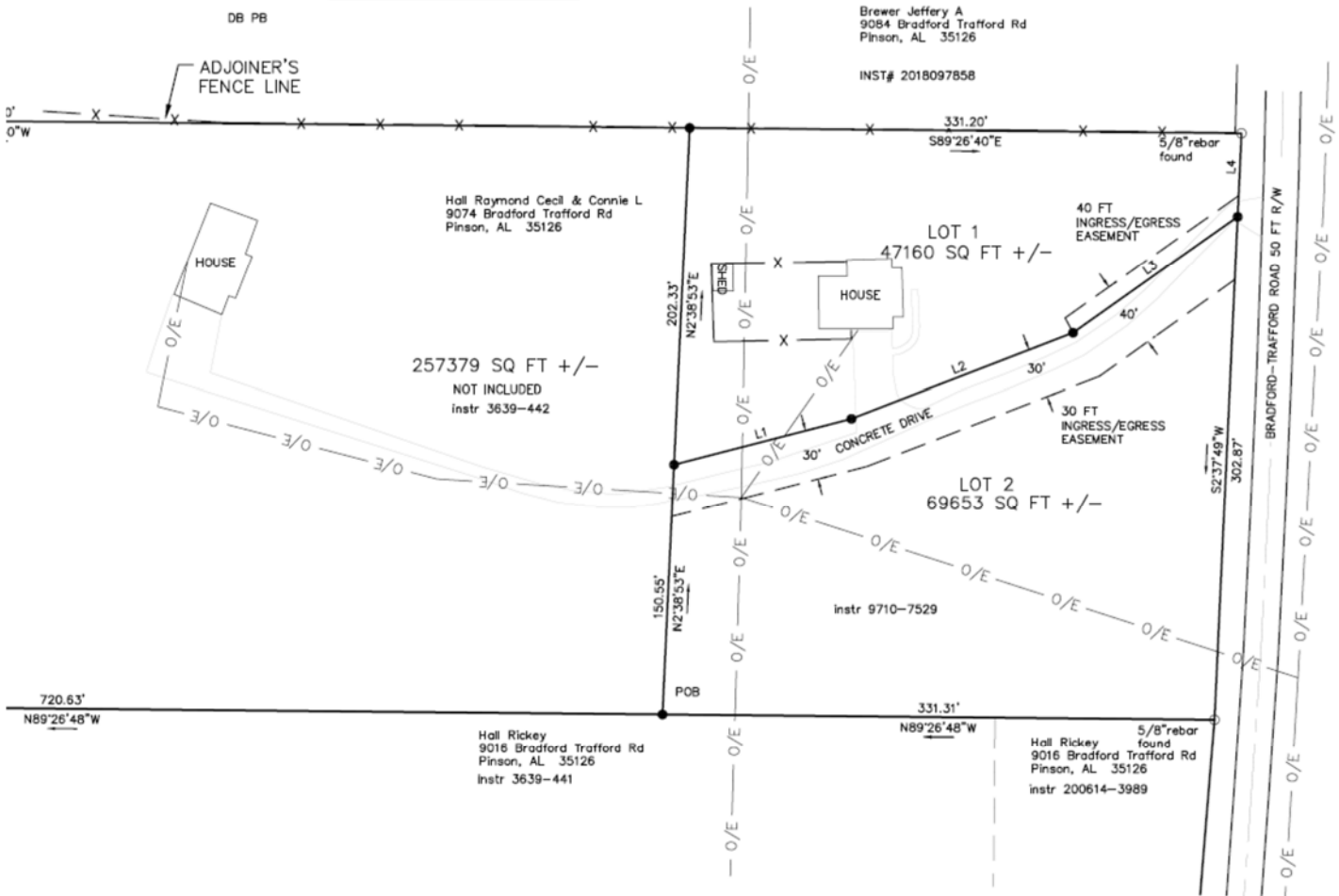
EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
A-1 (Agriculture)	Residential	Residential & Agricultural/Undeveloped	2.68 Acres +/-

STAFF RECOMMENDATION: *Approval*

<p>PLANNING Staff Review Proposed subdivision complies with the zoning regulations.</p> <p>TRAFFIC Staff Review No anticipated road access or traffic operation issues.</p> <p>RIGHT-OF-WAY Staff Review R.O.W. dedication will be required for Bradford Trafford Road (minimum 25' from centerline) where adjacent to property.</p> <p>FLOODPLAIN Staff Review Special flood hazard area is not present on property.</p> <p>ENVIRO. SERVICES Staff Review Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system will need to be utilized for sewage waste disposal and will require the approval of the Jefferson County Department of Health.</p>	<p>ZONING/SUBDIVISION HISTORY</p> <p>N/A</p>
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ATTACHMENTS: PRELIMINARY PLAT, ZONING MAP, AERIAL IMAGE

Line Table		
Line #	Length	Direction
L1	109.96'	S75°30'40"W
L2	142.56'	S68°52'55"W
L3	121.11'	S54°38'39"W
L4	50.00'	S2°37'49"W

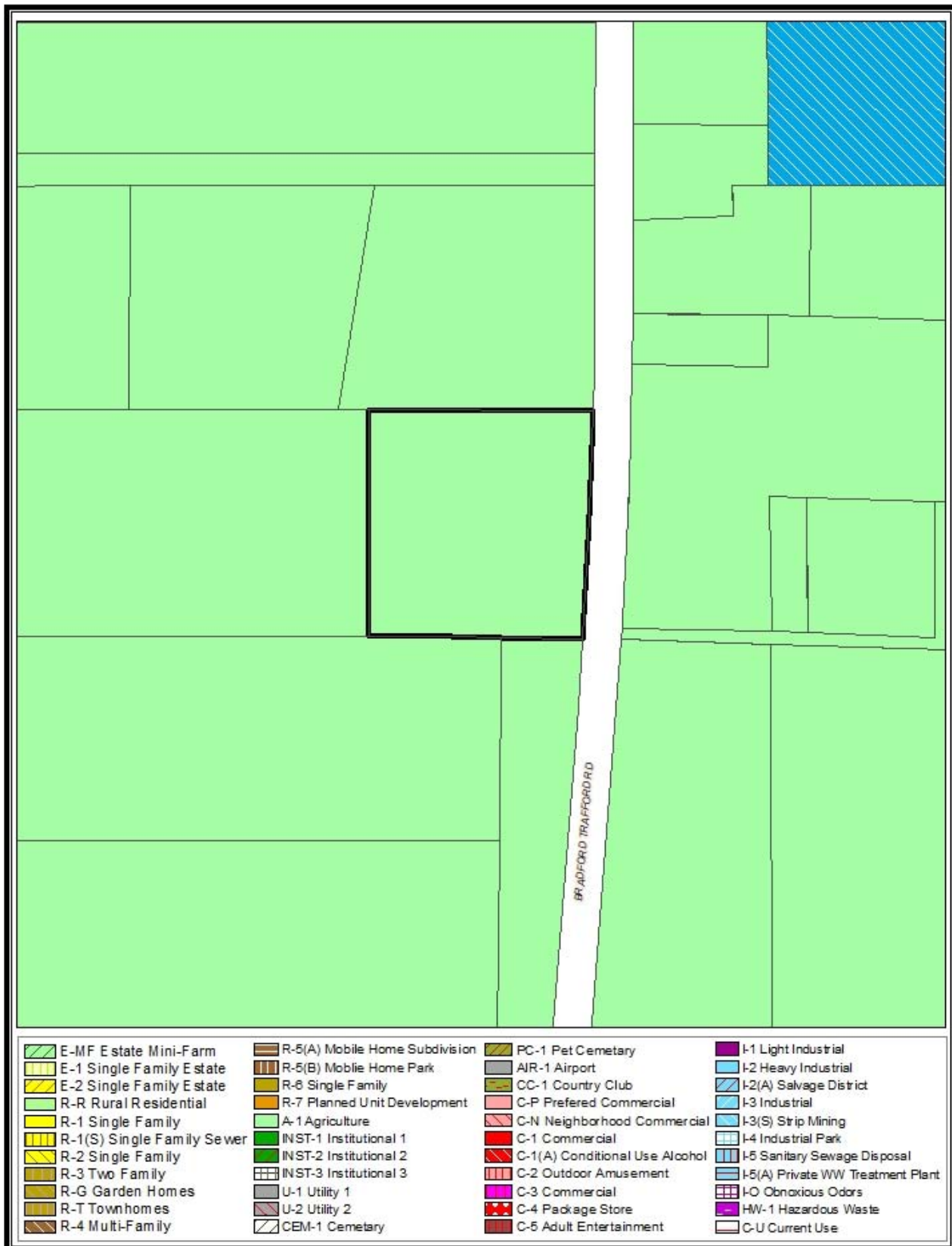




SCALE:
1 inch = 200 feet

Existing Zoning

S-2022-051

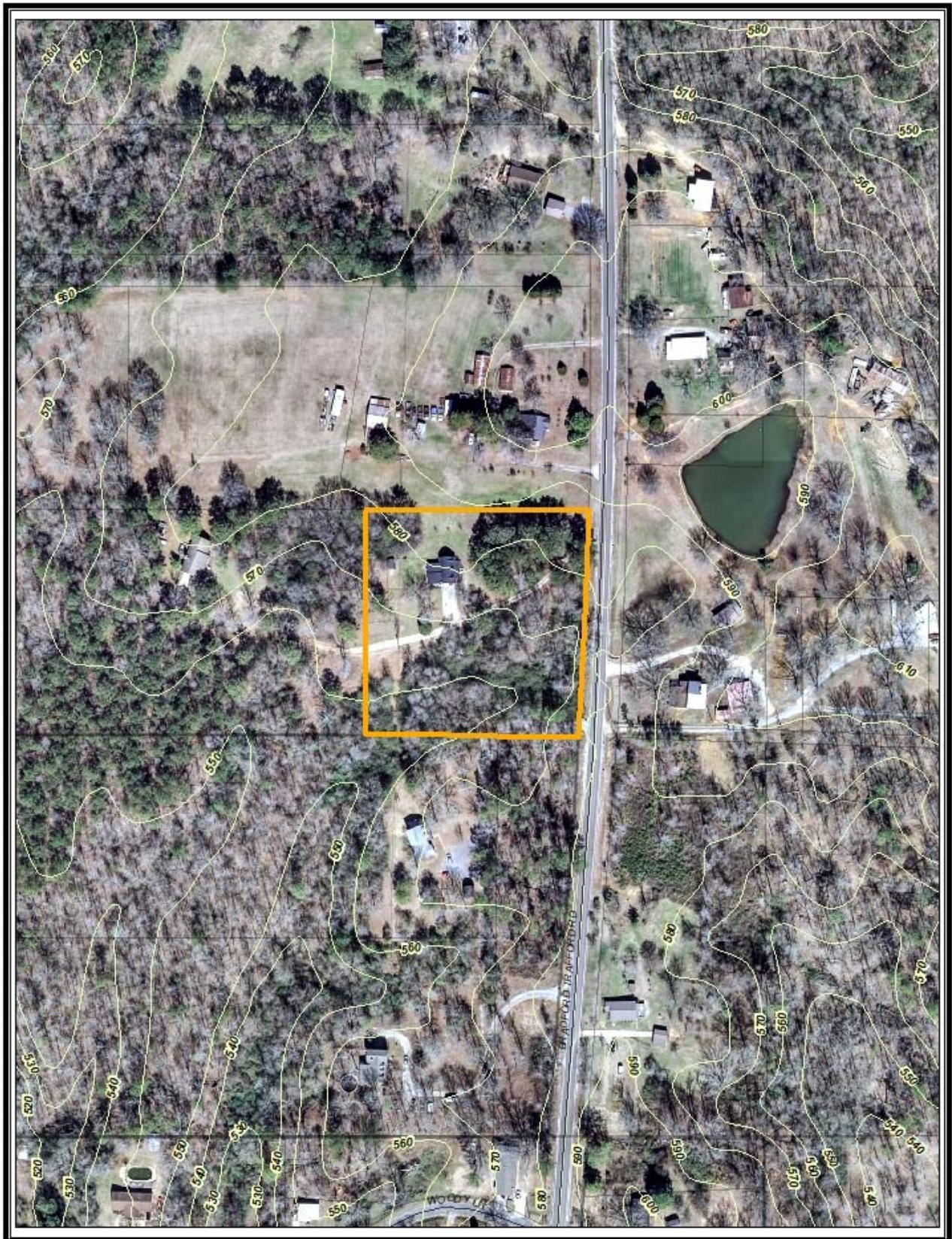




SCALE:
1 inch = 200 feet

Aerial Photo

S-2022-051



STAFF

Prepared by Andrew Martin, Landscape Architect

PROPERTY OWNER

Corinth Construction LLC

CASE / APPLICATION NUMBER

S-22-0052

APPLICANT

Stan Weldy

PUBLIC HEARING DATE

August 11, 2022

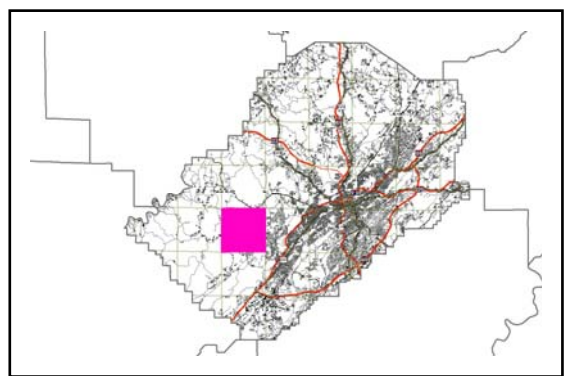
PROPERTY ADDRESS / LOCATION

27,28,31,40 & 41 Sherrod Drive,
Bessemer 35023

Parcel ID# 3100231000085000; 085003;
085004; 085006; 085007

PURPOSE OF SUBDIVISION

The purpose of this subdivision is to split five (5) acreage tracts into thirteen (13) lots of record for residential use.



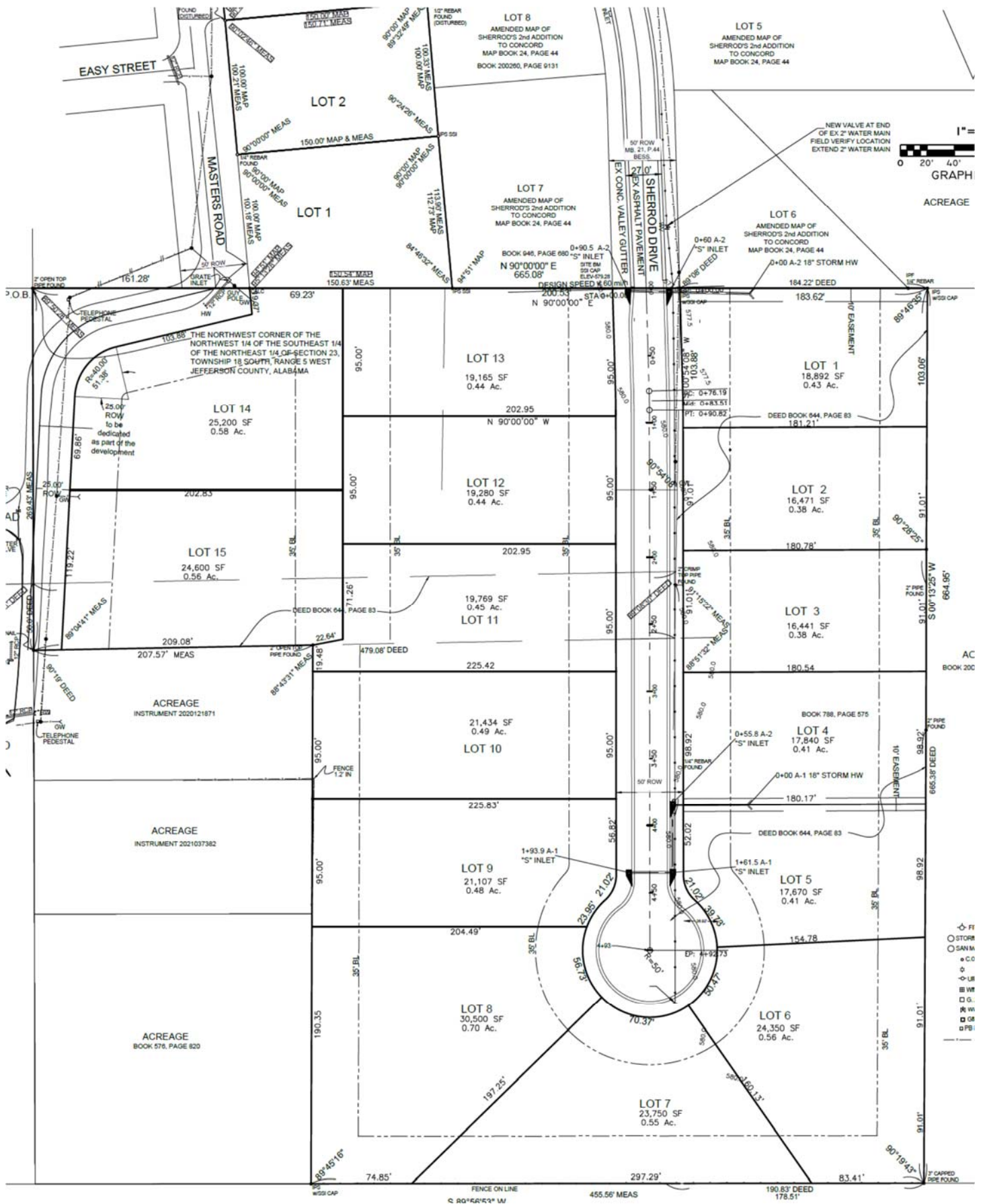
TOWNSHIP REFERENCE MAP – NOT TO SCALE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
R-2 (Single Family)	Vacant Residential	Residential & Industrial	7 Acres +/-

STAFF RECOMMENDATION: Approval

<p>PLANNING Staff Review Proposed subdivision complies with the zoning regulations.</p> <p>TRAFFIC Staff Review Construction plans for the cul-de-sac and other road improvements must be submitted and approved by R&T.</p> <p>RIGHT-OF-WAY Staff Review The County has recorded R.O.W. for a section of Sherrod Drive. The R.O.W. for the remainder of Sherrod Drive will need to be dedicated by deed. Also, R.O.W. dedication is required for the section of Masters Road where adjacent to Lots 12 & 13 as depicted on the plans, 25' from centerline.</p> <p>FLOODPLAIN Staff Review Special flood hazard area is not present on property.</p> <p>ENVIRO. SERVICES Staff Review Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system will need to be utilized for sewage waste disposal and will require the approval of the Jefferson County Department of Health.</p>	<p>ZONING/SUBDIVISION HISTORY</p> <p>N/A</p>
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ATTACHMENTS: PRELIMINARY PLAT, ZONING MAP, AERIAL IMAGE

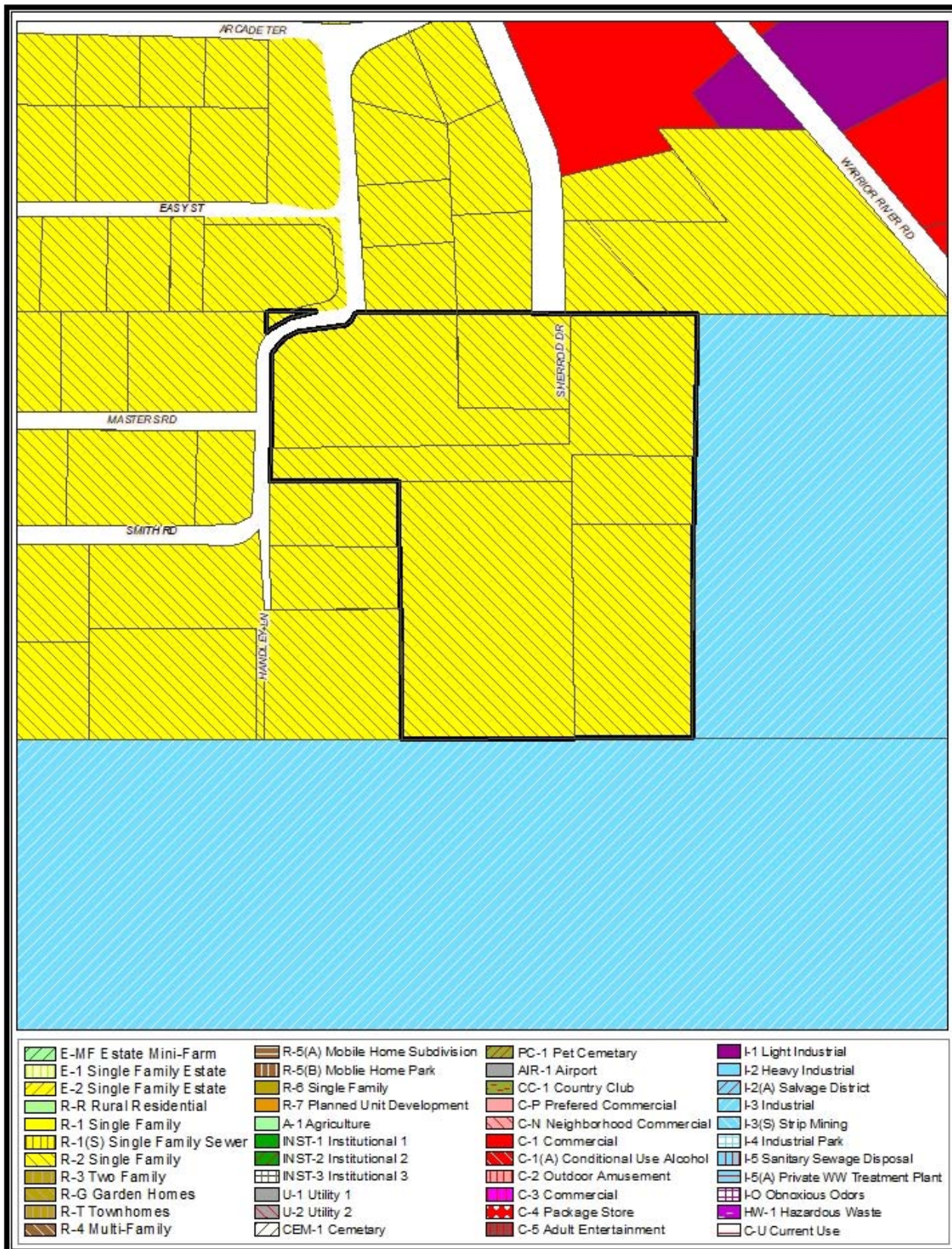




SCALE:
1 inch = 200 feet

Existing Zoning

S-2022-052





SCALE:
1 inch = 200 feet

Aerial Photo

S-2022-052



STAFF

Prepared by Andrew Martin, Landscape Architect

PROPERTY OWNER

Michelle Sanchez

CASE / APPLICATION NUMBER

S-22-0054

APPLICANT

Michelle Sanchez

PUBLIC HEARING DATE

July 21, 2022

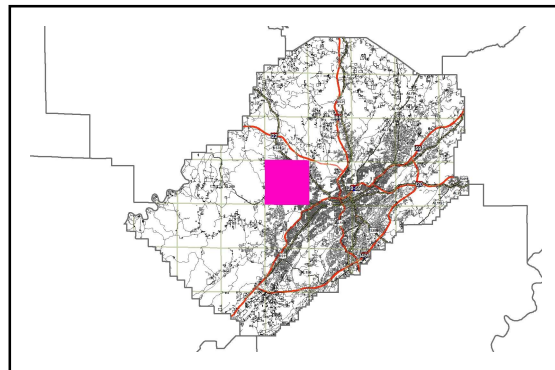
PROPERTY ADDRESS / LOCATION

5027 Forestwood Road, Adamsville 35005

Parcel ID# 2100063001035001

PURPOSE OF SUBDIVISION

The purpose of this subdivision is to split one (1) acreage tract into three (3) lots of record for residential use.



TOWNSHIP REFERENCE MAP – NOT TO SCALE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
A-1 (Agriculture)	Residential	Residential & Undeveloped	8.5 Acres +/-

STAFF RECOMMENDATION: *Approval with an Exception to the Subdivision Regulations to allow Lots 2 & 3 to be recorded with no road frontage.*

<p>PLANNING Staff Review An exception must be granted to allow Lots 2 & 3 to be created with no road frontage.</p> <p>TRAFFIC Staff Review The existing driveway will serve four lots and parcels and can be accepted without improvement. Any further subdivision or residential development will warrant driveway improvements to meet private road requirements.</p> <p>RIGHT-OF-WAY Staff Review R.O.W. dedication will be required for Forestwood Road (25' from centerline) where adjacent to property.</p> <p>FLOODPLAIN Staff Review Special flood hazard area is not present on property.</p> <p>ENVIRO. SERVICES Staff Review Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system will need to be utilized for sewage waste disposal and will require the approval of the Jefferson County Department of Health.</p>	<p>ZONING/SUBDIVISION HISTORY N/A</p>
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ATTACHMENTS: PRELIMINARY PLAT, ZONING MAP, AERIAL IMAGE

[illegible]

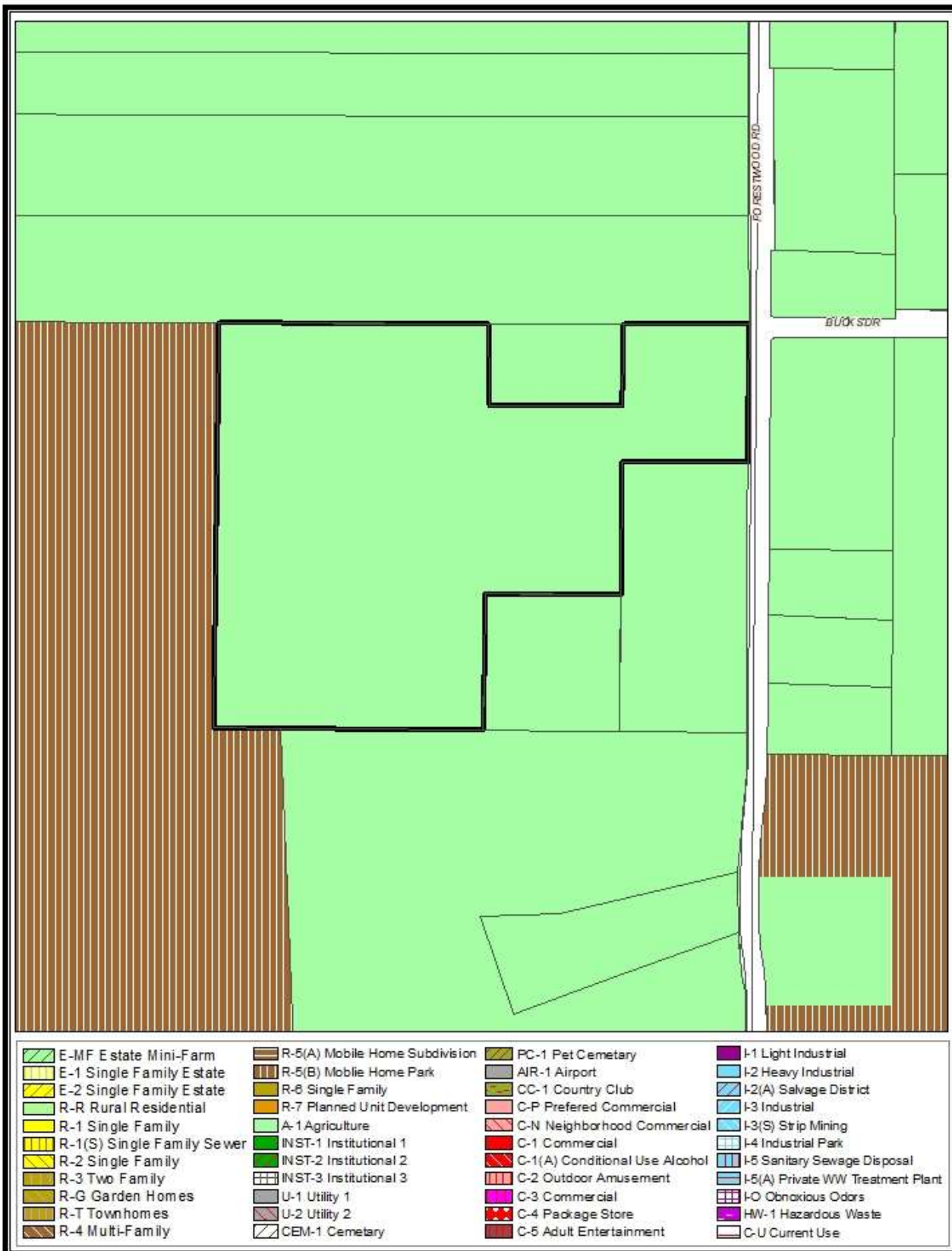
ADJOINING OWNERS



SCALE:
1 inch = 200 feet

Existing Zoning

S-2022-054

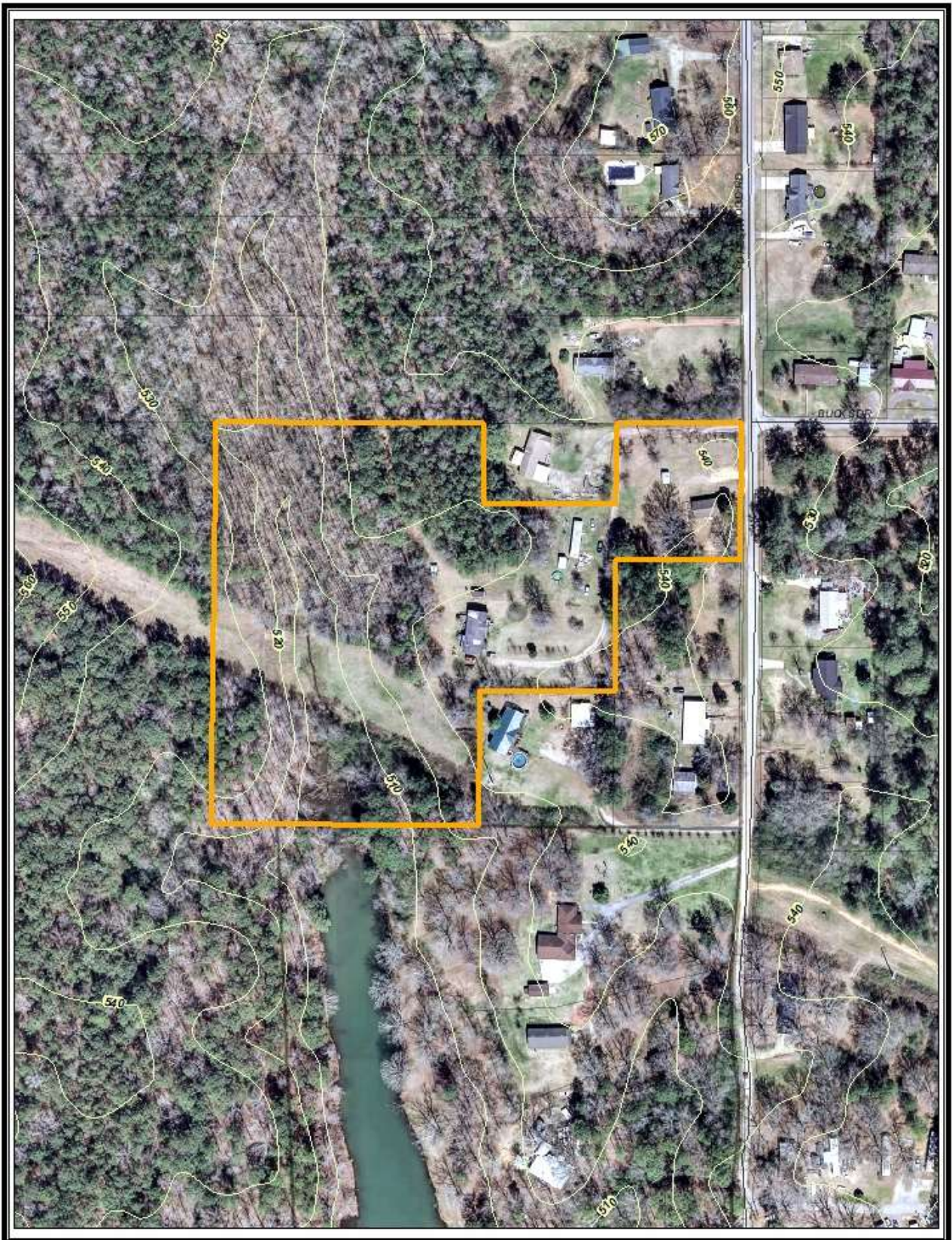




SCALE:
1 inch = 200 feet

Aerial Photo

S-2022-054



STAFF

Prepared by Willie Brown, Principal Planner and Michael Morrison, Zoning Administrator

CASE/APPLICATION NUMBER

Z-22-0024

APPLICANT/PROPERTY OWNER

*Brian Sudduth of Rise Properties and Jess Sirkin of Schoel Engineering.,
Applicant
Montia S. Jones, Owner(s)*

PUBLIC HEARING DATE

June 21, 2022

PROPERTY ADDRESS/LOCATION

Addresses: 3465 Shannon Wenonah Road, 3401, 3405, 3424, 3433, 3450 & 3457 Burrow Drive, 1600, 1631 & 1632 Franklin Lane, 2010 & 2000 Shannon Road, Bessemer, Alabama 35022

Parcel ID #s: 3900064000015000, 3900064000021000, 3900064000022000 3900064000022001, 3900064000023000, 3900064000024000, 3900064000025000, 3900064000026000, 3900064000028000, 390006400026001, 3900064000027000

Section /Twp/Range: 6 / 19 / 3W

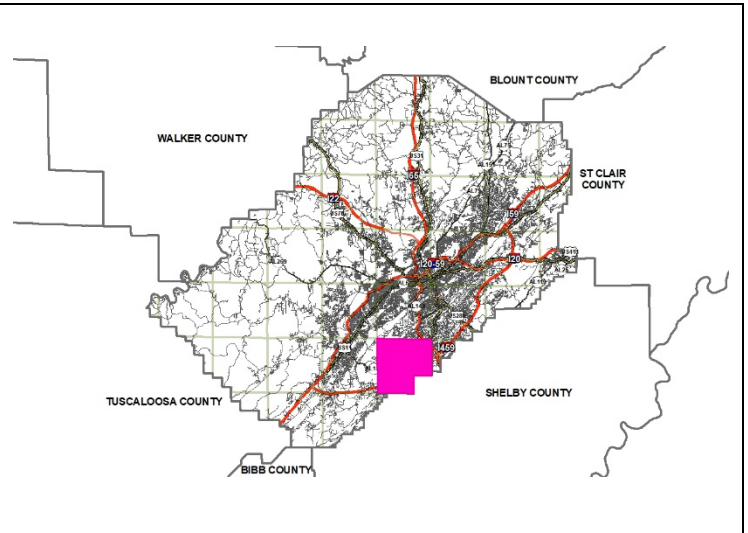
SUMMARY OF REQUEST

This is a map amendment request to rezone the subject property from R-6 (Single Family District) and Inst-1 (Institutional-1) to R-7 (Planned Unit Development) Zone District.

The applicant proposes an age restricted residential development for the site.

Presently, the subject property consists of a church vacant and undeveloped.

Staff has included a brief analysis of the Land Use Plan within the Zoning Amendment below.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-6 & Institutional-1	Two vacant parcels, one parcel contains a church, the others contain single family residences, one of which contains a pond	To the north are single-family dwellings in the R-6 zone. To the south are multi-family dwellings in the PR-2) zone within the City of Hoover. To the west are single-family dwellings in the MXD zone within the jurisdiction of Birmingham. To the east is vacant land in the MXD zone within the City of Birmingham.	Two vacant parcels, one parcel contains a church, the others contain single family residences, one of which contains a pond	22-acres

STAFF RECOMMENDATION

Approval with conditions:

- 1. A minimum landscape buffer of 15' along the western side of the property is required.**
- 2. Use shall be limited to an age restricted residential facility limiting age to 55 years or older.**

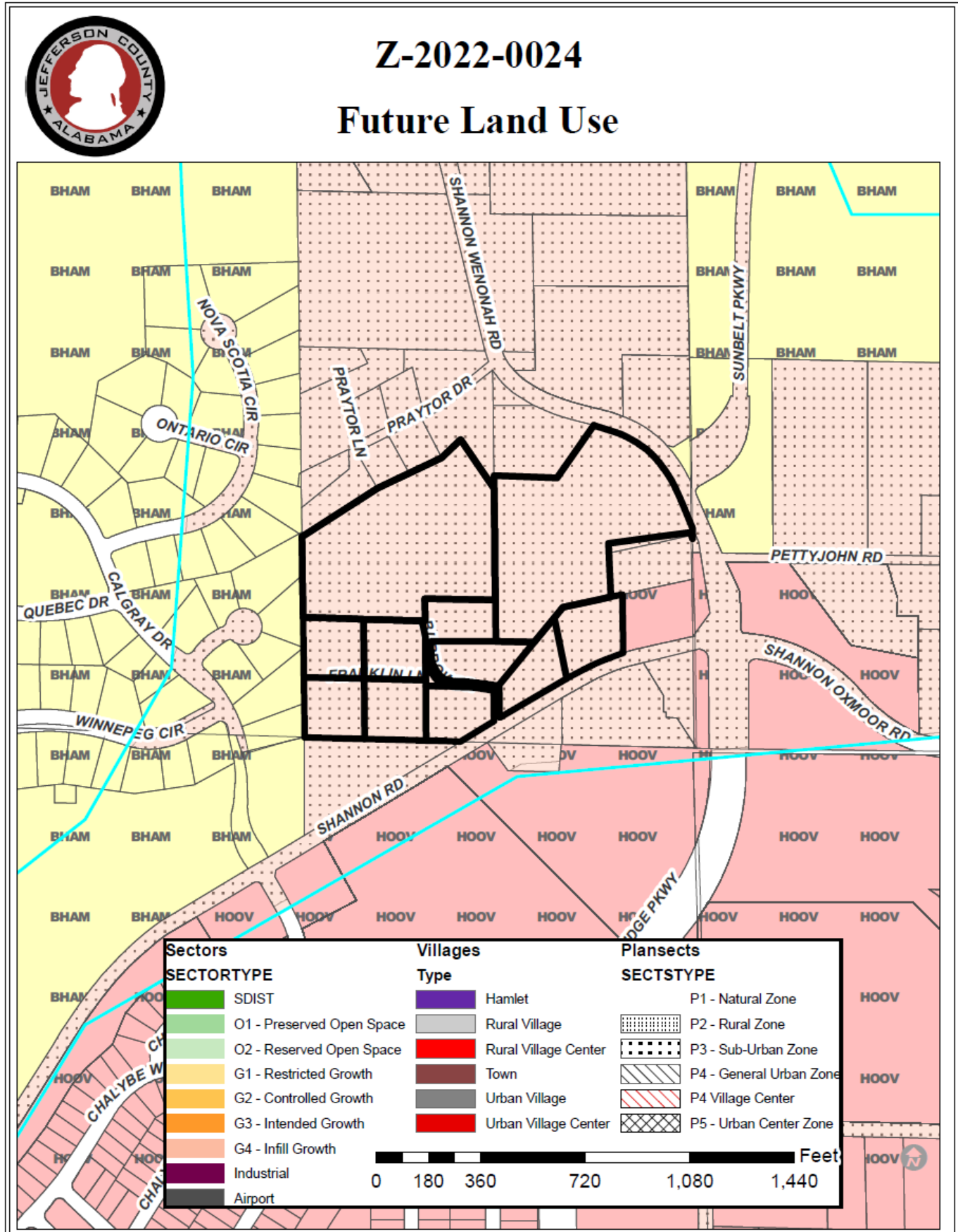
<p>COMPATIBILITY with the COMPREHENSIVE PLAN or LAND USE PLAN</p> <p>The Long-Range Land Use Plan designates the area as <i>P3 (Sub-Urban Zone) and G4 (Infill Growth)</i>. The <i>R-7 (Planned Unit Development)</i> Zone District <i>is</i> consistent with the <i>P3 (Sub-Urban Zone) and G4 (Infill Growth)</i> land designation.</p>	<p>PROPERTY HISTORY</p> <p>The subject property has no associated historical zoning cases with the listed address.</p>
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STAFF SUMMARY

- The proposal is a small-scale map amendment.
- The site would be developed with two, 4-story apartment buildings (134-units), 25-cottages (50-units), a clubhouse, 351-parking spaces, and detention pond on 22-acres.
- It has a proposed density of 8.36 dwellings units per acre.
- The R-7 zone district does not have a maximum density requirement, but the proposal is nearest equivalent to the R-G density requirement of 8.6 du/acre
- Presently, the site contains a church, a single-family dwelling, and an existing pond.
- The county's adopted Future Land Use Plan designates this area as ***P3 (Sub-Urban Zone) and G4 (Infill Growth)***., which ***is*** consistent with the proposed ***R-7 zone district*** and use. The R-7 zone district exists for the protection of environmentally sensitive lands. There are existing wetlands on site.
- The subject property is abutted to the north by single-family dwellings in the R-6 (County) zone. All of the properties at the intersection of Shannon Wenonah Road/Ross Bridge Parkway and Shannon Oxmoor Road/Shannon Road to the south and east of the property have a commercial zoning classification in the City of Hoover. Across Shannon Road are multi-family dwellings in the Planned Residential-2 (PR-2) zone district within the City of Hoover. To the west are single-family dwellings in the MXD (Planned Mixed Use) zone district within the City of Birmingham. To the east is vacant land in the MXD zone district within the City of Birmingham.

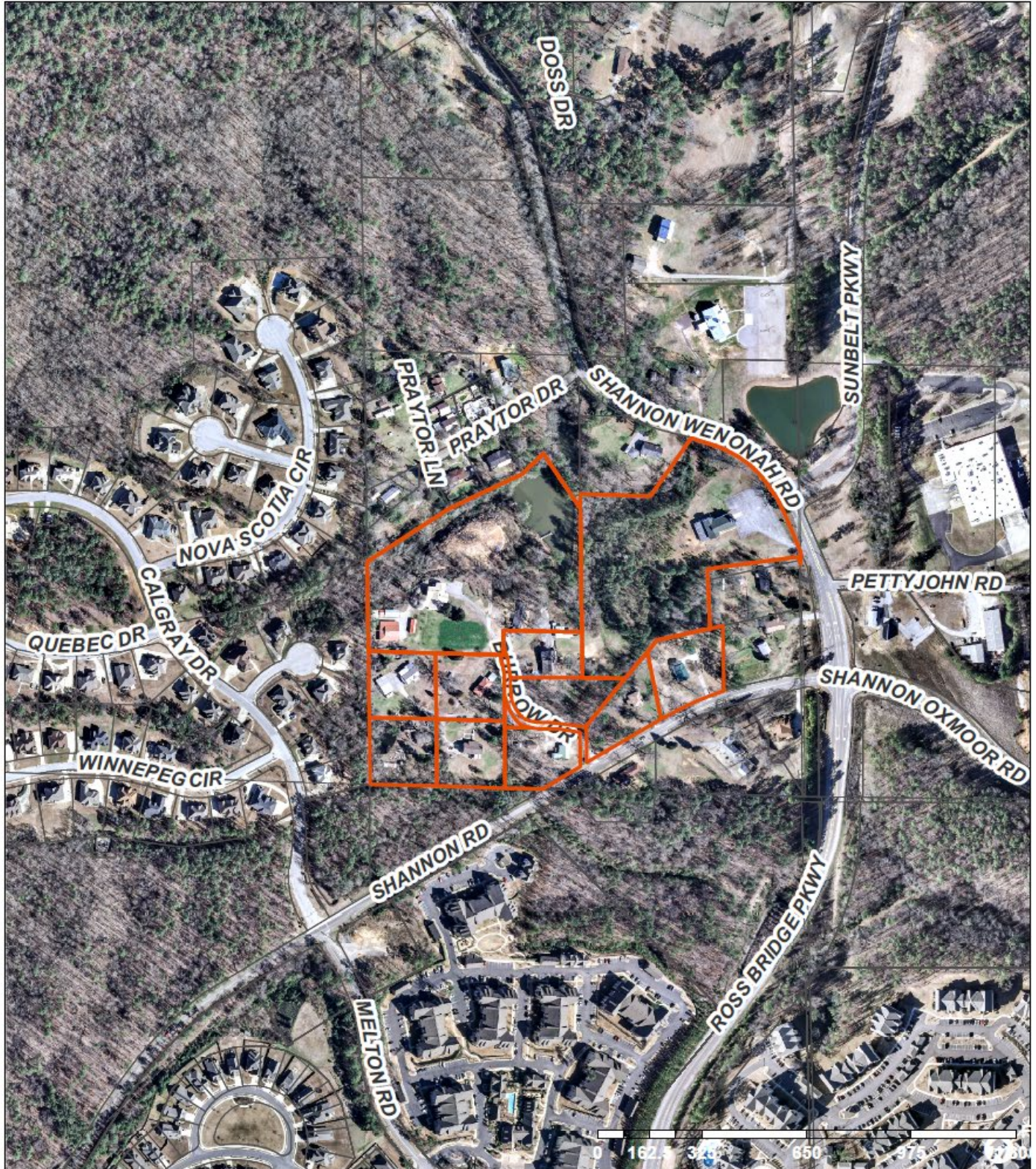
LAND USE PLAN COMPLIANCE

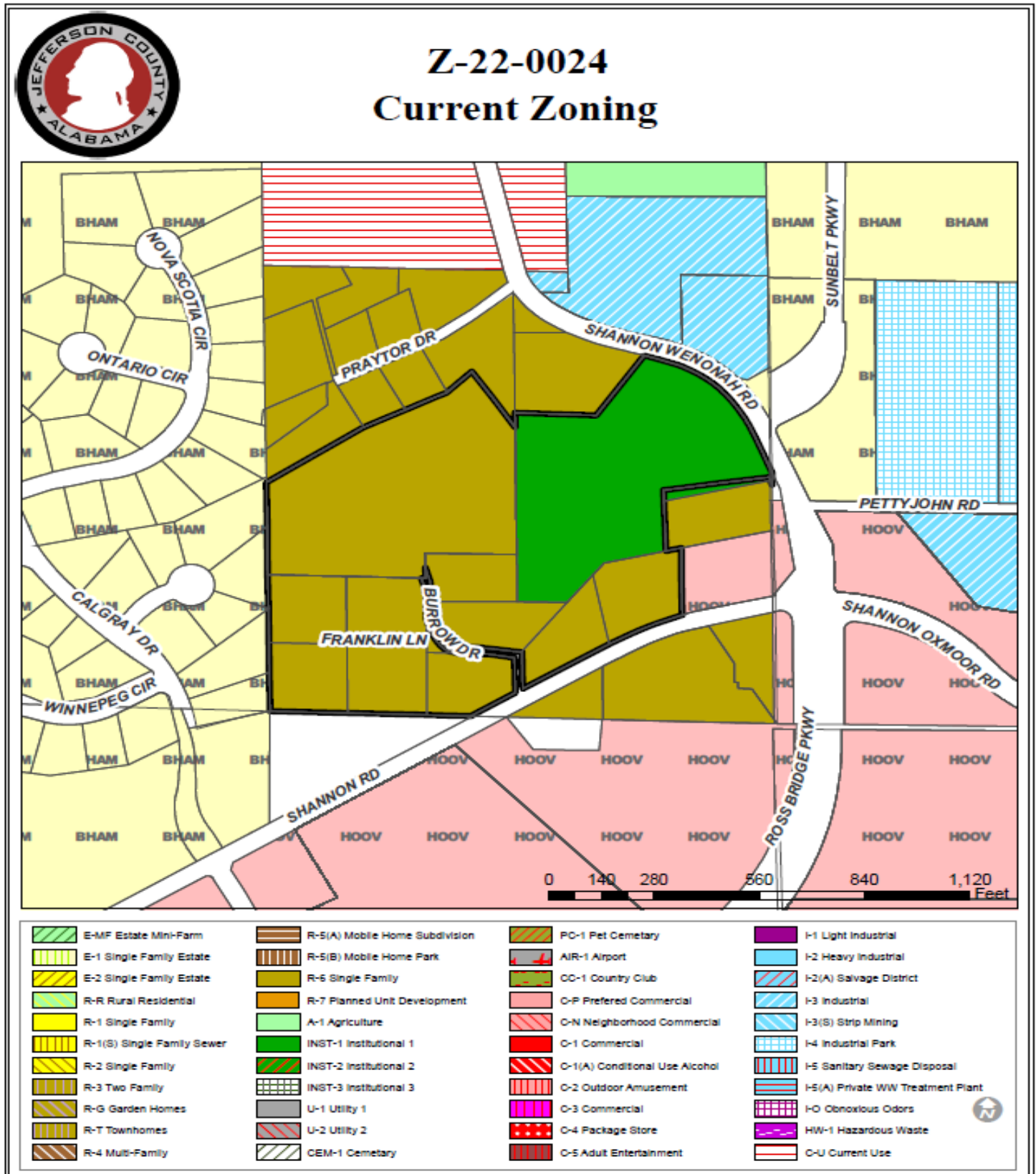
The applicants request for a Zoning Amendment to rezone to the ***R-7 (Planned Unit Development) zoning*** is compatible with the County's adopted ***Land Use Plan designation, P3 (Sub-Urban Zone) and G4 (Infill Growth)***. As this development will be age restricted, it qualifies as an *institutional* use which can be considered by right in this plansect and sector.





Z-22-0024 Aerial Image





Apr 20, 2022

The subject property presently has zoning classification of: **R-6 (Single Family) & Inst-1 (Institutional-1) Zone District.**

Street View



3405 Burrow Drive, Bessemer, AL 35022

CONCEPTUAL DEVELOPMENT PLAN EVALUATION

Due to the size and detail of the conceptual development plan, the applicant's presentation is attached as a separate document. The design satisfies all building setbacks and applicable requirements of the R-7 zoning district.

SUPPLEMENTAL INFORMATION

Traffic Engineering: A traffic impact study will be required as part of site plan review. The study should address the need for auxiliary turn lanes on Shannon Road and Shannon Wenonah Road at the driveway entrances and the requirement for adequate intersection sight distance at each driveway entrance. It appears that additional right of way will be necessary for road improvements (if required), roadside maintenance, and intersection sight distance maintenance. Site improvements and proposed structures may conflict with needed improvements and additional right of way.

It will be necessary to revise the layout of the compactor to be accessed on site to prevent vehicles from backing into the facility from Shannon Road.

Drainage Engineering: Construction Plans will be required for this development, for which a drainage analysis will be submitted for review and approval. In addition to the normal analysis, the following needs to be included in the analysis: Compare the differential pond volume requirements to the volume of the existing ponds. The exhibit provided appears to be filling and eliminating the inlet side of one of the ponds for road infrastructure and building pads. A full drainage study may be required pending the results of the analysis. The owner may need additional drainage considerations during construction and in the future for this development to minimize the drainage impact to the surrounding area of this development.

Floodplain: The subject property *is not* within a designated FEMA floodplain area or special flood area according to FEMA Map 01073C0544H.

Parking/Landscaping Requirements: The Zoning Regulations requires one (1) parking space, per dwelling unit.

Sanitation Service: Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system will need to be utilized for sewage waste disposal and will require the approval of the Jefferson County Department of Health. The applicants plan to extend county sewer to this property.

+

Water Service: This property is within the Birmingham Water Works Board service area.

QUANTITATIVE FORM

Zoning Resolution of Jefferson County, Alabama

Article 11 – Section 615

615.09 c. QUANTITATIVE SUMMARY FORMRequired for Application for R-7 Planned Unit Development (PUD) ZoningDevelopment Name: Auterra at BessemerLocation: intersection of Shannon Rd. and Shannon Wenonah Rd.Gross Site Area: 21.978 AC. acres.**Proposed Land Uses**

Residential (total)

Number of Dwelling Units: 184Number of Acres: 3.66AC. covered by residential buildings, 21.978AC. of site used as residential land usePercentage of Development: 17%Density (dwelling units per net residential acre): 8.37 units/AC.

Residential (by type)

Type: Apartment FlatsNumber of Units: 134Number of Acres: 0.97AC.Type: Cottage DuplexNumber of Units: 50Number of Acres: 2.08AC.Type: Clubhouse

Number of Units: _____

Number of Acres: 0.25AC.Type: Detached garages/carport

Number of Units: _____

Number of Acres: 0.36AC.

Type: _____

Number of Units: _____

Number of Acres: _____

Type: _____

Number of Units: _____

Number of Acres: _____

Zoning Resolution of Jefferson County, Alabama

Article 6 – Section 615

Common Open Space

Acres: 8.78AC.Percentage of Development: 39%

Commercial

Number: _____

Acres: _____

Percentage of Development: _____

Institutional

Number: _____

Acres: _____

Percentage of Development: _____

Recreational

Acres: _____

Percentage of Development: _____

Other Uses (specify)

Type: _____

Number: _____

Acres: _____

Percentage of Development: _____

Type: _____

Number: _____

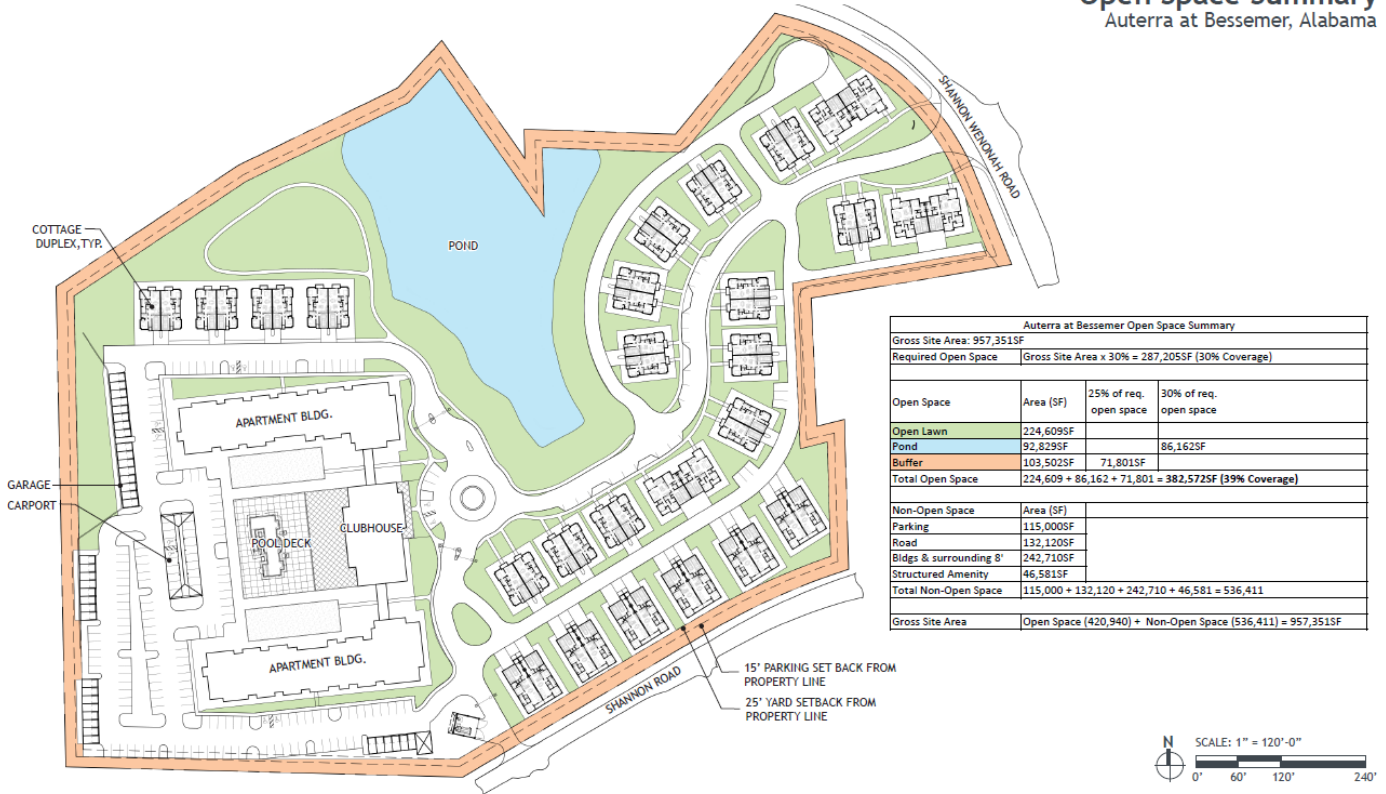
Acres: _____

Percentage of Development: _____

Total Site Coverage by Buildings and Structures: 3.66AC. or 17 %
(square footage or acreage) (% of total site)

(END SUB-SECTION 615.09(c), Quantitative Summary Form)

Open Space Summary

Open Space Summary
Auterra at Bessemer, Alabama

Auterra at Bessemer Open Space Summary			
Gross Site Area: 957,351SF			
Required Open Space	Gross Site Area x 30% = 287,205SF (30% Coverage)		
Open Space	Area (SF)	25% of req. open space	30% of req. open space
Open Lawn	224,609SF		
Pond	92,829SF		86,162SF
Buffer	103,502SF	71,801SF	
Total Open Space	224,609 + 86,162 + 71,801 = 382,572SF (39% Coverage)		
Non-Open Space	Area (SF)		
Parking	115,000SF		
Road	132,120SF		
Bldgs & surrounding 8'	242,710SF		
Structured Amenity	46,581SF		
Total Non-Open Space	115,000 + 132,120 + 242,710 + 46,581 = 536,411		
Gross Site Area	Open Space (420,940) + Non-Open Space (536,411) = 957,351SF		

STAFF

Prepared by Willie Brown, Principal Planner

CASE/APPLICATION NUMBER

Z-22-0038

APPLICANT/PROPERTY OWNER

Bryan Word of DKH Holdings, LLC, Applicant(s)
DKH Holdings, LLC, Owner(s)

PUBLIC HEARING DATE

July 21, 2022

PROPERTY ADDRESS/LOCATION

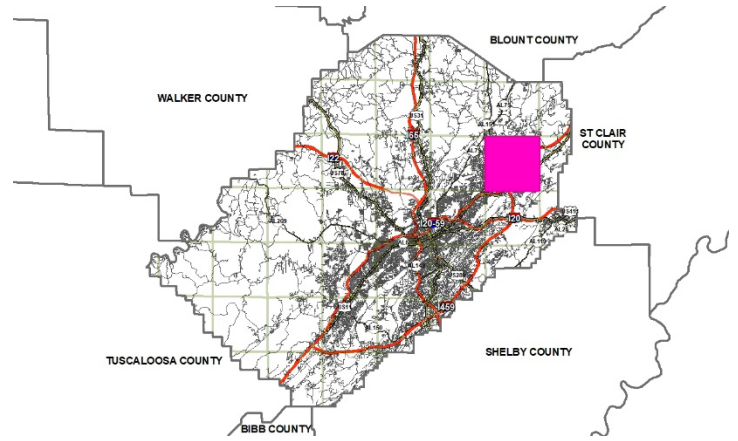
328 Mobile Avenue, Trussville, AL 35173
Parcel ID #1200353024004000
Section /Twp/Range:10 / 17 / 1 W

SUMMARY OF REQUEST

This is a map amendment request to rezone the subject property from the **R-5(A) (Mobile Home Subdivision)** zone district to the **R-6 (Single Family)** zone district to bring the existing 975SF single-family structure into compliance.

The site consists of a legal non-conforming, existing stick built single-family structure on 0.32 acres.

Staff has included a brief analysis of the Land Use Plan within the Zoning Amendment below.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-5(A)	Low density residential	R-5(A) zone is to the north, west, and east. The A-1 zone is south.	Stick built house	0.32-Acres +/-

STAFF RECOMMENDATION

Approval

1.

COMPATIBILITY with the COMPREHENSIVE PLAN or LAND USE PLAN

The Long-Range Land Use Plan designates the area as **"Other"**. The **R-6 (Single Family)** Zone District use **is** consistent with the **"Other"** designation in this case.

PROPERTY HISTORY

There are 0 historical records associated with this address.

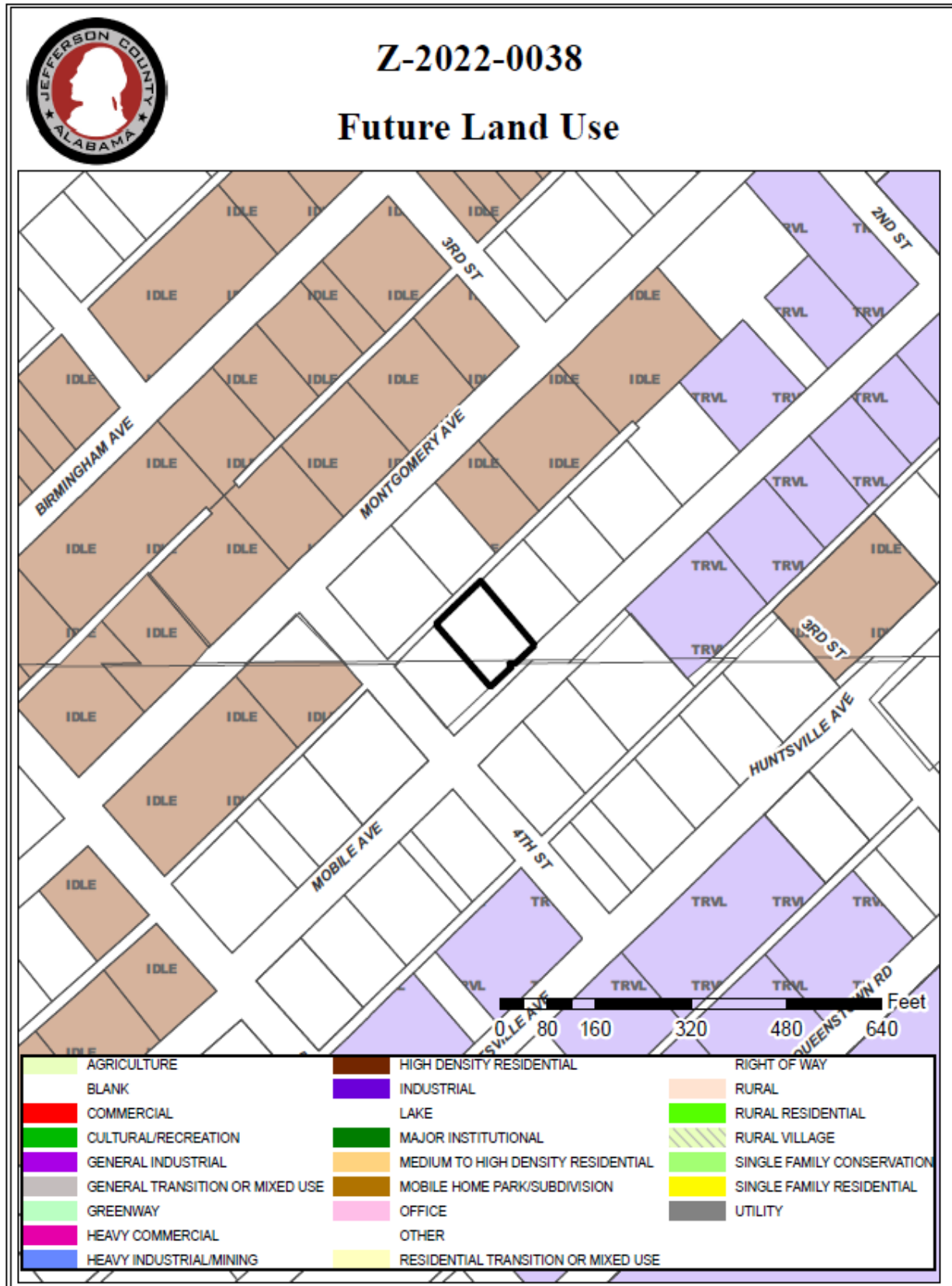
STAFF SUMMARY

- From R-5(A) to R-6 is an up-zoning.
- The property owner is proposing to bring the existing 975SF, 2-bed/1-bath single-family investment property into compliance with existing zoning requirements.
- Presently, it is a legal non-conforming use meaning the property can exist as a single-family dwelling, but cannot be expanded, and if it were ever destroyed by 75% or more the property owner would have to bring the use and property into compliance with existing zoning regulations.

- There is a variety of lot sizes in this area and a combination of single-family dwellings and mobile homes along the same street.
- Thus, this the area likely predates the county's Zoning Ordinance.
- However, the R-6 zone district allows both mobile homes and single-family dwellings.
- *The county's R-6 zone district also allows lot sizes of 7,500 square feet or less with lot widths of 50 feet.*
- A resurvey re-subdividing Lots 3 and 4 into one lot is recommended because a structure cannot cross lot lines.
- Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system is warranted for sewage waste disposal and will also require the approval of the Jefferson County Department of Health.
- The subject property is abutted by single family dwellings on all 4 sides within the "R-5A (Mobile Home Subdivision) zoning classification. Within the Trussville jurisdiction, the nearest single-family residential properties are zoned either A-1 (Agricultural) zone district or R-2 (Single-family) zone district. (See *Current Zoning Map.*)
- *[Note: The Trussville R-2 zone district allows a minimum lot size of 15,000 square feet and their A-1 zone district allows a minimum lot size of 1-acre.]*

LAND USE PLAN COMPLIANCE

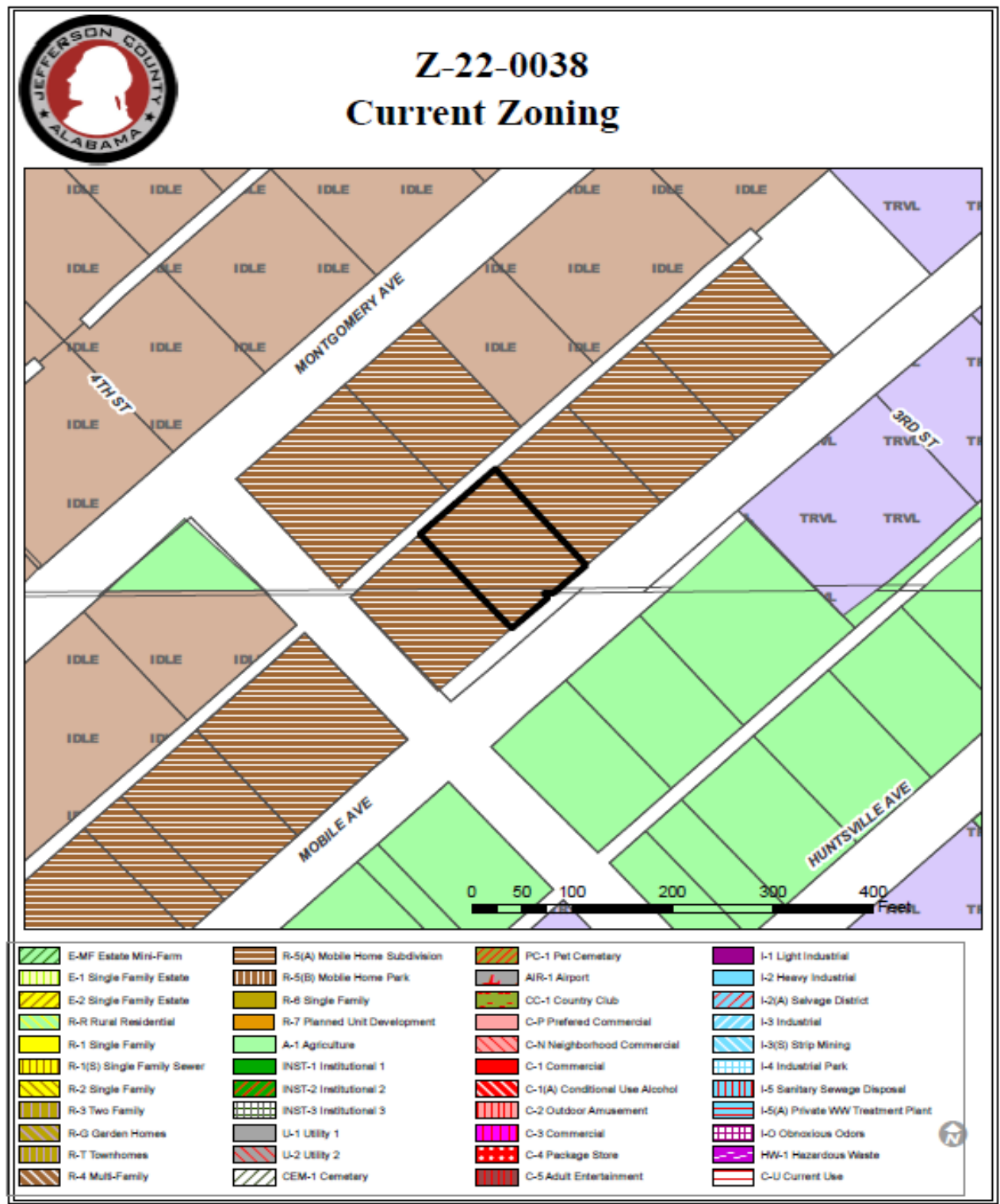
The applicants request for a Zoning Amendment to rezone to the ***R-6 zone district*** is compatible with the County's adopted ***Land Use Plan designation*** of "***Other***" ***in this case***. These areas are *unplanned* as there is a large municipal presence in the area.





Z-22-0038 Aerial Image





The subject property presently has a zoning classification of **R-5(A) Mobile Home Subdivision) zone district.**

Street View

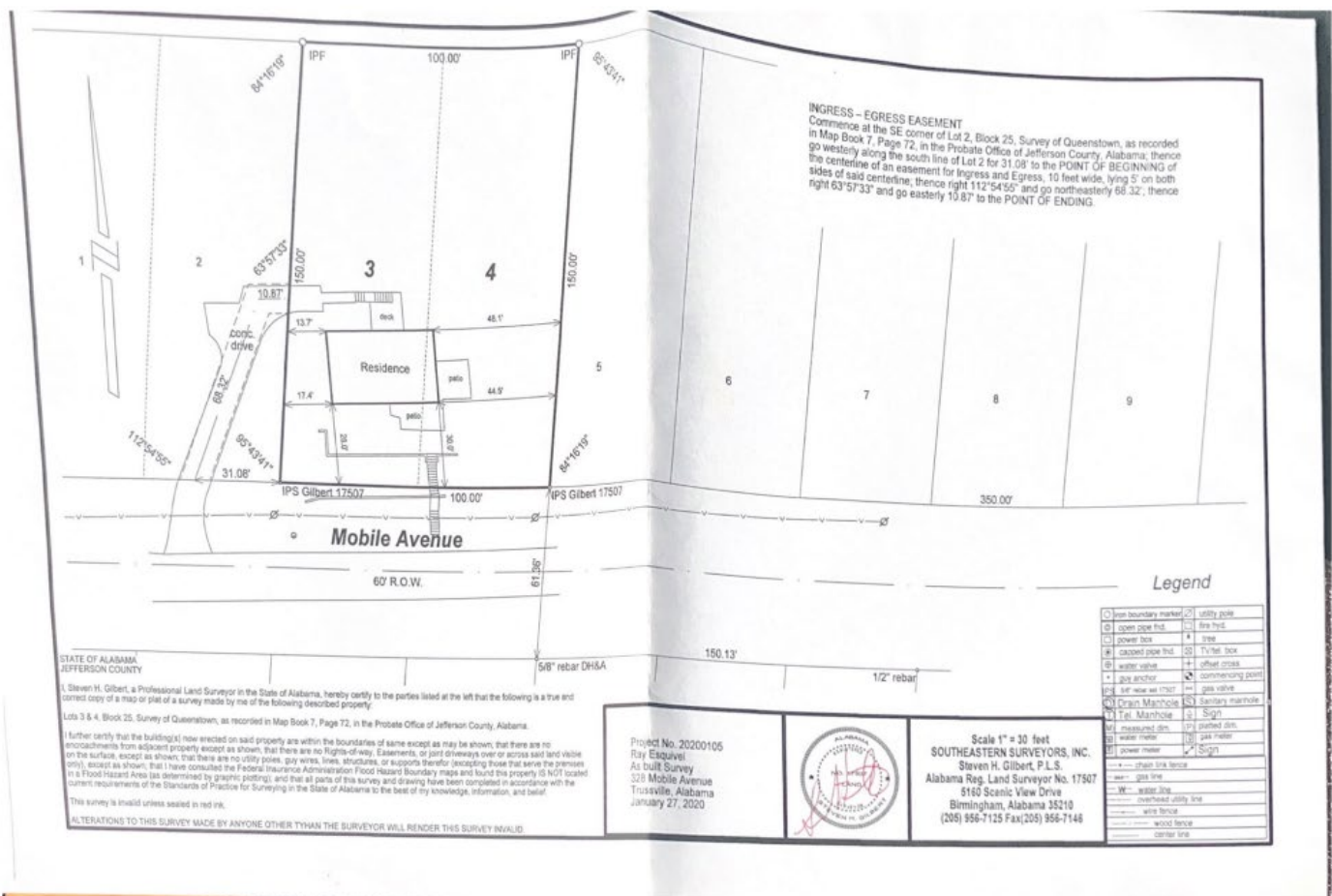


328 Mobile Avenue, Trussville, AL 35173



CONCEPTUAL DEVELOPMENT PLAN EVALUATION

The site consists of an existing single-family dwelling (currently being refurbished) on 2 lots. The existing structure has 2 patios and a concrete driveway on 0.32 acres. The structure also crosses lot lines. Access to the site will be provided from Mobile Avenue.



SUPPLEMENTAL INFORMATION

Traffic Engineering: No traffic operation or safety issues are anticipated

Drainage Engineering: As this is an existing residence, no new drainage issues should be expected due to the rezoning of this parcel based on the information provided. However, should any revisions be made to this site that were not shown in the information provided for this case, additional drainage consideration and review may be necessary.

Floodplain: The subject property *is not* within a designated FEMA floodplain area or special flood area (Zone AE) according to FEMA Map 01073C0428G.

Parking/Landscaping Requirements: The Zoning Regulations requires one (1) parking space, per dwelling unit.

Sanitation Service: Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system for sewage waste disposal will be required at this location and will need approval from the Jefferson County Department of Health approval.

Water Service: Provided by Trussville Gas and Water.

STAFF

Prepared by Willie Brown, Principal Planner

CASE/APPLICATION NUMBER

Z-22-0040

APPLICANT/PROPERTY OWNER

Daphne Massey of Century 21,
Applicant(s)
Garywood Assembly of God,
Owner(s)

PUBLIC HEARING DATE

July 21, 2022

PROPERTY ADDRESS/LOCATION

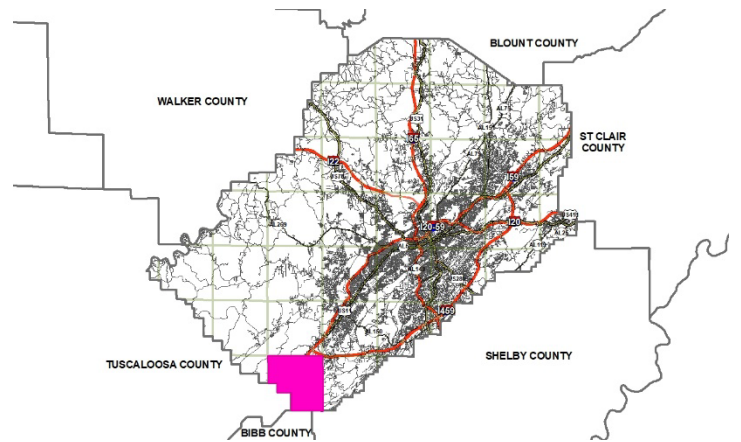
6025 Old Tuscaloosa Highway,
McCalla, AL 35111
Parcel ID #4300012005001001
Section /Twp/Range: 1 / 20 / 5 W

SUMMARY OF REQUEST

This is a map amendment request to rezone the subject property from the **Insti-2 (Institutional-2)** and **C-1 (Commercial)** zone district to the **R-2 (Single Family)** zone district to allow a 3,000SF single-family residence on 4.5-acres.

The property was previously the site of a Bed-N-Breakfast and an Assisted Living Care Facility.

Staff has included a brief analysis of the Land Use Plan within the Zoning Amendment below.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
Insti-2 and C-1	Vacant	Inst-1 to the north. C-1 and A-1 to the south. R-2 is to the west. C-U and C-1 is to the east.	2-level brick structure with siding	5-Acres +/-

STAFF RECOMMENDATION

Approval

1.

COMPATIBILITY with the COMPREHENSIVE PLAN or LAND USE PLAN

The Long-Range Land Use Plan designates the area as **G-3 (Intended Growth)** and **P-4 (Village Center)**. The **R-2 (Single-family)** Zone District and use **is** consistent with the “**G-3 (Intended Growth)** and **P-4 (Village Center)**” designation in this case.

PROPERTY HISTORY

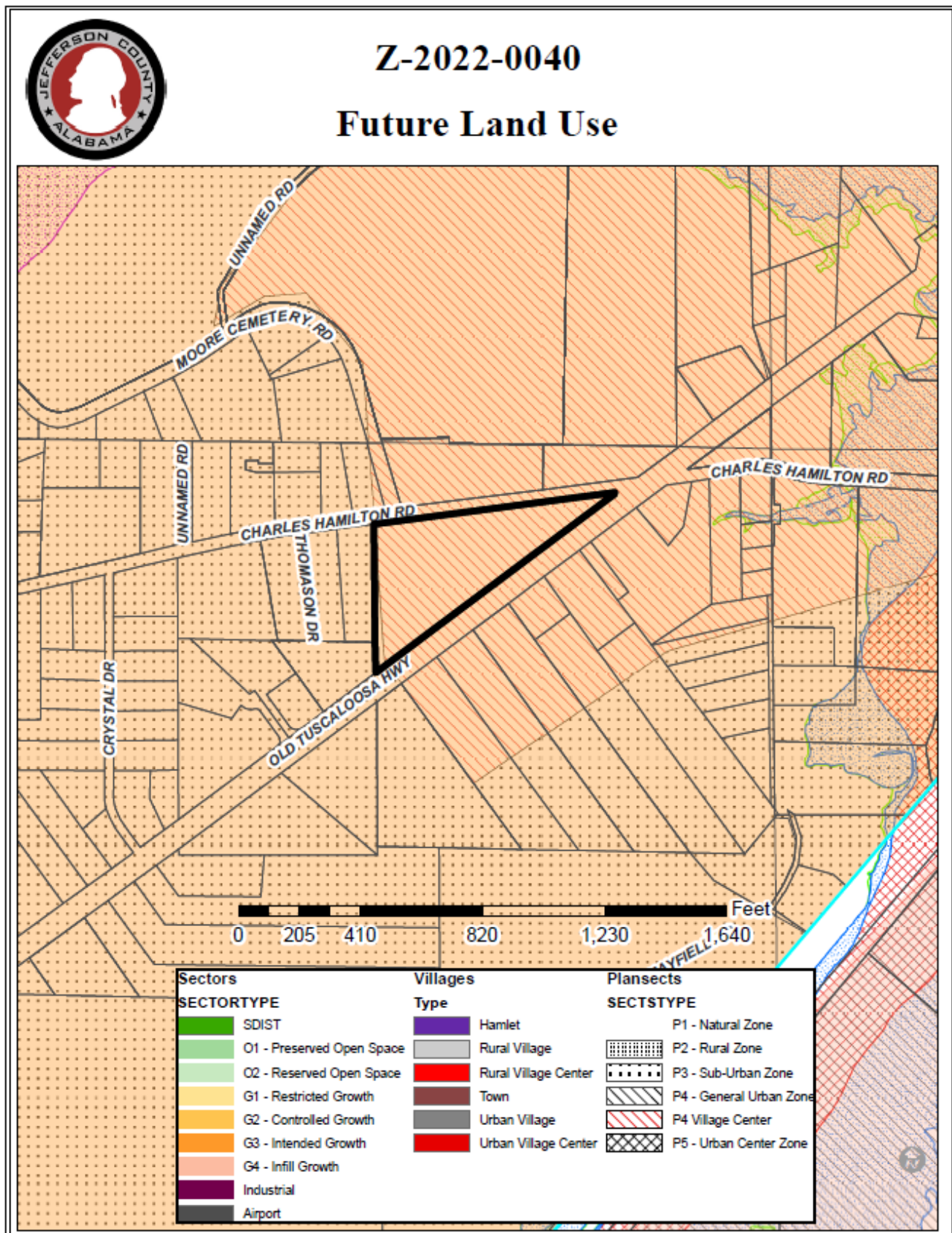
There are 2 historical records associated with this address: Z-2006-0086 and Z-1998-0087. Z-2006-0086 was approved rezoning the subject property to the Institutional-2 zone district with covenants in 1998 for an assisted living facility. Z-1998-0087 was denied rezoning the property from R-2 to the I-2 zone district to allow an Assisted Living Facility.

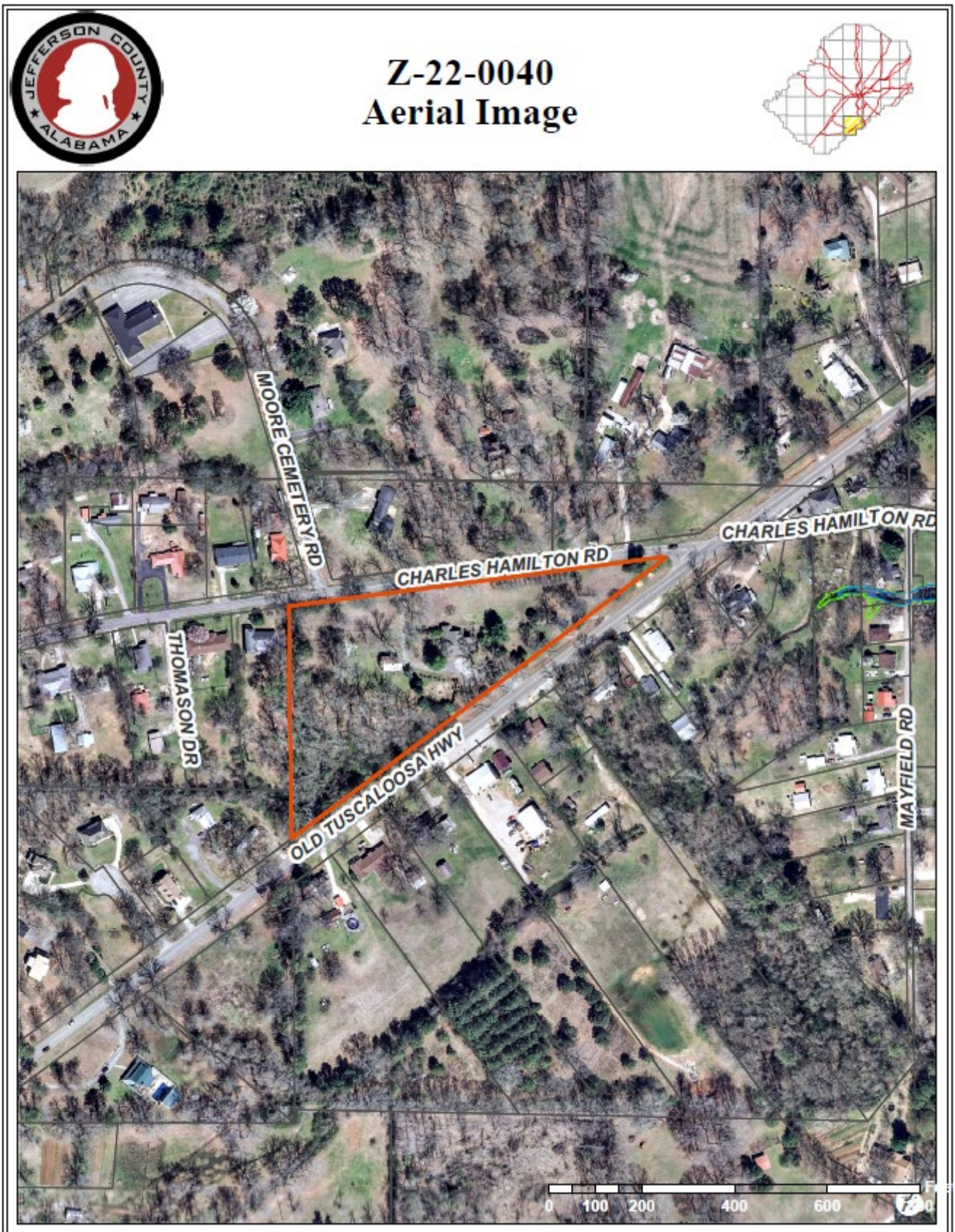
STAFF SUMMARY

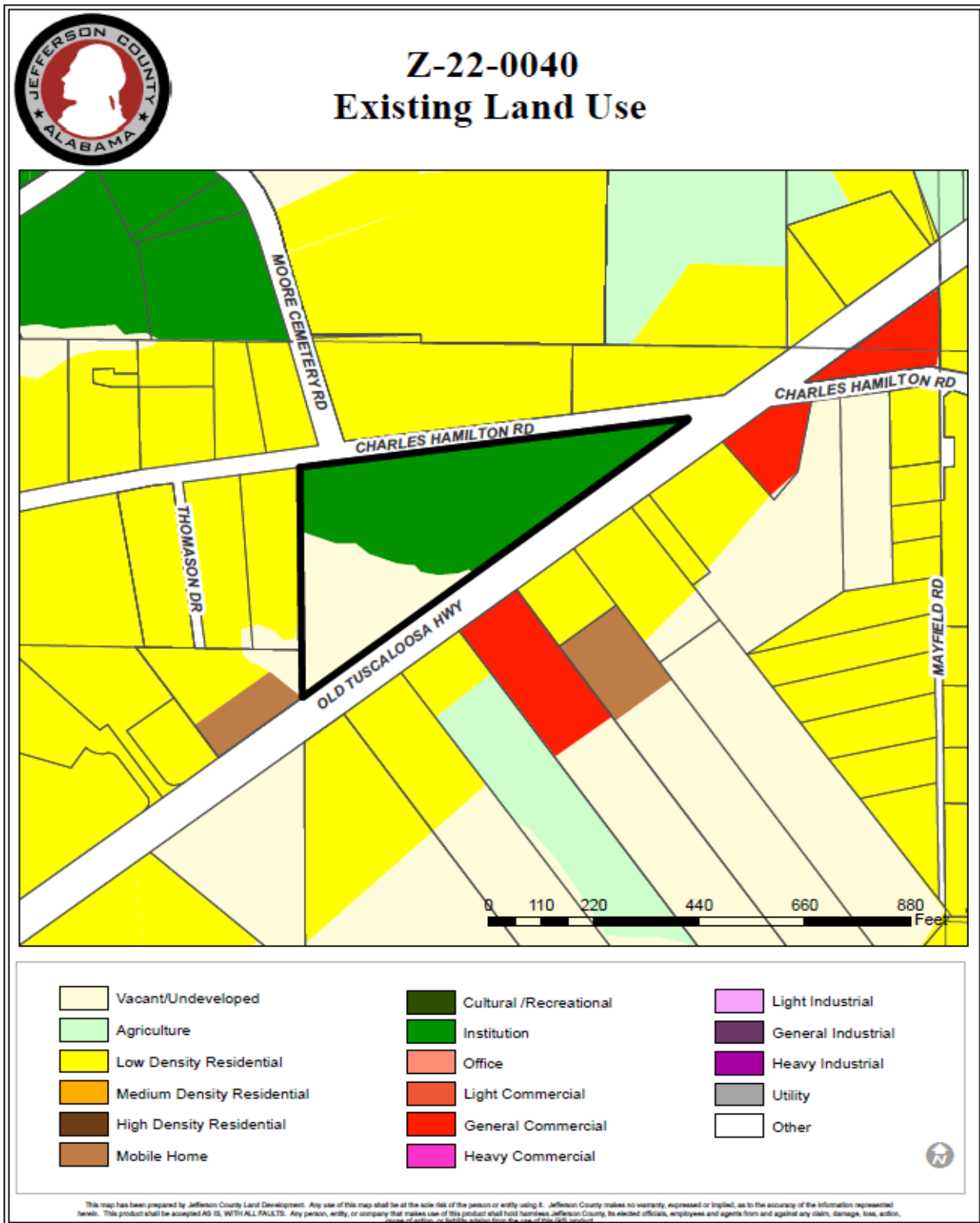
- From Inst-2 and C-1 to R-2 is a down-zoning.
- The structure, built in 1934, consists of 3,000 square feet including 4 bedrooms and 2 baths on 4.5-acres.
- Previously used as a Bed-N-Breakfast and Assisted Living Care Facility, the new owners would like to convert it to its original use as a single-family dwelling.
- Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system is warranted for sewage waste disposal and will also require the approval of the Jefferson County Department of Health.
- The subject property is abutted by single family dwellings to the north in the Inst-1 zone district. To the south is Hydrafab Hydraulics in the C-1 zone. To the west are single-family dwellings in the R-2 zone. To the east are the Smokers Genie/Snack Shop and Taco Magic Fast Food within the C-1 zone. (See *Current Zoning Map*.)
- *As the property was originally built as a single-family residence and its original zoning was R-2, Single Family) District, this is an appropriate use for this parcel.*
- *All of the future land use proposals for this property and adjacent parcels to the north have been abandoned.*
- *The uses will remain as single-family rather than institutional as originally proposed.*

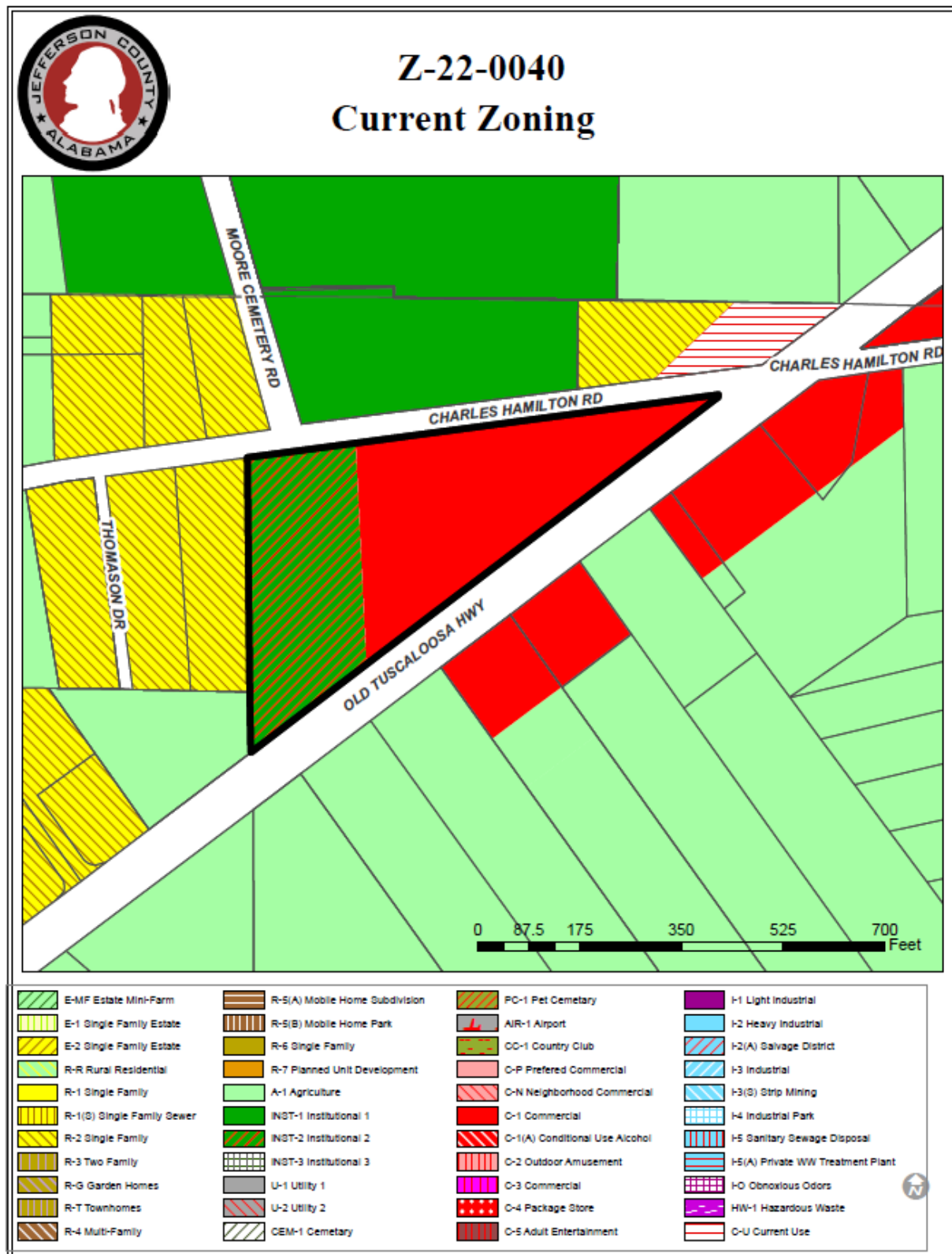
LAND USE PLAN COMPLIANCE

The applicants request for a Zoning Amendment to rezone to the ***R-2 zone district*** is compatible with the County's adopted ***Land Use Plan designation*** of "***G-3 (Intended Growth) and P-4 (Village Center)***".









May 17, 2022

The subject property presently has a zoning classification of **Inst-2 (Institutional-2) zone district.**

Street View



6025 Old Tuscaloosa Hwy, McCalla, AL 35111

CONCEPTUAL DEVELOPMENT PLAN EVALUATION

The site sits at the intersection of Charles Hamilton Road and Old Tuscaloosa Avenue. The structure was previously a Bed-N-Breakfast. The property has existing access from Old Tuscaloosa Hwy.



SUPPLEMENTAL INFORMATION

Traffic Engineering: The proposed zoning is not expected to be detrimental to traffic safety or operations.

Drainage Engineering: As this is an existing residence, no new drainage issues should be expected due to the rezoning of this parcel based on the information provided. However, should any revisions be made to this site that were not shown in the information provided for this case, additional drainage consideration and review may be necessary.

Floodplain: The subject property ***is not*** within a designated FEMA floodplain area or special flood area (Zone AE) according to FEMA Map 01073C0428G.

Parking/Landscaping Requirements: The Zoning Regulations requires one (1) parking space, per dwelling unit.

Sanitation Service: Jefferson County Environmental Services has no public sanitary sewer available to this property. An onsite septic system for sewage waste disposal will be required at this location and will need approval from the Jefferson County Department of Health approval.

Water Service: Provided by the Warrior River Water Authority.