



**JEFFERSON COUNTY
PLANNING & ZONING COMMISSION
ZONING HEARING - REGULAR MEETING AGENDA
THURSDAY SEPTEMBER 8, 2022; 1:00 PM
COMMISSION CHAMBERS**

NEW SUBDIVISION CASES

- S-22-0049** Resurvey of part of Lot 4 of Matt McAdory Estates, Glenda Megginson, owner/designated plat representative. Parcel ID#4200181000006000 Section 18, Tp 20 S, Range 4 W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 7109 Bradford Road, Adger, 35022) (MCCALLA) (1.36 Acres +/-)
- S-22-0052** Sherrod Second Addition to Concord, Corinth Construction LLC, owner; Stan Weldy, designated plat representative. Fifteen (15) lots proposed in R-2 (Single Family). Parcel ID#s 3100231000085000; 085003; 085004; 085006; 085007 Section 23, Tp 18 S, Range 5 W. (Case Only: 27, 28, 31, 40 & 41 Sherrod Drive, Bessemer, 35023) (CONCORD) (7 Acres +/-)
- S-22-0055** Resurvey of Resurvey of Ida P. Hewitt Estate Subdivision Number 2 Lot 8, Linda Guthrie & Joel Dison, owners; Joel Dison, designated plat representative. Parcel ID#s 1300211003012000, 1300211003013000 Section 21, Tp 16 S, Range 2 W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 2375 Hewitt Drive & 4260 Ottawa Drive, Birmingham, 35022) (TARRANT) (3.85 Acres +/-)
- S-22-0056** AK Mahaffey Subdivision, Kathryn & Adam Mahaffey, owners; Wes Bertoldi, designated plat representative. Parcel ID# 0300180000002000 Section 18, Tp 14 S, Range 3 W. One (1) lot proposed in A-1 (Agriculture) zoning. (Case Only: 1560 Oren Miller Road, Warrior, 35180) (CORNER) (19.75 Acres +/-)
- S-22-0057** Resurvey of Opal Lewis Family Subdivision, Opal Vance, owner/designated plat representative. Parcel ID#0800170000017000 Section 17, Tp 15 S, Range 2 W. Four (4) lots proposed in A-1 (Agriculture) zoning. (Case Only: 7550 Sedgefield Drive, Morris, 35116) (MORRIS) (19.32 Acres +/-)
- S-22-0058** Erwins Resurvey of Lot 5-1A of Crumps Resurvey of Captstone Sunview Subdivision, David Erwin, Lisa Erwin & Peyton Erwin, owners; David Erwin, designated plat representative. Parcel ID# 0200200000008000 Section 2, Tp 14 S,

Range 2 W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 9169 Sunview Road, Warrior, 35180) (WARRIOR) (36.38Acres +/-)

S-22-0059 MIYO 3 Lot Subdivision, Make It Your Own Rentals LLC, owner; Sam White, designated plat representative. Parcel ID#s 0100313000029000, 0100314000013000, 0100314000013012 Section 31, Tp 14 S, Range 1 W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 9100 Old Tennessee Pike Road, Pinson, 35126) (PINSON) (5.85 Acres +/-)

S-22-0060 Resurvey of Lots 3 & 4 McArthur-Marchant-Raney Survey, Michael McArthur & Susan Marchant, owners; Michael McArthur, designated plat representative. Parcel ID#s 3100223000002008, 3100223000002010 Section 22 / Township 18 / Range 5 W. Two (2) lots proposed in R-1 (Single Family) zoning. (Case Only: 1807 & 1815 James Court, Bessemer 35023) (CONCORD) (1.7 Acres +/-)

S-22-0061 Sicard Hollow Farms, Alabama Land Group LLC, owner; Charles Kessler, designated plat representative. Parcel ID#s Jefferson County unincorporated parcels: 2700184000002000 & 2700184000002003; City of Birmingham parcels: 2700184000002001 & 2700184000002004 Section 18, Tp 18 S, Range 1 W. Twelve (12) lots proposed in A-1 (Agriculture) zoning. (Case Only: 4401 Sicard Hollow Road, Birmingham, 35242) (CAHABA LANDINGS) (30 Acres +/- in Jefferson County unincorporated; 8.1 Acres +/- in the City of Birmingham)

S-22-0062 Gendreau Survey, Michael Gendreau & Jason Phillips owners; Steven Gilbert, designated plat representative. Parcel ID#s 4200073000005001, 4200073000005002 Section 7, Tp 20 S, Range 4 W. Four (4) lots proposed in A-1 (Agriculture) zoning. (Case Only: 6809 & 6813 Lou George Loop, 35126) (MCCALLA) (6.3Acres +/-)

S-22-0064 Blevins Estates – Lot 1, Cindy Blevins, owner; Adam Blevins, designated plat representative. Parcel ID# 0500010000005007 Section 01, Tp 15 S, Range 5 W. One (1) lot proposed in A-1 (Agriculture) zoning. (Case Only: 5295 Hammock Road, Dora, 35062) (CORNER) (1.62 Acres +/-)

S-22-0065 A Resurvey of Lot 1 & 2 of Naval Reserve 2 Lot Subdivision, Farrah Warren, owner/designated plat representative. Parcel ID#s 1800250000021000, 1800250000021001 Section 25, Tp 17 S, Range 7 W. One (1) lot proposed in A-1 (Agriculture) zoning. (Case Only: 155 & 162 Naval Reserve Road, Bessemer, 35023) (OAK GROVE) (10.1 Acres +/-)

NEW REZONING CASES

Z-22-0042 Spencer Preserve, LLC, owner; Zac Parrish, agent requests a change of zoning

from A-1 (Agriculture) to R-G (Single Family) for garden homes (5 lots proposed). Parcel ID#4200223000001000 in Section 22 Twp 20, Range 4 W. (Case Only, 4915 South Shades Crest Road, Bessemer, Alabama 35022) (SOUTH SHADES CREST)(2.64 acres +/-)

Z-22-0043 A & LR PROPERTIES, LLC, owner; Lilibeth Orozco, agent requests a change of zoning from C-1 (Commercial) & A-1 (Agriculture) to R-5(B) (Mobile Home Park) to remove split zoning and bring existing mobile home park into compliance. Parcel ID# 1300142002007000 in Section 14 Twp 16, Range 2 W. (Case Only, 4301 Pinson Valley Parkway, Birmingham, Alabama 35215)(CENTERPOINT)(3.2 acres +/-)

Z-22-0044 Deborah J. Hall, owner; Matthew Horsley, agent requests a change of zoning from I-3 (Industrial) to A-1 (Agriculture) for residential use. Parcel ID# 0800050000011002 in Section 5 Twp 15, Range 2 W. (Case Only, 1856 Anderson Road, Morris, Alabama 35126)(MORRIS)(1 acres +/-)

Z-22-0047 UAS Holdings, LLC, owner; William Robert Thomas, agent requests a change of zoning from A-1 (Agriculture) to C-1 (Commercial) for a computer training center for veterans, seniors, and others. Parcel ID# 1200162002009000 in Section 16 Twp 16, Range 1 W. (Case Only, 2234 Old Springville Road, Birmingham, Alabama 35215)(CHALKVILLE)(1.08 acres +/-)

Z-22-0050 Marilyn B. Rice, owner/agent requests a change of zoning from R-1 (Single Family) to A-1 (Agriculture) for residential use to include a farm. Parcel ID# Part of 0600070000027000 (part of lot 26 First Addition to Mill Creek Meadows – Sector One) in Section 12 Twp 15, Range 5 W. (Case Only, 8453 Daniel Trail, Dora, Alabama 35062) (DORA)(11.69 acres +/-)

CARRIED OVER REZONING CASES

Z-22-0033 Infinity Investments, LLC, owner; Jabari Mosley, agent requests a change of zoning from A-1 (Agriculture) to R-1 (Single Family) for a residential subdivision (17 lots and a retention pond proposed). Parcel ID#2200063005031000 in Section 06 Twp 17, Range 3 W. (Case Only, 608 Melinda Lane, Birmingham, Alabama 35114)(FORESTDALE)(8.94 acres +/-)

OTHER BUSINESS

Z-18-0028 Request for approval of site plan and architectural design in accordance with existing covenant on the zoning.

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.