



**JEFFERSON COUNTY
PLANNING & ZONING COMMISSION
ZONING HEARING - REGULAR MEETING AGENDA
THURSDAY JANUARY 12, 2023; 1:00 PM
COMMISSION CHAMBERS**

NEW SUBDIVISION CASES

- S-22-0101** Ling Family Split, Augustus Ling III, Dana Elizabeth Ling, Beverly Kay Ling, Harriett Lynn Howard & Sidney Howard, owners; Augustus Ling III, designated plat representative. Parcel ID#s 4200302000006002, 4200302000006006 Section 30, Tp 20 S, Range 04 W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 4810 & 4820 Bob Brill Road, McCalla, 35022)(MCCALLA)(5 Acres +/-)
- S-22-0102** Halsam Family Split, Halsam LLC, owner; Teri Anders designated plat representative. Parcel ID# 3100093000010003 Section 09, Tp 18 S, Range 5 W. Three (3) lots proposed in A-1 (Agriculture) & C-1 (Commercial) zoning. (Case Only: 6817 Warrior River Road , Bessemer, 35023)(CONCORD)(8.23 Acres +/-)
- S-22-0103** Standridge Family Estate Subdivision, Florence C. Standridge, owner; Elmer Standridge, designated plat representative. Parcel ID# 0300100000002000 Section 10, Tp 14 S, Range 3 W. Four (4) lots proposed in A-1 (Agriculture) zoning. (Case Only: 8989 Rouse Road, Warrior, 35180)(WARRIOR)(160 Acres +/-)
- S-22-0105** Beth Henderson Resurvey of Lot 2 of the Walker Subdivision, Mary Beth Henderson, owner/designated plat representative. Parcel ID# 1400204000002004 Section 20, Tp 16 S, Range 3 W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 1248 Brookside Coalburg Road, Mount Olive, 35117)(BROOKSIDE)(3 Acres +/-)

NEW REZONING CASES

- Z-22-0053** Mark Randall & Patricia P. Ward, owners; Brandon R. Patrick, agent requests a change of zoning from A-1 (Agriculture) to C-1 (Commercial) for a commercial retail development. Parcel ID# Part of 0700324000036000 in Section 32 Twp 15 Range 3 W. (Case Only, 3236 Mount Olive Road, Birmingham, AL 35117)(MOUNT OLIVE)(acres +/-)

- Z-22-0060** Ellie Hugh Pitts and Jewell Anjiantte, owners; Anjiantte Stricklin, agent requests a change of zoning from C-1 (Commercial) to A-1 (Agriculture) for residential use of an existing structure/house. Parcel ID# 0800090000020000 in Section 09 Twp 15 Range 2W. (Case Only, 2024 Morris Majestic Road, Morris, AL 35116)(MORRIS)(.23 acres +/-)
- Z-22-0065** Carl L. F. Horst , owner; Lydia Matthews, agent requests a change of zoning from A-1 (Agriculture) & C-1 (Commercial) to A-1 (Agriculture) for compliance of an existing house and storage shed. Parcel ID# part of 1400044001045000 (part of lot 2 of Horst Family 2 Lot subdivision) in Section 04 Twp 16 Range 3 W. (Case Only, 5617 Horst Way, Mount Olive, AL 35117)(MOUNT OLIVE)(8.09 acres +/-)
- Z-22-0066** Jonathan & Mary Helen Kyzer owners; Mary Helen Kyzer agent requests a change of zoning from I-3(S) (Surface Mining)to A-1 (Agriculture) for residential use. Parcel ID# 190028000036005 (Lots 1 & 2 of the proposed Kyzer Family Plot Plan) in Section 28 Twp 17 Range 6W. (Case Only, 710 Glaze Creek Road, Bessemer, AL 35023)(BIRMINGPORT)(19 acres +/-)
- S-22-0097** Kyzer Family Plot Plan, Jonathan & Mary Kyzer, owners; Mary Kyzer designated plat representative. designated plat representative. Parcel ID# 1900280000036005 Section 28, Tp 17 S, Range 6 W. Two (2) lots proposed in I-3(S) (Strip Mining) zoning. (Case Only: 710 Glaze Creek Road. Bessemer, 35023)(BIRMINGPORT)(19 Acres +/-)
- Z-22-0068** H & C Properties, LLC owner; Jimmy Hooper, agent requests a change of zoning from R-1 (Single Family) to C-1 (Commercial) for a mini storage . Parcel ID# 3100161000041000 in Section 16 Twp 18 Range 5 W. (Case Only, 9816 15th Street Road, Bessemer, AL 35023)(BESSEMER)(2.08 acres +/-)

OTHER BUSINESS

- Planning** Chairman to appoint members to the PUD (Planned Unit Development) Review
- Commission** Committee and Regulations Committee
- Committee**
- Assignments**

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 # 9977)

Meeting: 01/12/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 9977

Ling Family Split, Augustus Ling III, Dana Elizabeth Ling, Beverly Kay Ling, Harriett Lynn Howard & Sidney Howard, owners; Augustus Ling III, designated plat representative. Parcel ID#s 4200302000006002, 4200302000006006 Section 30, Tp 20 S, Range 04 W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 4810 & 4820 Bob Brill Road, McCalla, 35022)(MCCALLA)(5 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 # 9978)

Meeting: 01/12/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 9978

Halsam Family Split, Halsam LLC, owner; Teri Anders designated plat representative. Parcel ID# 3100093000010003 Section 09, Tp 18 S, Range 5 W. Three (3) lots proposed in A-1 (Agriculture) & C-1 (Commercial) zoning. (Case Only: 6817 Warrior River Road , Bessemer, 35023)(CONCORD)(8.23 Acres +/-)

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 9979)

Meeting: 01/12/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 9979

**Standridge Family Estate Subdivision, Florence C.
Standridge, owner; Elmer Standridge, designated plat
representative. Parcel ID# 0300100000002000 Section 10, Tp
14 S, Range 3 W. Four (4) lots proposed in A-1 (Agriculture)
zoning. (Case Only: 8989 Rouse Road, Warrior,
35180)(WARRIOR)(160 Acres +/-)**

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department/agencies**

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 9980)

Meeting: 01/12/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 9980

**Beth Henderson Resurvey of Lot 2 of the Walker Subdivision,
Mary Beth Henderson, owner/designated plat representative.
Parcel ID# 1400204000002004 Section 20, Tp 16 S, Range 3
W. Three (3) lots proposed in A-1 (Agriculture) zoning.
(Case Only: 1248 Brookside Coalburg Road, Mount Olive,
35117)(BROOKSIDE)(3 Acres +/-)**

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department/agencies**

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Planning & Zoning Commission

SCHEDULED

Meeting: 01/12/23 01:00 PM
Department: Development Services
Category: Public Hearing
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

ZONING ITEM - COUNTY COMMISSION (ID # 9981)

DOC ID: 9981

Mark Randall & Patricia P. Ward, owners; Brandon R. Patrick, agent requests a change of zoning from A-1 (Agriculture) to C-1 (Commercial) for a commercial retail development. Parcel ID# Part of 0700324000036000 in Section 32 Twp 15 Range 3 W. (Case Only, 3236 Mount Olive Road, Birmingham, AL 35117)(MOUNT OLIVE)(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: 01/12/23 01:00 PM
Department: Development Services
Category: Public Hearing
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

ZONING ITEM - COUNTY COMMISSION (ID # 9982)

DOC ID: 9982

Ellie Hugh Pitts and Jewell Anjiantte, owners; Anjiantte Stricklin, agent requests a change of zoning from C-1 (Commercial) to A-1 (Agriculture) for residential use of an existing structure/house. Parcel ID# 0800090000020000 in Section 09 Twp 15 Range 2W. (Case Only, 2024 Morris Majestic Road, Morris, AL 35116)(MORRIS)(.23 acres +/-)

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Planning & Zoning Commission

SCHEDULED

Meeting: 01/12/23 01:00 PM
Department: Development Services
Category: Public Hearing
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

ZONING ITEM - COUNTY COMMISSION (ID # 9983)

DOC ID: 9983

Carl L. F. Horst , owner; Lydia Matthews, agent requests a change of zoning from A-1 (Agriculture) & C-1 (Commercial) to A-1 (Agriculture) for compliance of an existing house and storage shed. Parcel ID# part of 1400044001045000 (part of lot 2 of Horst Family 2 Lot subdivision) in Section 04 Twp 16 Range 3 W. (Case Only, 5617 Horst Way, Mount Olive, AL 35117)(MOUNT OLIVE)(8.09 acres +/-)

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Planning & Zoning Commission

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Meeting: 01/12/23 01:00 PM
Department: Development Services
Category: Public Hearing
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

ZONING ITEM - COUNTY COMMISSION (ID # 9984)

DOC ID: 9984

Jonathan & Mary Helen Kyzer owners; Mary Helen Kyzer agent requests a change of zoning from I-3(S) (Surface Mining)to A-1 (Agriculture) for residential use. Parcel ID# 190028000036005 (Lots 1 & 2 of the proposed Kyzer Family Plot Plan) in Section 28 Twp 17 Range 6W. (Case Only, 710 Glaze Creek Road, Bessemer, AL 35023)(BIRMINGPORT)(19 acres +/-)

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 9976)

Meeting: 01/12/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 9976

**Kyzer Family Plot Plan, Jonathan & Mary Kyzer, owners;
Mary Kyzer designated plat representative. designated plat
representative. Parcel ID# 1900280000036005 Section 28, Tp
17 S, Range 6 W. Two (2) lots proposed in I-3(S) (Strip
Mining) zoning. (Case Only: 710 Glaze Creek Road.
Bessemer, 35023)(BIRMINGPORT)(19 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: 01/12/23 01:00 PM
Department: Development Services
Category: Public Hearing
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

ZONING ITEM - COUNTY COMMISSION (ID # 9985)

DOC ID: 9985

**H & C Properties, LLC owner; Jimmy Hooper, agent requests
a change of zoning from R-1 (Single Family) to C-1
(Commercial) for a mini storage . Parcel ID#
3100161000041000 in Section 16 Twp 18 Range 5 W. (Case
Only, 9816 15th Street Road, Bessemer, AL
35023)(BESSEMER)(2.08 acres +/-)**

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

<Insert Case Description Info Here>



Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 9990)

Meeting: 01/12/23 01:00 PM
Department: Development Services
Category: Site Plan Review
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 9990

Chairman to appoint members to the PUD (Planned Unit Development) Review Committee and Regulations Committee

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

<Insert Case Description Info Here>