



**JEFFERSON COUNTY
PLANNING & ZONING COMMISSION
ZONING HEARING - REGULAR MEETING AGENDA
THURSDAY SEPTEMBER 14, 2023; 1:00 PM
COMMISSION CHAMBERS**

NEW SUBDIVISION CASES

- S-23-0040** Douglas Commons Lot 3C Condominiums, Douglas Farms, LLC, owner; Joseph Miller, designated plat representative. Parcel ID# 3900123003012025 Section 12/ Tp 19/ Range 3 W. Thirty-two (32) Units proposed in R-4 (Multi-family) zoning. (Case Only: 3374 Old Columbiana Road, Birmingham, 35226)(4.01) Acres +/-)
- S-23-0055** Resurvey of Lots 1 & 2 of Griffin Farms, Tyrone Griffin & Samuel Griffin, owners; Mark Brandenburg, designated plat representative. Parcel ID#s 0900153000002000, 0900153000002001, 0900153000002002 Section 15/ Tp 15/ Range 1 W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 5480, 5494 & 5502 Clay Palmerdale Road, Pinson, 35126)(21.2 Acres +/-)
- S-23-0058** Kreider's Addition to Patton Road, Donald G. Kreider, owner/designated plat representative. Parcel ID#s 3100171000038000, 3100171000038002 Section 17/ Tp 18/ 5 W. Five (5) lots proposed in A-1 (Agriculture) zoning. (Case Only: 1225 & 1233 Patton Road, Bessemer, 35023)(10 Acres +/-)
- S-23-0061** Cochran Addition to Loveless Park Loop, Linda Harrison, owner; Kevin Hinkle, designated plat representative. Parcel ID# 4200082000007000 Section 08/ Tp 20/ Range 4 W. One (1) lot proposed in A-1 (Agriculture) zoning. (Case Only: 6584 Loveless Park Loop, Bessemer, 35022)(.33 Acres +/-)
- S-23-0062** Dyer-Reeser Subdivision, Roger W. Dyer, Mitchell Dyer, Roger L. Dyer, Michael Dyer; John & Debra Reeser, owners; Wesley Bertoldi, designated plat representative. Parcel ID#s 0700180000040008, 0700180000040011 Section 18/ Tp 15/ Range 3 W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 2091 & 2097 Sardis Road, Gardendale, 35071)(26.25 Acres +/-)
- S-23-0063** Dixon Resurvey of Lots 7, 8, 9, 10, 11, 12 and 13, Block 2 of Kaley's 1st Addition to Union City, Rodney Dixon & Bethany Jones, owners; Rodney Dixon, designated plat representative. Parcel ID#s 0200152000025000, 0200152000026000 Section

15/ Tp 14/ Range 2 W. Two (2) lots proposed in R-6 (Single-family) zoning. (Case Only: 2915 2nd Street, Trafford, 35172)(.84 Acres +/-)

S-23-0064

Alta Glen Highlands First Addition, Paul Russell, owner/designated plat representative. Parcel ID#s 2800331001005000, 2800334001002000 Section 33/ Tp 18/ Range 2 W. Three (3) lots proposed in E-1 (Estate) zoning. (Case Only: 2663 Alta Glen Drive, Birmingham, 35243)(20 Acres +/-)

NEW REZONING CASES

Z-23-0010

Jefferson County Board of Education, owner; Lilly Rainey; agent requests a change of zoning from INSTITUTIONAL 1 to INSTITUTIONAL 2 for age restricted apartments (55+) (24 units proposed). Parcel #2200083001026000 in Section 8 Twp 17 Range 3 W. (Case Only: 1520 Cherry Avenue, Birmingham, 35214)(6 acres +/-)

Z-23-0026

Evangel Assembly of God of Mt. Olive, Alabama, Inc., owner; Chad Underwood, Brunch Properties LLC, agent request a change of zoning from A-1 (Agriculture) to I-1 (Light Industrial) for mini storage warehouses and RV storage parking. Parcel ID# 1400043001006000 in Section 4 / Twp 16/ Range 3 W (Case Only: 2815 Mount Olive Road, Mount Olive, 35117)(11.64 Acre+/-)

Z-23-0027

Josh and Catherine Boyd, owners; Rick Nail, LBYD Inc. agent requests a change of zoning from I-3 (Industrial), R-7 (Planned Unit Development) & R-1 (Single Family) to A-1 (Agriculture) for residential use (a proposed house & barn). Parcel ID #s 2400323001040000, 2400314000036000, 2400323001039000 in Section 31 & 32/Twp 17/ Range 1 W. (Case Only: 3980 Michael Place, 99 Bushwood Road, 4525 Brookforest Lane, Birmingham, 35210)(98.5 acres+/-)

Z-23-0028

John Cain, C. Thomas & Michael D. Burrow, owners; John Cain agent requests a change of zoning from A-1 (Agriculture) to R-G (Single Family) for a garden home subdivision (99 lots proposed). Parcel ID # 0200280000002000 in Section 28/Twp 14/ Range 2 W. (Case Only: 2131 Bone Dry Road, Warrior, 35180)(69.82acres+/-)

Z-23-0029

Mulkin Holdings, LLC & Adrienne Morton Acker, owners; Joe Schifano agent requests a change of zoning from A-1 (Agriculture) to R-G (Single Family) for a garden home subdivision (122 lots proposed). Parcel ID #s 4200183000001000, 4200183000002000 & 420018000020014 in Section 18/Twp 20/ Range 4 W. (Case Only: 7541, 7501 Lou George Loop, 7524 Meggison Drive, Bessemer, 35022)(46.22 acres+/-)

OTHER BUSINESS

Text
Amendments

Amendments to the text of the County Zoning Resolution changing the name of the department of “Land Planning & Development Services” to “Department of Development Services”, updates to language relative to the current processes for zoning review and approvals as part of obtaining building permits, designating the Director of Development Services as the Building Official, and establishing violations of the County Zoning Resolution as Class B Misdemeanors in accordance with Alabama Legislative Act 2023-237

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 # 11122)

Meeting: 09/14/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

DOC ID: 11122

Douglas Commons Lot 3C Condominiums, Douglas Farms, LLC, owner; Joseph Miller, designated plat representative. Parcel ID# 3900123003012025 Section 12/ Tp 19/ Range 3 W. Thirty-two (32) Units proposed in R-4 (Multi-family) zoning. (Case Only: 3374 Old Columbiana Road, Birmingham, 35226)(4.01) 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 # 11123)

Meeting: 09/14/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

DOC ID: 11123

Resurvey of Lots 1 & 2 of Griffin Farms, Tyrone Griffin & Samuel Griffin, owners; Mark Brandenburg, designated plat representative. Parcel ID#s 0900153000002000, 0900153000002001, 0900153000002002 Section 15/ Tp 15/ Range 1 W. Three (3) lots proposed in A-1 (Agriculture) zoning. (Case Only: 5480, 5494 & 5502 Clay Palmerdale Road, Pinson, 35126)(21.2 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 # 11124)

Meeting: 09/14/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

DOC ID: 11124

**Kreider's Addition to Patton Road, Donald G. Kreider,
owner/designated plat representative. Parcel ID#s
3100171000038000, 3100171000038002 Section 17/ Tp 18/ 5
W. Five (5) lots proposed in A-1 (Agriculture) zoning. (Case
Only: 1225 & 1233 Patton Road, Bessemer, 35023)(10 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 # 11125)

Meeting: 09/14/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 11125

Cochran Addition to Loveless Park Loop, Linda Harrison, owner; Kevin Hinkle, designated plat representative. Parcel ID# 4200082000007000 Section 08/ Tp 20/ Range 4 W. One (1) lot proposed in A-1 (Agriculture) zoning. (Case Only: 6584 Loveless Park Loop, Bessemer, 35022)(.33 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

Meeting: 09/14/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

SCHEDULED

P&Z ITEM (ID # 11126)

DOC ID: 11126

Dyer-Reeser Subdivision, Roger W. Dyer, Mitchell Dyer, Roger L. Dyer, Michael Dyer; John & Debra Reeser, owners; Wesley Bertoldi, designated plat representative. Parcel ID#s 0700180000040008, 0700180000040011 Section 18/ Tp 15/ Range 3 W. Two (2) lots proposed in A-1 (Agriculture) zoning. (Case Only: 2091 & 2097 Sardis Road, Gardendale, 35071)(26.25 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 # 11127)

Meeting: 09/14/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

DOC ID: 11127

Dixon Resurvey of Lots 7, 8, 9, 10, 11, 12 and 13, Block 2 of Kaley's 1st Addition to Union City, Rodney Dixon & Bethany Jones, owners; Rodney Dixon, designated plat representative. Parcel ID#s 0200152000025000, 0200152000026000 Section 15/ Tp 14/ Range 2 W. Two (2) lots proposed in R-6 (Single-family) zoning. (Case Only: 2915 2nd Street, Trafford, 35172)(.84 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 # 11128)

Meeting: 09/14/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 11128

**Alta Glen Highlands First Addition, Paul Russell,
owner/designated plat representative. Parcel ID#s
2800331001005000, 2800334001002000 Section 33/ Tp 18/
Range 2 W. Three (3) lots proposed in E-1 (Estate) zoning.
(Case Only: 2663 Alta Glen Drive, Birmingham, 35243)(20
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

Meeting: 09/14/23 01:00 PM
Department: Development Services
Category: Amendment
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

SCHEDULED

P&Z ITEM (ID # 11129)

DOC ID: 11129

Amendments to the text of the County Zoning Resolution changing the name of the department of “Land Planning & Development Services” to “Department of Development Services”, updates to language relative to the current processes for zoning review and approvals as part of obtaining building permits, designating the Director of Development Services as the Building Official, and establishing violations of the County Zoning Resolution as Class B Misdemeanors in accordance with Alabama Legislative Act 2023-237

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

<Insert Case Description Info Here>