



**JEFFERSON COUNTY
PLANNING & ZONING COMMISSION
ZONING HEARING - REGULAR MEETING AGENDA
THURSDAY APRIL 11, 2024; 1:00 PM
COMMISSION CHAMBERS**

NEW SUBDIVISION CASES

- S-24-0016** Nicholas Klosowsky, applicant Nicholas Klosowsky Subdivision Two (2) lots Proposed; Property zoned A-1 (Agriculture), PID# 1000174007006001 in Section 17 / Township 15 / Range 1E; (Site address: 7629 Old Springville Road, Trussville, 35173)(5.77 acres +/-)
- S-24-0017** Lodge Jackson, applicant; Lodge Jackson Resurvey of Part of Lot 13 McAdory vs Bass #2, One (1) lot Proposed, zoned A-1 (Agriculture), PID# 3800214003001000 in Section 21 / Township 19 / Range 4W (Site address: 604 Dixie Avenue, Bessemer, 35173)(5.77 acres +/-)
- S-24-0018** Janet Railey, applicant; Janet Railey; Railey's 2nd Addition to Corner, Two (2) lots Proposed; Property zoned A-1 (Agriculture) PID# 0400230000004000 in Section 23 / Township 14 / Range 4W (Site address: 2915 Corner Road, Warrior, 35180)(4.31 acres +/-)
- S-24-0019** Imogene Coleman and Mary Short, applicant; Drew Long, agent; Mary Short Subdivision Property zoned A-1 (Agriculture) PID# 1800360000010000 in Section 36 / Township 17 / Range 7W (Site address 100 Shores Camp Road, Adger, 35006)(2.41 acres +/-)
- S-24-0020** Cox Investments, applicant; John Cain, agent; Cox Investments Addition to Higginbotham Road, Two (2) lots Proposed, Property zoned A-1 (Agriculture) PID# 010030300000100 in Section 30 / Township 14 / Range 1W (Site address: 4239 Higginbotham Road, Pinson, 35126)(8.07 acres +/-)
- S-24-0022** Mika Marcum, applicant; Larry Davis, agent; Mika Marcum Subdivision, Two (2) lots Proposed Property zoned A-1 (Agriculture) PID# 060002000000600 in Section 02 / Township 15 / Range 4W (Site address: 3425 Warrior Jasper Road, Warrior, 35180)(1.06 acres +/-)
- S-22-0023** Erika Duran Celis, Reyna Duran, & Angel Duran, applicant; Larry Davis, agent;

Duran Family Subdivision, Three (3) lots Proposed Property zoned A-1 (Zoning) PID# 0400320000003004 in Section 32 / Township 14 / Range 4W (Site address: 4291 E Ellen Mann Road, Dora, 35062)(7.39 acres +/-)

S-24-0024 Tracy and Mark Durden; Logan Durden; Logan Durden, applicant; Mark Durden, agent; Resurvey of Lot 1 and 3 of Durden Acres Amended, Two (2) lots Proposed Property zoned A-1 (Agriculture) PID# 2000300000002000, 200030000000200 in Section 30 / Township 17 / Range 5W(Site addresses: 7557 & 7569 William Howton Road, Mulga, 35118)(79.05 acres +/-)

S-24-0026 Max & Janice Templin; Stacie & Christopher Templin, applicant; Janice Templin, agent; Templin Family Subdivision No. 2, Three (3) lots Proposed Property zoned A-1 (Agriculture) PID# 4200073000019000, 4200073000019001 in Section 07 / Township 20 / Range 4W (Site addresses: 6966 & 6976 Lou George Loop, Bessemer, 35022)(8.14 acres +/-)

NEW REZONING CASES

Z-24-0007 Lewis Pallets & Bobby Lewis, applicant; Russell Ware, Jr., agent; requests a change of zoning from R-6 (Single Family) & I-3 (Industrial) to C-1 (Commercial) for a convenience store.PID's# 2900314000007000 & 2900314000008000 in Section 03/ Township 18/ Range 3 W(Site addresses: 1565 & 1581 Valley Drive, Birmingham, AL 35022)(0.94 Acres +/-)

Z-24-0010 Land Merchant, LLC, applicant; John Jett, agent; requests a change of zoning from A-1 (Agriculture) & I-4 (Industrial Park) to I-1 (Light Industrial) to remove split zoning for a mechanic shop, office and to park individually owned 18 wheelers.PID# 1300214002002000 in Section 21/ Township 16/ Range 2 W (Site address: 2301 Pawnee Village Road, Birmingham, AL 35217)(+/- 18.57 Acres)

Z-24-0012 William C. Stephens & Jennie M. Stephens, applicant; Jennie Stephens, agent; requests a change of zoning from I-3 (Industrial) to A-1 (Agriculture) for residential use (mobile home) PID# 1600150000036026 in Section 15/ Township 16/ Range 5 W (Site address: 6140 Flat Top Road, Quinton, AL 35130)(Acres +/- 11.3)

Z-14-0013 Bethel Baptist Church, applicant; Rick Hollis, agent; requests to remove split zoning from INSTITUTIONAL-1 and Lot 2 being zoned A-1 (Agriculture) and align the zoning with the proposed subdivision for an existing church, resulting in Lot 1 being zoned INSTITUTIONAL-1 and Lot 2 being zoned A-1 (Agriculture) PID# 05002300000025000 in Section 23/ Township 15/ Range 5 W (Site address: 6990 Bethel Road, Dora, AL 35062)(+/- 4.45 Acres)

S-24-0025 Bethel Baptist Church, applicant; Rick Hollis, agent; Bethel Baptist Church

Subdivision, Two (2) lots Proposed Property zoned Inst-1(Institutional) & A-1 (Agriculture) PID# 0500230000025000 in Section 23 / Township 15 / Range 5W (Site address: 6990 Bethel Road, Dora, 35062)(78.39 acres +/-)

Z-14-0014

J. E. & Jessie Mae Walden, applicant; Keith E. Walden, agent; requests a change of zoning from I-3 (Industrial) to A-1 (Agriculture) for compliance of an existing residence PID# 3200260000013000 in Section 26/ Township 18/ Range 6 W (Site address: 8761 Lock 17 Road, Bessemer, AL 35022)(+/- 0.48 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 # 12162)

Meeting: 04/11/24 01:00 PM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 12162

**Nicholas Klosowsky, applicant Nicholas Klosowsky
 Subdivision Two (2) lots Proposed; Property zoned A-1
 (Agriculture), PID# 1000174007006001 in Section 17 /
 Township 15 / Range 1E; (Site address: 7629 Old Springville
 Road, Trussville, 35173)(5.77 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 # 12163)

Meeting: 04/11/24 01:00 PM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 12163

Lodge Jackson, applicant; Lodge Jackson Resurvey of Part of Lot 13 McAdory vs Bass #2, One (1) lot Proposed, zoned A-1 (Agriculture), PID# 3800214003001000 in Section 21 / Township 19 / Range 4W (Site address: 604 Dixie Avenue, Bessemer, 35173)(5.77 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 # 12164)

Meeting: 04/11/24 01:00 PM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 12164

Janet Railey, applicant; Janet Railey; Railey's 2nd Addition to Corner, Two (2) lots Proposed; Property zoned A-1 (Agriculture) PID# 0400230000004000 in Section 23 / Township 14 / Range 4W (Site address: 2915 Corner Road, Warrior, 35180)(4.31 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 # 12165)

Meeting: 04/11/24 01:00 PM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:

DOC ID: 12165

Imogene Coleman and Mary Short, applicant; Drew Long, agent; Mary Short Subdivision Property zoned A-1 (Agriculture) PID# 1800360000010000 in Section 36 / Township 17 / Range 7W (Site address 100 Shores Camp Road, Adger, 35006)(2.41 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 # 12166)

Meeting: 04/11/24 01:00 PM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 12166

Cox Investments, applicant; John Cain, agent; Cox Investments Addition to Higginbotham Road, Two (2) lots Proposed, Property zoned A-1 (Agriculture) PID# 010030300000100 in Section 30 / Township 14 / Range 1W (Site address: 4239 Higgonbotham Road, Pinson, 35126)(8.07 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 # 12167)

Meeting: 04/11/24 01:00 PM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:

DOC ID: 12167

**Mika Marcum, applicant; Larry Davis, agent; Mika Marcum
 Subdivision, Two (2) lots Proposed Property zoned A-1
 (Agriculture) PID# 060002000000600 in Section 02 / Township
 15 / Range 4W (Site address: 3425 Warrior Jasper Road,
 Warrior, 35180)(1.06 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 # 12168)

Meeting: 04/11/24 01:00 PM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 12168

**Erika Duran Celis, Reyna Duran, & Angel Duran, applicant;
 Larry Davis, agent; Duran Family Subdivision, Three (3) lots
 Proposed Property zoned A-1 (Zoning) PID#
 0400320000003004 in Section 32 / Township 14 / Range 4W
 (Site address: 4291 E Ellen Mann Road, Dora, 35062)(7.39
 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 # 12169)

Meeting: 04/11/24 01:00 PM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 12169

**Tracy and Mark Durden; Logan Durden; Logan Durden,
 applicant; Mark Durden, agent; Resurvey of Lot 1 and 3 of
 Durden Acres Amended, Two (2) lots Proposed Property
 zoned A-1 (Agriculture) PID# 2000300000002000,
 200030000000200 in Section 30 / Township 17 / Range
 5W(Site addresses: 7557 & 7569 William Howton Road,
 Mulga, 35118)(79.05 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 # 12171)

Meeting: 04/11/24 01:00 PM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 12171

**Max & Janice Templin; Stacie & Christopher Templin,
 applicant; Janice Templin, agent; Templin Family
 Subdivision No. 2, Three (3) lots Proposed Property zoned A-
 1 (Agriculture) PID# 4200073000019000, 4200073000019001 in
 Section 07 / Township 20 / Range 4W (Site addresses: 6966 &
 6976 Lou George Loop, Bessemer, 35022)(8.14 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 # 12170)

Meeting: 04/11/24 01:00 PM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:

DOC ID: 12170

Bethel Baptist Church, applicant; Rick Hollis, agent; Bethel Baptist Church Subdivision, Two (2) lots Proposed Property zoned Inst-1(Institutional) & A-1 (Agriculture) PID# 0500230000025000 in Section 23 / Township 15 / Range 5W (Site address: 6990 Bethel Road, Dora, 35062)(78.39 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>