



**JEFFERSON COUNTY
PLANNING & ZONING COMMISSION
ZONING HEARING - REGULAR MEETING AGENDA
THURSDAY NOVEMBER 9, 2023; 1:00 PM
COMMISSION CHAMBERS**

NEW SUBDIVISION CASES

- S-23-0003** Daniel Carr, owner; Brook Hollow Estates 2nd Sector, Three (3) lots proposed Property zoned A-1 (Agriculture) PIDs# 0800121000017000, 0800124000002000 in section 12 / Township 15 / Range 2 W (Site address 8260 Kermit Johnson Road, Pinson, 35126)(80.25 Acres +/-)
- S-23-0065** Wayne & Lorri Wallace, owner; Resurvey of Lot 1 Wallace/Thomas Plot Plat, Two (2) lots proposed Property zoned A-1 (Agriculture) PID# 0400230000024001 in section 23 / Township 14 / Range 4 W (Site address 2885 Mayfield Road, Warrior, 35180)(19 Acres +/-)
- S-23-0066** Brian Slatton, owner; Slatton Family 1 Lot Subdivision, One (1) lot proposed Property zoned A-1 (Agriculture) PID# 1400193000026000 in section 19 / Township 16 / Range 3 W (Site address 4017 Graham Drive, Birmingham, 35214)(1 Acre +/-)
- S-23-0070** Philip & Janis Dodson, Ted & Patricia Parsons, owners; Robert Reynolds, agent; Parsons & Dodson Resurvey, Two (2) lots proposed Property zoned A-1 (Agriculture) PIDs# 3700180000014003, 3700180000014007 in section 18 / Township 19 / Range 5 W (Site address 4170 & 4174 Boston Road, Adger, 35006)(4 Acres +/-)
- S-23-0071** Sonya Vee Sloan & Edvon Faham Sloan, owners; Wesley Bertoldi, agent; Sawyer Subdivision, Three (3) lots proposed; Property zoned A-1 (Agriculture) PID# 0400250000006000; in Section 25 / Township 14 / Range 4 W; (Site address 2577 Red Rock Drive, Warrior, AL 35180)(17.25 Acres +/-)

CARRIED OVER REZONING CASES

- 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 +/-)

NEW REZONING CASES

- Z-23-0030** Zollie F. Holt, Jr., owner; Conner Farmer, agent; requests a change of zoning to R-G (Single Family) for a proposed 107 lot garden home subdivision. Property zoned A-1 (Agriculture) PID# Part of 4200182000003000, in section 18/ Township 20/ Range 4 W (Site address 7150 Lou George Loop, Bessemer, 35022)(47 Acres +/-)
- Z-23-0031** The Purpose Church, an Alabama non-profit corporation, owner; Andrea Gates, agent requests a change of zoning to INSTITUTIONAL-1 to remove split zoning and to bring the existing church into compliance. Property zoned R-2 (Single Family) PID# 2100024004033000 in section 2/ Township 17/ Range 4 W (Site address 2721 Arnett Street, Birmingham, 35214)(5.9 Acres +/-)
- Z-23-0033** Donna M. Jennings, Trustee of the Mathews Family Trust, owner; requests a change of zoning to A-1 (Agriculture) to remove split zoning for future residential use. Property zoned A-1 (Agriculture) & C-3 (Commercial) PID# 0500130000020000 in section 13/ Township 15/ Range 5 W (Site address 7978 Bankhead Hwy, Dora, 35062)(.26 Acres +/-)
- Z-23-0034** Green Lantern Restaurant & Lounge Inc., owner; Bryan Pressnell, agent; requests a change of zoning to C-1 (Commercial) for a convenience store. Property zoned C-3 (Commercial) PID# 4300104000012000 in section 10/ Township 20/ Range 5 W (Site address 6942 Old Tuscaloosa Hwy, McCalla, 35111)(2.97 Acres +/-)
- Z-23-0035** Taylor Burton Co., Inc., owner; Del Alexander Romero, agent; requests a change of zoning to R-G (Single Family) for the development of two (2) additional lots in Gramercy Park subdivision. Property zoned 01 (Office Park) City of Vestavia Hills PID# Part of 2800322001007001 in section 32/ Township 18/ Range 2 (Proposed lots 1A & 2A of Taylor Burton Addition to Gramercy Parc)(Site address 2551 Rocky Ridge Road, Birmingham, 35243)(.34 Acres +/-)
- S-23-0068** Taylor Burton Co., Inc., owners; Del Alexander Romero, agent; Taylor Burton Addition to Gramercy Parc, Four (5) lots proposed. Property zoned R-G (Single Family) PIDs# 2800322001007001, 2800322001029000, 2800322001031000, and 2800322001030000 in section 32 / Township 18 / Range 2 W (Site address 1720 & 1726 Collinwood Court, 2551 & 2553 Rocky Ridge Road, 35243)(1.26 Acres +/-)

- Z-23-0036** Jefferson County Golf Associates, owner; Shelia Stephenson, Schoel Engineering, agent; requests a change of zoning to C-2 (Outdoor Commercial) and C-3 (Commercial) to remove split zoning and align zoning with proposed subdivision; Proposed Lot 1 Bent Brook & Proposed Lot 2 of Bent Brook Resurvey No.1; Property zoned C-2 (Commercial), R-7 (Planned Unit Development) and C-3 (Commercial); Part of 4200051002002000 & Part of 4200054000001000; in Section 5/ Township 20/ Range 4 W; (Site addresses 7880 & 7900 Dicky Springs Road, Birmingham, 35022)(70.34 Acres +/-)
- S-23-0067** Jefferson County Golf, owner; Shelia Stephenson, agent; Bent Brook Resurvey No.1, Two (2) lots proposed Property zoned C-2 (Outdoor Amusement), C-3 (Commercial), R-7 (PUD) PIDs# 4200051002002000, 4200054000001000 in section 05 / Township 20 / Range 4 W (Site address 7900 Dickey Springs Road, Bessemer, 35022)(70 Acres +/-)
- Z-23-0037** Martha Teodoro, owner; requests a change of zoning to R-2 (Single Family) to bring an existing residence into compliance; Property zoned C-1 (Commercial) PID# 2200171001009000; in Section 17/ Township 17/ Range 3 W; (Site address 1449 Cherry Avenue, Birmingham, 35214)(.29 Acres +/-)
- Z-23-0038** Believers of The Word Outreach, Inc., owner; Darlene Garner, agent; requests a change of zoning to INSTITUTIONAL-1 to bring an existing church into compliance; Property zoned C-1 (Commercial) PID# 090003200400100; in Section 3/ Township 15/ Range 1 W; (Site address 8796 Highway 75, Pinson, 35126)(4.5 Acres +/-)

OTHER BUSINESS

- Amendment**
to
Floodplain
Development
Ordinance
- Proposed revisions to adopt the required changes to the higher regulatory standards Floodplain Development Ordinance. The purpose of these changes is for Jefferson County to stay in compliance with the FEMA National Flood Insurance Program.

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 # 11333)

Meeting: 11/09/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 11333

Daniel Carr, owner; Brook Hollow Estates 2nd Sector, Three (3) lots proposed Property zoned A-1 (Agriculture) PIDs# 0800121000017000, 0800124000002000 in section 12 / Township 15 / Range 2 W (Site address 8260 Kermit Johnson Road, Pinson, 35126)(80.25 Acres +/-)

<Resolution to be added for County Commission>

Staff Recommendation: Approval with an exception to the subdivision regulations to allow Lots 1, 2, and 3 to be recorded with no road frontage.

Staff Recommendation: Approval with an exception to the subdivision regulations to allow Lots 1, 2, and 3 to be recorded with no road frontage.

HISTORY:

10/12/23 P&Z



Planning & Zoning Commission

Meeting: 11/09/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

SCHEDULED

P&Z ITEM (ID # 11334)

DOC ID: 11334

**Wayne & Lorri Wallace, owner; Resurvey of Lot 1
Wallace/Thomas Plot Plat, Two (2) lots proposed Property
zoned A-1 (Agriculture) PID# 0400230000024001 in section 23
/ Township 14 / Range 4 W (Site address 2885 Mayfield Road,
Warrior, 35180)(19 Acres +/-)**

<Resolution to be added for County Commission>

Staff Recommendation: Approval

Staff Recommendation: Approval

HISTORY:

10/12/23 P&Z



Planning & Zoning Commission

Meeting: 11/09/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

SCHEDULED

P&Z ITEM (ID # 11335)

DOC ID: 11335

Brian Slatton, owner; Slatton Family 1 Lot Subdivision, One (1) lot proposed Property zoned A-1 (Agriculture) PID# 1400193000026000 in section 19 / Township 16 / Range 3 W (Site address 4017 Graham Drive, Birmingham, 35214)(1 Acre +/-)

<Resolution to be added for County Commission>

Staff Recommendation: Approval

Staff Recommendation: Approval

HISTORY:

10/12/23 P&Z



Planning & Zoning Commission

Meeting: 11/09/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

SCHEDULED

P&Z ITEM (ID # 11337)

DOC ID: 11337

**Philip & Janis Dodson, Ted & Patricia Parsons, owners;
Robert Reynolds, agent; Parsons & Dodson Resurvey, Two
(2) lots proposed Property zoned A-1 (Agriculture) PIDs#
3700180000014003, 3700180000014007 in section 18 /
Township 19 / Range 5 W (Site address 4170 & 4174 Boston
Road, Adger, 35006)(4 Acres +/-)**

<Resolution to be added for County Commission>

Staff Recommendation: Approval

Staff Recommendation: Approval

HISTORY:

10/12/23 P&Z



Planning & Zoning Commission

Meeting: 11/09/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

SCHEDULED

P&Z ITEM (ID # 11484)

DOC ID: 11484

Sonya Vee Sloan & Edvon Faham Sloan, owners; Wesley Bertoldi, agent; Sawyer Subdivision, Three (3) lots proposed; Property zoned A-1 (Agriculture) PID# 0400250000006000; in Section 25 / Township 14 / Range 4 W; (Site address 2577 Red Rock Drive, Warrior, AL 35180)(17.25 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

Meeting: 11/09/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

SCHEDULED

P&Z ITEM (ID # 11338)

DOC ID: 11338

Taylor Burton Co., Inc., owners; Del Alexander Romero, agent; Taylor Burton Addition to Gramercy Parc, Four (5) lots proposed. Property zoned R-G (Single Family) PIDs# 2800322001007001, 2800322001029000, 2800322001031000, and 2800322001030000 in section 32 / Township 18 / Range 2 W (Site address 1720 & 1726 Collinwood Court, 2551 & 2553 Rocky Ridge Road, 35243)(1.26 Acres +/-)

<Resolution to be added for County Commission>

Staff Recommendation: Approval

Staff Recommendation: Approval

HISTORY:

10/12/23 P&Z



Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 11336)

Meeting: 11/09/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

DOC ID: 11336

**Jefferson County Golf, owner; Shelia Stephenson, agent;
Bent Brook Resurvey No.1, Two (2) lots proposed Property
zoned C-2 (Outdoor Amusement), C-3 (Commercial), R-7
(PUD) PIDs# 4200051002002000, 4200054000001000 in
section 05 / Township 20 / Range 4 W (Site address 7900
Dickey Springs Road, Bessemer, 35022)(70 Acres +/-)**

<Resolution to be added for County Commission>

Staff Recommendation: Approval with an exception to the subdivision regulations to record Lot 2 with no road frontage.

Staff Recommendation: Approval with an exception to the subdivision regulations to record Lot 2 with no road frontage.

HISTORY:

10/12/23 P&Z



Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 11344)

Meeting: 11/09/23 01:00 PM
Department: Development Services
Category: Amendment
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 11344 A

Proposed revisions to adopt the required changes to the higher regulatory standards Floodplain Development Ordinance. The purpose of these changes is for Jefferson County to stay in compliance with the FEMA National Flood Insurance Program.

<Resolution to be added for County Commission>

Staff Recommendation: Approval

Staff Recommendation: Approval

HISTORY:

10/12/23 P&Z