



**JEFFERSON COUNTY
PLANNING & ZONING COMMISSION
ZONING HEARING - REGULAR MEETING AGENDA
THURSDAY JUNE 8, 2023; 1:00 PM
COMMISSION CHAMBERS**

CARRIED OVER SUBDIVISION CASES

NEW SUBDIVISION CASES

- S-23-0030** Bishop Family 3 Lot Subdivision, Tammie Kerr; Adam & Amy Bishop, owners; Adam Bishop, designated plat representative. Parcel ID#s 0300160000013000, 0300160000013001, 0300160000013002 Section 16/ Tp 14/ Range 3 W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 885, 911 & 931 Arkadelphia Road, Warrior, 35180)(10.47 Acres +/-)
- S-23-0032** A Resurvey of Lots 1 & 2, Cunningham Plot Plan, Randy & Patti Cunningham; Shirley Cunningham, owners; Steven Allen, designated plat representative. Parcel ID#s 4300281000025000, 4300281000025001 Section 28/ Tp 20/ Range 5 W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 8196 & 8210 Cowley Circle, McCalla, 35111)(8.6 Acres +/-)
- S-22-0033** Dollar General – Mount Olive Road Plat No. 1, Mark Ward, owner; Robert Lake, designated plat representative. Parcel ID# 0700324000036000 Section 32/ Tp 15/ Range 3 W. Two (2) lots proposed in C-1 (Commercial) & A-1 (Agriculture) zoning. (Case Only: 3250 Mount Olive Road, Mount Olive, 35117)(2.75 Acres +/-)
- S-23-0035** Sloan Acres, Karen Vinyard, Basil Sloan, Sloan Family Investment LLC, owners; Chris Sloan, designated plat representative. Parcel ID#s 04003600000020000, 0400360000007001, 0400360000008000 Section 36/ Tp 14/ Range 4 W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 9836 & 9864 Owens Road; 9516 Sloan Drive, Warrior, 35180)(9.95 Acres +/-)
- S-23-0036** Infinity Ridge Subdivision, Infinity Investments LLC, owner; Jabari Mosley, designated plat representative. Parcel ID#s 2200064002001000, 2200064002077000 Section 06/ Tp 17/ Range 3 W. Forty-nine (49) lots proposed in R-1(S) (Single Family) zoning. (Case Only: 2039 Sprucewood Place & 1966 Cherry Ave, Birmingham, 35214)(26 Acres +/-)

S-23-0037 Livery Subdivision, Michael & April Livery; Joshua Alley, owners; Michael Livery, designated plat representative. Parcel ID#s 0400280000013005, 0400280000013006, 0400280000013007, 0400280000013008 Section 28/ Tp 14/ Range 4 W. Four (4) lots & one (1) conservation lot, not for development proposed in A-1 (Agriculture) zoning. (Case Only: 7999, 8007, 8019, 8051 Titan Drive, Dora, 35062)(9.75 Acres +/-)

S-23-0039 Comer Subdivision, Trustees Alice Hatfield, Jean Comer & Cathy Foust, owners; Alice Hatfield, designated plat representative. Parcel ID# part of 0800230000005000 Section 23/ Tp 15/ Range 2 W. Two (2) lots proposed in R-5(B) Mobile Home Park and C-2 (Outdoor Amusement) zoning. (Case Only: 7273 Narrows Road, Pinson, 35126)(60.96 Acres +/-)

NEW REZONING CASES

Z-23-0016 Justin Warren & Robert Nicholas, owners; Justin Warren, agent requests a change of zoning from C-1 (Commercial), C-2 (Outdoor Amusement), C-3 (Commercial) I-1 (Light Industrial) & A-1(Agriculture) to A-1 (Agriculture) to remove split zoning for residential use and C-2 (Outdoor Amusement) for an existing campground. Lots 1 & 2 of Legacy Subdivision. Parcel ID#s 1800250000071000 & 1800250000071001 in Section 25 Twp 17 Range 7 W. (Case Only: 1238 &1395 Shortown Branch Road, Bessemer, 35023)(45.1 acres +/-)

S-23-0031 Legacy Subdivision, Robert Nicholson, owner; Justin Warren, designated plat representative. Parcel ID#s 1800250000071000, 1800250000071001 Section 25/ Tp 17/ Range 7 W. Two (2) lots proposed in A-1 (Agriculture), C-1 (Commercial), C-2 (Outdoor Amusement), C-3 (Commercial), I-1 (Light Industrial) zoning. (Case Only: 1238 & 1395 Shortown Branch Road, Bessemer, 35023)(45.1 Acres +/-)

Z-23-0017 Mark Lee & Kelly McAuley, owners; Mark McAuley, agent requests a change of zoning from I-3 (Industrial) to A-1 (Agriculture) for residential use. Parcel ID# 0800090000039009 in Section 09 Twp 15 Range 2 W. (Case Only: 2501 Creel Road, Morris, 35116)(41 acres +/-)

Z-23-0018 Hamilton Family Properties, Hamilton Homeplace, LLC, Charles D. Gissendanner, Jr., Charles D. Gissendanner, Sr., Carmela Gissendanner, owners; Joe Schifano, agent requests a change of zoning from A-1 (Agriculture) to R-6 (Single Family) for a 134-lot residential subdivision. Parcel ID#s 4300022000007000, 4300021000035000, 4300021000036000, 4300021000036002. Part of 4300024000009000 in Section 02 Twp 20 Range 5 W. (Case Only: 5749, 5755, 5775, 5801 & 5811 Charles Hamilton Road, 6305 Old Tuscaloosa Hwy, McCalla, 35111)(63.20 acres +/-)

SITE AND ARCHITECTURAL REVIEW

Z-23-0009

Charles Sapp, owner; Grant Gramstad, Paradigm Architecture, applicant requests approval of final site and elevation plans to satisfy a condition on the zoning. Parcel ID# 1200221000001000.in Section 22 Twp 16 Range 1W. (Case Only: 477 Valley Road, 35235)(1 Acre)

Z-22-0053

Mark Ward, owner; Bill Wilson, Gonzalez-Strength & Associates, applicant requests approval of final site and elevation plans to satisfy a condition on the zoning. Part of Parcel ID# 0700324000036000.in Section 32 Twp 15 Range 3W. (Case Only: 3250 Mount Olive Road, 35117)(1.29 Acres)

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 # 10695)

Meeting: 06/08/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 10695

Bishop Family 3 Lot Subdivision, Tammie Kerr; Adam & Amy Bishop, owners; Adam Bishop, designated plat representative. Parcel ID#s 0300160000013000, 0300160000013001, 0300160000013002 Section 16/ Tp 14/ Range 3 W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 885, 911 & 931 Arkadelphia Road, Warrior, 35180)(10.47 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 # 10697)

Meeting: 06/08/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
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A Resurvey of Lots 1 & 2, Cunningham Plot Plan, Randy & Patti Cunningham; Shirley Cunningham, owners; Steven Allen, designated plat representative. Parcel ID#s 4300281000025000, 4300281000025001 Section 28/ Tp 20/ Range 5 W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 8196 & 8210 Cowley Circle, McCalla, 35111)(8.6 Acres +/-)

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 10698)

Meeting: 06/08/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 10698

Dollar General – Mount Olive Road Plat No. 1, Mark Ward, owner; Robert Lake, designated plat representative. Parcel ID# 0700324000036000 Section 32/ Tp 15/ Range 3 W. Two (2) lots proposed in C-1 (Commercial) & A-1 (Agriculture) zoning. (Case Only: 3250 Mount Olive Road, Mount Olive, 35117)(2.75 Acres +/-)

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Planning & Zoning Commission

Meeting: 06/08/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

SCHEDULED

P&Z ITEM (ID # 10699)

DOC ID: 10699

Sloan Acres, Karen Vinyard, Basil Sloan, Sloan Family Investment LLC, owners; Chris Sloan, designated plat representative. Parcel ID#s 0400360000020000, 0400360000007001, 0400360000008000 Section 36/ Tp 14/ Range 4 W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 9836 & 9864 Owens Road; 9516 Sloan Drive, Warrior, 35180)(9.95 Acres +/-)

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 10700)

Meeting: 06/08/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 10700

**Infinity Ridge Subdivision, Infinity Investments LLC, owner;
Jabari Mosley, designated plat representative. Parcel ID#s
2200064002001000, 2200064002077000 Section 06/ Tp 17/
Range 3 W. Forty-nine (49) lots proposed in R-1(S) (Single
Family) zoning. (Case Only: 2039 Sprucewood Place & 1966
Cherry Ave, Birmingham, 35214)(26 Acres +/-)**

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Planning & Zoning Commission

Meeting: 06/08/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

SCHEDULED

P&Z ITEM (ID # 10701)

DOC ID: 10701

Livery Subdivision, Michael & April Livery; Joshua Alley, owners; Michael Livery, designated plat representative.

Parcel ID#s 0400280000013005, 0400280000013006, 0400280000013007, 0400280000013008 Section 28/ Tp 14/ Range 4 W. Four (4) lots & one (1) conservation lot, not for development proposed in A-1 (Agriculture) zoning. (Case Only: 7999, 8007, 8019, 8051 Titan Drive, Dora, 35062)(9.75 Acres +/-)

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Planning & Zoning Commission

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P&Z ITEM (ID # 10702)

Meeting: 06/08/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 10702

Comer Subdivision, Trustees Alice Hatfield, Jean Comer & Cathy Foust, owners; Alice Hatfield, designated plat representative. Parcel ID# part of 0800230000005000 Section 23/ Tp 15/ Range 2 W. Two (2) lots proposed in R-5(B) Mobile Home Park and C-2 (Outdoor Amusement) zoning. (Case Only: 7273 Narrows Road, Pinson, 35126)(60.96 Acres +/-)

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Planning & Zoning Commission

Meeting: 06/08/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

SCHEDULED

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Legacy Subdivision, Robert Nicholson, owner; Justin Warren, designated plat representative. Parcel ID#s 1800250000071000, 1800250000071001 Section 25/ Tp 17/ Range 7 W. Two (2) lots proposed in A-1 (Agriculture), C-1 (Commercial), C-2 (Outdoor Amusement), C-3 (Commercial), I-1 (Light Industrial) zoning. (Case Only: 1238 & 1395 Shortown Branch Road, Bessemer, 35023)(45.1 Acres +/-)

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 10704)

Meeting: 06/08/23 01:00 PM
Department: Development Services
Category: Site Plan Review
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 10704

Charles Sapp, owner; Grant Gramstad, Paradigm Architecture, applicant requests approval of final site and elevation plans to satisfy a condition on the zoning. Parcel ID# 1200221000001000.in Section 22 Twp 16 Range 1W. (Case Only: 477 Valley Road, 35235)(1 Acre)

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

<Insert Case Description Info Here>



Planning & Zoning Commission

Meeting: 06/08/23 01:00 PM
Department: Development Services
Category: Site Plan Review
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

SCHEDULED

P&Z ITEM (ID # 10705)

DOC ID: 10705

Mark Ward, owner; Bill Wilson, Gonzalez-Strength & Associates, applicant requests approval of final site and elevation plans to satisfy a condition on the zoning. Part of Parcel ID# 0700324000036000.in Section 32 Twp 15 Range 3W. (Case Only: 3250 Mount Olive Road, 35117)(1.29 Acres)

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