



**JEFFERSON COUNTY  
PLANNING & ZONING COMMISSION  
ZONING HEARING - REGULAR MEETING AGENDA  
THURSDAY NOVEMBER 10, 2022; 1:00 PM  
COMMISSION CHAMBERS**

**NEW SUBDIVISION CASES**

- S-22-0081** Lot 1C Douglas Commons Resurvey, Douglas Farms, LLC, owner; Zac Parrish, designated plat representative. Parcel IDs # 3900123003012027, 3900123003021000 Section 12, Tp 19 S, Range 3 W. One (1) lot proposed in C-1 (Commercial) zoning. (Case Only: 3330 & 3340 Old Columbiana Road, Birmingham, 35226) (HOOVER) (1.9 Acres +/-)<Resolution Title/County Commission Meeting
- S-22-0082** Resurvey of Lots 5 & 6, Block 8 of Woodward Iron Company's, Tamika McGee, owner; Josh Howard, designated plat representative. Parcel ID # 2100191002006000 Section 19, Tp 17 S, Range 4 W. One (1) lot proposed in R-6 (Single Family) zoning. (Case Only: 4515 Middle Street, Mulga, 35118) (MULGA) (.75 Acres +/-)
- S-22-0083** Master's Woods, Joan Chambers, owner; Dennis Allen, designated plat representative. Parcel ID # 2100224014002000 Section 22, Tp 17 S, Range 4 W. Four (4) lots proposed in R-6 (Single Family) zoning. (Case Only: 3190 Mulga Loop Road, Birmingham, 35224) (MINOR) (4.37 Acres +/-)
- S-22-0084** Hester Subdivision, Teresa Hester, owner/designated plat representative. Parcel ID # 3300010000006001 Section 01, Tp 18 S, Range 7 W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 11287 Camp Oliver Road, Adger, 35224) (Adger) (11.92 Acres +/-)
- S-22-0088** Beechwood Hollow Resurvey, Marshall Reid, Bradley Price & Judy Norris, owners; Wes Bertoldi, designated plat representative. Parcel ID #s 0700311000002001, 0700311000002004 Section 31, Tp 15 S, Range 3 W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 1730 & 1741 McConnell Lane, Mount Olive, 35117) (MOUNT OLIVE) (63.9) Acres +/-)
- S-22-0086** Parsons 4 Lot Subdivision, Linda Thompson and Jimmy & Michelle Capps,

owners; Linda Thompson, designated plat representative. Parcel ID #s 0600180000064000, 0600180000064002, 0600180000064003 Section 18, Tp 15 S, Range 4 W. Four (4) lots proposed in A-1 (Agriculture) & I-1 (Light Industrial) zoning. (Case Only: 7710, 7721 & 7565 Bankhead Hwy, Dora, 35062) (DORA) (43.35 Acres +/-)

**S-22-0090**

A Resurvey of Lots 1,2, & 3 of Map of Indian Gap Lakes Subdivision, Fred & Sheila Castleberry, owners; Fred Castleberry, designated plat representative. Parcel ID # 4300234000015000 Section 23, Tp 20 S, Range 5 W. One (1) lot proposed in A-1 (Agriculture) zoning. (Case Only: 5680 Pine Street, McCalla, 35111) (MCCALLA) (1.81) Acres +/-)

**NEW REZONING CASES**

**Z-22-0045**

Garywood Assembly of God, owner; Daphney Massey, agent requests a rezoning in alignment with proposed subdivision (S-22-0063)\* resulting in lot 1 of Garywood Assembly Church of God Resurvey #1 including lots 10-12 Hamilton's Subdivision being zoned A-1 (Agriculture) for show cattle and lot 2 of Garywood Assembly Church of God Resurvey #1 including lots 1-9 of Hamilton's Subdivision being zoned R-2 (Single Family) for existing single family dwellings. Parcel ID#3700363000009000 & 4300012002002000 in Section 36&01 Twp 19&20, Range 5 W. (Case Only, 6056 Moore Cemetery Road & 5341 Charles Hamilton Road, McCalla, 35111) (McCALLA)(23 acres +/-)

**Z-22-0054**

Milton K. Scott & Stephen Lovell Riddlespurge, owners; Bryan S. Pressnell, agent requests a change of zoning from A-1 (Agriculture) to C-1 (Commercial) for a proposed hotel development. Parcel ID#s 3800314000020000 & 3800313000012000 in Section 31 Twp 19, Range 4 W. (Case Only, 2144 Eastern Valley Road & 101 McCalla Road, Bessemer, Alabama 35022)(EASTERN VALLEY)(3.34 acres +/-)

**Z-22-0058**

Van Mulvehill, owner; Bryan S. Pressnell, agent requests a change of zoning from A-1 (Agriculture) to C-1 (Commercial) for a proposed car wash. Parcel ID#s 0900313004001000 & 0900313004002000 in Section 31 Twp 15, Range 1 W. (Case Only, 4024 & 4032 Main Street, Pinson, Alabama 35126)(PINSON)(.73 acres +/-)

**Z-22-0059**

Alberta Diaz Sanchez & Guillermo Mendoza, owners; Guillermo Mendoza, agent requests a change of zoning from R-1 (Single Family) and C-1 (Commercial) to R-1 (Single Family) to remove split zoning and bring into compliance. Parcel ID# 0900191001002000 in Section 19 Twp 15, Range 1 W. (Case Only, 0900191001002000, Pinson, Alabama 35126)(PINSON)(6.96 acres +/-)

**Z-22-0061**

Jefferson County Economic and Industrial Development Authority, Jerome & Cindy Cowley, Norfolk Southern Railway Company, Gulf Alabama Properties, LLC, owners; Cal Markert, Jefferson County Manager, agent requests to modify or remove existing restrictive covenants #2, 3, 4, 5, & 6 (highlighted below) to enable practical and appropriate development of the property with consideration of the public health, safety, and welfare by relaxing the restrictions for buffering and access to promote a development plan harmonious with necessary improvements to the public right of way. Parcel ID#s 4300212000019000, 4300213000001007, 4300214000002001, 4300211000001000, 4300211000001001, 4300211000001002, 4300211000001003, 4300222000002005, 4300164000005000, 4300164000005001, 4300164000005002, 4300164000005003, 4300153000002000 (pt.), 4300153000002001 (pt.), 4300153000016000 (pt.), 4300161000001701 (pt.), 4300161000001702 (pt.), 4300164000002701 (pt.), 4300164000002702 (pt.), 4300152000015701, 4300152000015702, 4300152000002701, 4300152000002702 in Section 15, 16, 21, and 22 Twp 20, Range 5 W. (Case Only, 7710, 7616, 7500, 7400, 6990, 6950, and 7351 Old Tuscaloosa Highway, McCalla, Alabama 35111)(MCCALLA)(634.4 acres +/-) 1 The covenants of the Jefferson County Industrial Development Board for the Jefferson Metropolitan Industrial Park as recorded in Book 0061, Page 7918 of the Probate Court of Jefferson County, Bessemer Division are adopted in whole as a part of this rezoning; .2 A fifty (50) feet wide, undisturbed buffer shall be maintained along the railroad line except those limited areas required to provide rail spur access to park tenants. 3. A fifty (50) feet wide buffer shall be maintained along both sides of Old Tuscaloosa Highway, Lowetown Road and Kimbrell Cutoff Road; at the time of development of the site(s) said buffer shall be improved through landscaping and berms as required to provide, at time of installation, a solid visual screen six (6) feet in height as

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.



## Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 9709)

Meeting: 11/10/22 01:00 PM  
 Department: Development Services  
 Category: Subdivision Item  
 Prepared By: Michael Morrison  
 Initiator: Dayla R Baugh  
 Sponsors:  
 DOC ID: 9709

**Lot 1C Douglas Commons Resurvey, Douglas Farms, LLC, owner; Zac Parrish, designated plat representative. Parcel IDs # 3900123003012027, 3900123003021000 Section 12, Tp 19 S, Range 3 W. One (1) lot proposed in C-1 (Commercial) zoning. (Case Only: 3330 & 3340 Old Columbiana Road, Birmingham, 35226) (HOOVER) (1.9 Acres +/-)<Resolution Title/County Commission Meeting**

<Resolution to be added for County Commission>

**approve as a preliminary subject to technical corrections as required by other reviewing department/agencies**

<Insert Case Description Info Here>



## Planning & Zoning Commission

**SCHEDULED**

**P&Z ITEM (ID # 9710)**

Meeting: 11/10/22 01:00 PM  
 Department: Development Services  
 Category: Subdivision Item  
 Prepared By: Michael Morrison  
 Initiator: Dayla R Baugh  
 Sponsors:  
 DOC ID: 9710

**Resurvey of Lots 5 & 6, Block 8 of Woodward Iron Company's, Tamika McGee, owner; Josh Howard, designated plat representative. Parcel ID # 2100191002006000 Section 19, Tp 17 S, Range 4 W. One (1) lot proposed in R-6 (Single Family) zoning. (Case Only: 4515 Middle Street, Mulga, 35118) (MULGA) (.75 Acres +/-)**

<Resolution to be added for County Commission>

**approve as a preliminary subject to technical corrections as required by other reviewing department/agencies**

<Insert Case Description Info Here>



## Planning & Zoning Commission

**SCHEDULED**

**P&Z ITEM (ID # 9711)**

Meeting: 11/10/22 01:00 PM  
 Department: Development Services  
 Category: Subdivision Item  
 Prepared By: Michael Morrison  
 Initiator: Dayla R Baugh  
 Sponsors:  
 DOC ID: 9711

**Master's Woods, Joan Chambers, owner; Dennis Allen,  
 designated plat representative. Parcel ID #  
 2100224014002000 Section 22, Tp 17 S, Range 4 W. Four (4)  
 lots proposed in R-6 (Single Family) zoning. (Case Only:  
 3190 Mulga Loop Road, Birmingham, 35224) (MINOR) (4.37  
 Acres +/-)**

<Resolution to be added for County Commission>

**approve as a preliminary subject to technical corrections as required by other reviewing  
 department/agencies**

<Insert Case Description Info Here>



## Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 9712)

Meeting: 11/10/22 01:00 PM  
Department: Development Services  
Category: Subdivision Item  
Prepared By: Michael Morrison  
Initiator: Dayla R Baugh  
Sponsors:  
DOC ID: 9712

**Hester Subdivision, Teresa Hester, owner/designated plat representative. Parcel ID # 3300010000006001 Section 01, Tp 18 S, Range 7 W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 11287 Camp Oliver Road, Adger, 35224) (Adger) (11.92 Acres +/-)**

<Resolution to be added for County Commission>

**approve as a preliminary subject to technical corrections as required by other reviewing department/agencies**

<Insert Case Description Info Here>



## Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 9714)

Meeting: 11/10/22 01:00 PM  
 Department: Development Services  
 Category: Subdivision Item  
 Prepared By: Michael Morrison  
 Initiator: Dayla R Baugh  
 Sponsors:  
 DOC ID: 9714

**Beechwood Hollow Resurvey, Marshall Reid, Bradley Price & Judy Norris, owners; Wes Bertoldi, designated plat representative. Parcel ID #s 0700311000002001, 0700311000002004 Section 31, Tp 15 S, Range 3 W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 1730 & 1741 McConnell Lane, Mount Olive, 35117) (MOUNT OLIVE) (63.9) Acres +/-**

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## Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 9713)

Meeting: 11/10/22 01:00 PM  
 Department: Development Services  
 Category: Subdivision Item  
 Prepared By: Michael Morrison  
 Initiator: Dayla R Baugh  
 Sponsors:

DOC ID: 9713

**Parsons 4 Lot Subdivision, Linda Thompson and Jimmy & Michelle Capps, owners; Linda Thompson, designated plat representative. Parcel ID #s 0600180000064000, 0600180000064002, 0600180000064003 Section 18, Tp 15 S, Range 4 W. Four (4) lots proposed in A-1 (Agriculture) & I-1 (Light Industrial) zoning. (Case Only: 7710, 7721 & 7565 Bankhead Hwy, Dora, 35062) (DORA) (43.35 Acres +/-)**

<Resolution to be added for County Commission>

**approve as a preliminary subject to technical corrections as required by other reviewing department/agencies**

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## Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 9715)

Meeting: 11/10/22 01:00 PM  
 Department: Development Services  
 Category: Subdivision Item  
 Prepared By: Michael Morrison  
 Initiator: Dayla R Baugh  
 Sponsors:  
 DOC ID: 9715

**A Resurvey of Lots 1,2, & 3 of Map of Indian Gap Lakes Subdivision, Fred & Sheila Castleberry, owners; Fred Castleberry, designated plat representative. Parcel ID # 4300234000015000 Section 23, Tp 20 S, Range 5 W. One (1) lot proposed in A-1 (Agriculture) zoning. (Case Only: 5680 Pine Street, McCalla, 35111) (MCCALLA) (1.81) Acres +/-)**

<Resolution to be added for County Commission>

approve as a preliminary subject to technical corrections as required by other reviewing department/agencies

<Insert Case Description Info Here>



## Planning & Zoning Commission

### SCHEDULED

Meeting: 11/10/22 01:00 PM  
 Department: Development Services  
 Category: Public Hearing  
 Prepared By: Michael Morrison  
 Initiator: Dayla R Baugh  
 Sponsors:

### ZONING ITEM - COUNTY COMMISSION (ID # 9716)

DOC ID: 9716

**Garywood Assembly of God, owner; Daphney Massey, agent requests a rezoning in alignment with proposed subdivision (S-22-0063)\* resulting in lot 1 of Garywood Assembly Church of God Resurvey #1 including lots 10-12 Hamilton's Subdivision being zoned A-1 (Agriculture) for show cattle and lot 2 of Garywood Assembly Church of God Resurvey #1 including lots 1-9 of Hamilton's Subdivision being zoned R-2 (Single Family) for existing single family dwellings. Parcel ID#3700363000009000 & 4300012002002000 in Section 36&01 Twp 19&20, Range 5 W. (Case Only, 6056 Moore Cemetery Road & 5341 Charles Hamilton Road, McCalla, 35111) (McCALLA)(23 acres +/-)**

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

<Insert Case Description Info Here>



## Planning & Zoning Commission

SCHEDULED

Meeting: 11/10/22 01:00 PM  
 Department: Development Services  
 Category: Public Hearing  
 Prepared By: Michael Morrison  
 Initiator: Dayla R Baugh  
 Sponsors:

**ZONING ITEM - COUNTY COMMISSION (ID # 9717)**

DOC ID: 9717

**Milton K. Scott & Stephen Lovell Riddlespurge, owners; Bryan S. Pressnell, agent requests a change of zoning from A-1 (Agriculture) to C-1 (Commercial) for a proposed hotel development. Parcel ID#s 3800314000020000 & 3800313000012000 in Section 31 Twp 19, Range 4 W. (Case Only, 2144 Eastern Valley Road & 101 McCalla Road, Bessemer, Alabama 35022)(EASTERN VALLEY(3.34 acres +/-)**

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

<Insert Case Description Info Here>



## Planning & Zoning Commission

### SCHEDULED

Meeting: 11/10/22 01:00 PM  
 Department: Development Services  
 Category: Public Hearing  
 Prepared By: Michael Morrison  
 Initiator: Dayla R Baugh  
 Sponsors:

### ZONING ITEM - COUNTY COMMISSION (ID # 9718)

DOC ID: 9718

**Van Mulvehill, owner; Bryan S. Pressnell, agent requests a change of zoning from A-1 (Agriculture) to C-1 (Commercial) for a proposed car wash. Parcel ID#s 0900313004001000 & 0900313004002000 in Section 31 Twp 15, Range 1 W. (Case Only, 4024 & 4032 Main Street, Pinson, Alabama 35126)(PINSON)(.73 acres +/-)**

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## Planning & Zoning Commission

SCHEDULED

Meeting: 11/10/22 01:00 PM  
 Department: Development Services  
 Category: Public Hearing  
 Prepared By: Michael Morrison  
 Initiator: Dayla R Baugh  
 Sponsors:

**ZONING ITEM - COUNTY COMMISSION (ID # 9719)**

DOC ID: 9719

**Alberta Diaz Sanchez & Guillermo Mendoza, owners;  
 Guillermo Mendoza, agent requests a change of zoning from  
 R-1 (Single Family) and C-1 (Commercial) to R-1 (Single  
 Family) to remove split zoning and bring into compliance.  
 Parcel ID# 0900191001002000 in Section 19 Twp 15, Range 1  
 W. (Case Only, 0900191001002000, Pinson, Alabama  
 35126)(PINSON)(6.96 acres +/-)**

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

<Insert Case Description Info Here>



## Planning & Zoning Commission

SCHEDULED

Meeting: 11/10/22 01:00 PM  
 Department: Development Services  
 Category: Public Hearing  
 Prepared By: Michael Morrison  
 Initiator: Dayla R Baugh  
 Sponsors:

**ZONING ITEM - COUNTY COMMISSION (ID # 9720)**

DOC ID: 9720

**Jefferson County Economic and Industrial Development Authority, Jerome & Cindy Cowley, Norfolk Southern Railway Company, Gulf Alabama Properties, LLC, owners; Cal Markert, Jefferson County Manager, agent requests to modify or remove existing restrictive covenants #2, 3, 4, 5, & 6 (highlighted below) to enable practical and appropriate development of the property with consideration of the public health, safety, and welfare by relaxing the restrictions for buffering and access to promote a development plan harmonious with necessary improvements to the public right of way. Parcel ID#s 4300212000019000, 4300213000001007, 4300214000002001, 4300211000001000, 4300211000001001, 4300211000001002, 4300211000001003, 4300222000002005, 4300164000005000, 4300164000005001, 4300164000005002, 4300164000005003, 4300153000002000 (pt.), 4300153000002001 (pt.), 43001530000016000 (pt.), 4300161000001701 (pt.), 4300161000001702 (pt.), 4300164000002701 (pt.), 4300164000002702 (pt.), 4300152000015701, 4300152000015702, 4300152000002701, 4300152000002702 in Section 15, 16, 21, and 22 Twp 20, Range 5 W. (Case Only, 7710, 7616, 7500, 7400, 6990, 6950, and 7351 Old Tuscaloosa Highway, McCalla, Alabama 35111)(MCCALLA)(634.4 acres +/-) 1 The covenants of the Jefferson County Industrial Development Board for the Jefferson Metropolitan Industrial Park as recorded in Book 0061, Page 7918 of the Probate Court of Jefferson County, Bessemer Division are adopted in whole as a part of this rezoning; .2 A fifty (50) feet wide, undisturbed buffer shall**

**be maintained along the railroad line except those limited areas required to provide rail spur access to park tenants. 3.**

**A fifty (50) feet wide buffer shall be maintained along both sides of Old Tuscaloosa Highway, Lowetown Road and Kimbrell Cutoff Road; at the time of development of the site(s) said buffer shall be improved through landscaping and berms as required to provide, at time of installation, a solid visual screen six (6) feet in height as**

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

<Insert Case Description Info Here>