



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

NEW SUBDIVISION CASES

- S-23-0074** Kirt and Lindsey McFarland, Bart Holmes, owner; Kirt's Addition to Hidden Hollow, Two (2) lots proposed property zoned A-1 (Agriculture) PID# 1900280000036001 in Section 28 / Township 17 / Range 6 W (Site address 771 Hidden Hollow Trail, Bessemer, 35023)(9.19 Acres +/-)
- S-23-0075** Eternal Life Christian Center, Dawson Reynolds, owner; Dawson's Resurvey of Lot 2 Calvary Worship Center Survey, Two (2) lots proposed property zoned A-1 (Agriculture) PID#'S 1400062000043000, 1400062000006001 in Section 6 / Township 16 / Range 3 W (Site addresses 1931 & 1943 Brookside Road, Mount Olive, 35111)(5.16 Acres +/-)
- S-23-0076** Jonathan Womelsdorf, owner; Mulvehill Resubdivision of Lot 1, Two (2) lots proposed property zoned A-1 (Agriculture) PID# 0200362000007001 in Section 36 / Township 14 / Range 2 W (Site address 9218 Bradford Trafford Road, Pinson, 35126)(5 Acres +/-)
- S-23-0077** LaShunda Baldwin, owner; Baldwin Estates, Four (4) lots proposed property zoned A-1 (Agriculture) PID# 1400344000008000 in Section 34 / Township 16 / Range 3 W (Site address 908 Kathy Lane, Fultondale, 35068)(10.1 Acres +/-)
- S-23-0078** Arnolds Chapel Methodist Church, owner; Arnolds Chapel Methodist Church Subdivision, Two (2) lots proposed property zoned Inst-1(Institutional) PID#'S 4200301000002000, 4200301000001002, 4200301000003002 in Section 30 / Township 20 / Range 4 W (Site addresses 8110, 8140 & 8150 Bluff Ridge Road, Bessemer, 35022)(5.3 Acres +/-)
- S-22-0080** Demetris Jackson, owner; Jackson's Farm, One (1) lot proposed property zoned A-1 (Agriculture) PID 4200093000003005 in Section 9 / Township 20 / Range 4 W (Site address 3909 Lindsey Loop Road, Bessemer, 35022)(23.34 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-23-0039** Lloyd & Alyssa Cummings, owner; requests a change of zoning to A-1 (Agriculture) to remove split zoning and bring into compliance for residential use. Property zoned A-1 (Agriculture), C-1 (Commercial) & R-1 (Single Family) PID# 0400120000008000 in Section 12/ Township 14/ Range 4 W (Site address 2088 Corner Road, Warrior, 35180)(4.74 Acres +/-)
- Z-23-0040** Edgewater Baptist Church, owner; Jerry Peery, agent; requests a change of zoning to R-6 (Single Family) for residential use. Property zoned INSTITUTIONAL 1 PID# Part of 2100342005004000 Lot 1A Resurvey of Block 11 Edgewater Subdivision Plat B in Section 34/ Township 17/ Range 4 W (Site address 808 Galveston St, Birmingham, 35224)(.35 Acres +/-)
- Z-23-0041** Mark E. Elkins & Teresa Elkins Payne, owner; requests a change of zoning to A-1 (Agriculture) for residential use. Property zoned C-3 (Commercial) PID# 0900032008001001 in Section 3/ Township 15/ Range 1 W (Site address 8895 Old Hwy 75, Pinson, 35126)(.44 Acres +/-)
- Z-23-0042** Marilyn Cotton, owner; requests a change of zoning to A-1 (Agriculture) for residential use. Property zoned C-1 (Commercial) PID# 0800330000042000 in Section 33/ Township 15/ Range 2 W (Site address 6120 Castle Heights Road, Morris, 35116)(2.14 Acres +/-)
- S-23-0079** Marilyn Cotton, owner; Cotton Resurvey of Part of Lot 7 of Castle Heights, One (1) lot propose Property zoned C-1 (Commercial); A-1 (Agriculture) proposed PID# 0800330000042000 in Section 33 / Township 15 / Range 2 W (Site address 6120 Castle Heights Road, Morris, 35116)(2.14 Acres +/-)
- Z-23-0043** Clydette Harris Hughes, owner; Joe Schifano, agent; requests a change of zoning to R-G (Single Family) for a garden home subdivision. (151 lots proposed) Property zoned A-1 (Agriculture) & R-1 (Single Family) PID#’S 3900073000006000 (excluding tower site) & 3900073000006009 in Section 7/ Township 19/ Range 3 W (Site addresses 1806 Triple H Ranch Road & 1757 Shannon Road, Bessemer, 35222)(52.32 Acres +/-)

OTHER BUSINESS

Consideration Consideration of adoption of the MX-PUD Zoning District Regulation

of adoption of
the MX-PUD
Zoning
District
Regulations

Election of
Officers for
2024
Calendar
Year

Election of Officers for 2024 Calendar Year

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

Meeting: 12/14/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

SCHEDULED

P&Z ITEM (ID # 11619)

DOC ID: 11619

**Kirt and Lindsey McFarland, Bart Holmes, owner; Kirt's
Addition to Hidden Hollow, Two (2) lots proposed property
zoned A-1 (Agriculture) PID# 1900280000036001 in Section 28
/ Township 17 / Range 6 W (Site address 771 Hidden Hollow
Trail, Bessemer, 35023)(9.19 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

P&Z ITEM (ID # 11620)

Meeting: 12/14/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 11620

**Eternal Life Christian Center, Dawson Reynolds, owner;
Dawson's Resurvey of Lot 2 Calvary Worship Center Survey,
Two (2) lots proposed property zoned A-1 (Agriculture)
PID#'S 1400062000043000, 1400062000006001 in Section 6 /
Township 16 / Range 3 W (Site addresses 1931 & 1943
Brookside Road, Mount Olive, 35111)(5.16 Acres +/-)**

<Resolution to be added for County Commission>

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department/agencies**

<Insert Case Description Info Here>



Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 11621)

Meeting: 12/14/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 11621

Jonathan Womelsdorf, owner; Mulvehill Resubdivision of Lot 1, Two (2) lots proposed property zoned A-1 (Agriculture) PID# 0200362000007001 in Section 36 / Township 14 / Range 2 W (Site address 9218 Bradford Trafford Road, Pinson, 35126)(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

Meeting: 12/14/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

SCHEDULED

P&Z ITEM (ID # 11622)

DOC ID: 11622

**LaShunda Baldwin, owner; Baldwin Estates, Four (4) lots
proposed property zoned A-1 (Agriculture) PID#
1400344000008000 in Section 34 / Township 16 / Range 3 W
(Site address 908 Kathy Lane, Fultondale, 35068)(10.1 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 # 11623)

Meeting: 12/14/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 11623

**Arnolds Chapel Methodist Church, owner; Arnolds Chapel
Methodist Church Subdivision, Two (2) lots proposed
property zoned Inst-1(Institutional) PID#'S
4200301000002000, 4200301000001002, 4200301000003002 in
Section 30 / Township 20 / Range 4 W (Site addresses 8110,
8140 & 8150 Bluff Ridge Road, Bessemer, 35022)(5.3 Acres
+/-)**

<Resolution to be added for County Commission>

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department/agencies**

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 11624)

Meeting: 12/14/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 11624

**Demetris Jackson, owner; Jackson's Farm, One (1) lot
proposed property zoned A-1 (Agriculture) PID
4200093000003005 in Section 9 / Township 20 / Range 4 W
(Site address 3909 Lindsey Loop Road, Bessemer,
35022)(23.34 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: 12/14/23 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:

SCHEDULED

P&Z ITEM (ID # 11630)

DOC ID: 11630

**Marilyn Cotton, owner; Cotton Resurvey of Part of Lot 7 of
Castle Heights, One (1) lot propose Property zoned C-1
(Commercial); A-1 (Agriculture) proposed PID#
0800330000042000 in Section 33 / Township 15 / Range 2 W
(Site address 6120 Castle Heights Road, Morris, 35116)(2.14
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 # 11633)

Meeting: 12/14/23 01:00 PM
Department: Development Services
Category: Site Plan Review
Prepared By: Michael Morrison
Initiator: Dayla R Baugh
Sponsors:
DOC ID: 11633

Election of Officers for 2024 Calendar Year

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

<Insert Case Description Info Here>