



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

CARRIED OVER SUBDIVISION CASES

NEW SUBDIVISION CASES

- S-24-0034** Hillview Church of Christ, owner; John Prichard, agent; A resurvey of Lot 1 Hillview Church of Christ, Two (2) lots proposed. Property zoned R-1 (Single Family) & R-6 (Single Family), Inst-1 (Institutional) proposed in concurrent rezoning case Z-24-0023 for Lot 1A. PID# 2200071008001000 in section 07 / Township 17 / Range 3 W. (Site address 1706 Huitt Street, Birmingham, 35214)(2.83 acres +/-)
- S-24-0049** Adrienne Acker & Mulkin Holdings, LLC, owner; Tahme Cox, agent; Shady Cove, Thirty-one (31) lots proposed. Property zoned A-1 (Agriculture). PID#s 4200183000001000, 4200183000002000 in section 18 / Township 20 / Range 4 W. (Site addresses 7501 & 7541 Lou George Loop, Bessemer, 35022)(42.9 acres +/-)
- S-24-0050** Ellen Fields, Louise Fields & Richard Eaton, owners; Eaton/Fields Addition to Mud Creek Road, Two (2) lots proposed. Property zoned A-1 (Agriculture). PID#s 3200350000016000, 3200350000016001 in section 35 / Township 18 / Range 6 W. (Site addresses 2674 & 2700 Mud Creek Road, Adger, 35006)(33.34 acres +/-)
- S-24-0051** David Bolin, Pamela Bolin, John Abbott & Kendra Abbott, owners; Kevin Hinkle, agent; Abbott Addition to Bluff Ridge Road, One (1) lot and one (1) conservation lot (not for development) proposed. Property zoned A-1 (Agriculture). PID#s 4200311000001000, 4200304000002002 in section 31 / Township 20 / Range 4 W. (Site address 4490 Deer Creek Trail, Bessemer, 35022)(23.3 acres +/-)
- S-24-0052** Jackie Dale Carver and Sharon Marie Carver, owners; Larry Davis, agent; Carver Subdivision, Two (2) lots proposed. Property zoned A-1 (Agriculture). PID# 0500130000002000 in section 13 / Township 15 / Range 5W. (Site address 7829 Bankhead Hwy, Dora, 35062)(8 acres +/-)
- S-24-0053** James Fisher, owner; Larry Davis, agent; Boshell Family Subdivision, Three (3)

lots proposed. Property zoned A-1 (Agriculture). PID# 0400310000008002 in section 31 / Township 14 / Range 4W. (Site address 4595 Barrett Road, Dora, 35062)(4.45 acres +/-)

S-24-0054 Clarence Sanford (Life Estate), owner; Sanford Addition to Loveless Park, Three (3) lots proposed. Property zoned A-1 (Agriculture). PID# 4200082000026000 in section 8 / Township 20 / Range 4W. (Site address 6700 Loveless Park Loop, Bessemer, 35022)(4.4 acres +/-)

S-24-0055 Clydette Hughes, owner; Joe Schifano, agent; Triple H Ranch, One-hundred fifty (150) lots proposed. Property zoned R-G (Single Family). PID#s 3900073000006000, 3900073000006009 in section 7 / Township 19 / Range 3W. (Site addresses 1757 Shannon Road & 1806 Triple H Ranch Rd, Bessemer, 35022)(52.32 acres +/-)

S-24-0056 Randy and Linda Gallups, owners; Thomas Dreher, agent; Gallup's Resurvey of Homestead Savings, One (1) lot proposed. Property zoned R-2 (Single Family). PID# 3100084002011000 in section 8 / Township 18 / Range 5 W. (Site address 7456 Franklin Dr, Bessemer, 35023)(0.71 acres +/-)

S-24-0058 Karen Ray, Sherril Howton & Jonathan Howton, owners; Resurvey of Lot 1 & 2 Howton/Ray Plot Plan, Two (2) lots proposed. Property zoned A-1 (Agriculture). PID#s 4300060000009000, 4300060000009003 in section 06 / Township 20 / Range 5W. (Site addresses 6030 & 6070 Blue Creek Road, Brookwood, 35444)(52.75 acres +/-)

S-24-0059 Leo Wright, owner; Tanner Hillis Survey, Two (2) lots proposed. Property zoned A-1 (Agriculture). PID#s 1200361000010000, 1200361000007002 in section 36 / Township 16 / Range 1W. (Site address 3000 Leo Ln, Trussville, 35173)(12 acres +/-)

NEW REZONING CASES

Z-24-0032 Manuel Rios Saucedo, owner; requests a change of zoning to A-1 (Agriculture) for residential use. Property zoned R-4 (Multi-Family). PID# 2100141000026001 in section 14/ Township 17/ Range 4 W. (Site address 636 Crumley Chapel Road, Birmingham, AL 35214)(2.4 Acres)

Z-24-0033 Sealy Service Company, LLC, owners; Joshua Eaton, agent; requests a change of zoning to I-1 (Industrial) for Office/Warehouse with outdoor storage. Property zoned A-1 (Agriculture). PID#s 0700261000024002 & 0700261000024000 in section 26/ Township 15 / Range 3 W. (Site addresses 6874 & 3878 Old Highway 31, Gardendale, AL 35071)(5 Acres)

Z-24-0035

John G. Walker, owner; Bryan Pressnell, agent; requests a change of zoning to Institutional-1 to remove split zoning for the construction of a church. Property zoned A-1 (Agriculture). PID# 1200221000040000 in section 22/ Township 16/ Range 1 W. (Site addresses 690 Pineview Road & 4331 Valley Road, Trussville, AL 35173)(4.83 Acres)

SPECIAL USE PERMIT REQUEST

240010M-SIGN

Rock Mountain Lakes Baptist Church, owner; Stephanie Smith, agent; request a special Use Permit Request to allow an on-premise electronic message center (digital display on an existing monument sign) along a road that is not designated as a State or U.S. Highway and to allow said monument sign having a combined area of 71' in lieu of the minimum allowed area of 60'. Property zoned Institutional-1. PID# 4300033000008001 in section 03/ Township 20 / Range 5W. (Site address 6495 Rock Mountain Lake Road, McCalla, 35111)(1.07 Acres +/-)(McCalla)

SITE PLAN AND ARCHITECTURAL REVIEW

Z-2018-040

Legacy Community Federal Credit Union, owner; request a review and approval of site plan and building exterior design in accordance with restrictive covenant associated with property's zoning. Property zoned C-1 with covenants. PID# 4200061000036000 in section 6/ Township 20 / Range 4W. (Site address 4735 Bell Hill Road, Bessemer, 35022)(1.48 Acres +/-)(McCalla)

Z-2022-020

UABRN USA INC, owner; Bryan Pressnell, agent; request a review and approval of site plan and building exterior design in accordance with condition associated with property's zoning. Property zoned C-1 with covenants. PID# 4200052002012000 in section 5/ Township 20 / Range 4W. (Site address 4476 Bell Hill Road, Bessemer, 35022)(5.06 Acres +/-)(McCalla)

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 # 12632)

Meeting: 07/11/24 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 12632

Hillview Church of Christ, owner; John Prichard, agent; A resurvey of Lot 1 Hillview Church of Christ, Two (2) lots proposed. Property zoned R-1 (Single Family) & R-6 (Single Family), Inst-1 (Institutional) proposed in concurrent rezoning case Z-24-0023 for Lot 1A. PID# 2200071008001000 in section 07 / Township 17 / Range 3 W. (Site address 1706 Huitt Street, Birmingham, 35214)(2.83 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

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P&Z ITEM (ID # 12633)

Meeting: 07/11/24 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:

DOC ID: 12633

Adrienne Acker & Mulkin Holdings, LLC, owner; Tahme Cox, agent; Shady Cove, Thirty-one (31) lots proposed. Property zoned A-1 (Agriculture). PID#s 4200183000001000, 4200183000002000 in section 18 / Township 20 / Range 4 W. (Site addresses 7501 & 7541 Lou George Loop, Bessemer, 35022)(42.9 acres +/-)

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Planning & Zoning Commission

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P&Z ITEM (ID # 12634)

Meeting: 07/11/24 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 12634

**Ellen Fields, Louise Fields & Richard Eaton, owners;
Eaton/Fields Addition to Mud Creek Road, Two (2) lots
proposed. Property zoned A-1 (Agriculture). PID#s
3200350000016000, 3200350000016001 in section 35 /
Township 18 / Range 6 W. (Site addresses 2674 & 2700 Mud
Creek Road, Adger, 35006)(33.34 acres +/-)**

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Planning & Zoning Commission

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P&Z ITEM (ID # 12635)

Meeting: 07/11/24 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 12635

David Bolin, Pamela Bolin, John Abbott & Kendra Abbott, owners; Kevin Hinkle, agent; Abbott Addition to Bluff Ridge Road, One (1) lot and one (1) conservation lot (not for development) proposed. Property zoned A-1 (Agriculture). PID#s 4200311000001000, 4200304000002002 in section 31 / Township 20 / Range 4 W. (Site address 4490 Deer Creek Trail, Bessemer, 35022)(23.3 acres +/-)

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 12636)

Meeting: 07/11/24 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 12636

Jackie Dale Carver and Sharon Marie Carver, owners; Larry Davis, agent; Carver Subdivision, Two (2) lots proposed. Property zoned A-1 (Agriculture). PID# 0500130000002000 in section 13 / Township 15 / Range 5W. (Site address 7829 Bankhead Hwy, Dora, 35062)(8 acres +/-)

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 12637)

Meeting: 07/11/24 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 12637

James Fisher, owner; Larry Davis, agent; Boshell Family Subdivision, Three (3) lots proposed. Property zoned A-1 (Agriculture). PID# 0400310000008002 in section 31 / Township 14 / Range 4W. (Site address 4595 Barrett Road, Dora, 35062)(4.45 acres +/-)

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 12638)

Meeting: 07/11/24 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 12638

Clarence Sanford (Life Estate), owner; Sanford Addition to Loveless Park, Three (3) lots proposed. Property zoned A-1 (Agriculture). PID# 4200082000026000 in section 8 / Township 20 / Range 4W. (Site address 6700 Loveless Park Loop, Bessemer, 35022)(4.4 acres +/-)

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 12639)

Meeting: 07/11/24 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 12639

Clydette Hughes, owner; Joe Schifano, agent; Triple H Ranch, One-hundred fifty (150) lots proposed. Property zoned R-G (Single Family). PID#s 3900073000006000, 3900073000006009 in section 7 / Township 19 / Range 3W. (Site addresses 1757 Shannon Road & 1806 Triple H Ranch Rd, Bessemer, 35022)(52.32 acres +/-)

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 12640)

Meeting: 07/11/24 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:

DOC ID: 12640

**Randy and Linda Gallups, owners; Thomas Dreher, agent;
Gallup's Resurvey of Homestead Savings, One (1) lot
proposed. Property zoned R-2 (Single Family). PID#
3100084002011000 in section 8 / Township 18 / Range 5 W.
(Site address 7456 Franklin Dr, Bessemer, 35023)(0.71 acres
+/-)**

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 12641)

Meeting: 07/11/24 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 12641

**Karen Ray, Sherril Howton & Jonathan Howton, owners;
Resurvey of Lot 1 & 2 Howton/Ray Plot Plan, Two (2) lots
proposed. Property zoned A-1 (Agriculture). PID#s
4300060000009000, 4300060000009003 in section 06 /
Township 20 / Range 5W. (Site addresses 6030 & 6070 Blue
Creek Road, Brookwood, 35444)(52.75 acres +/-)**

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 12642)

Meeting: 07/11/24 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 12642

Leo Wright, owner; Tanner Hillis Survey, Two (2) lots proposed. Property zoned A-1 (Agriculture). PID#s 1200361000010000, 1200361000007002 in section 36 / Township 16 / Range 1W. (Site address 3000 Leo Ln, Trussville, 35173)(12 acres +/-)

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 12644)

Meeting: 07/11/24 01:00 PM
 Department: Development Services
 Category: Site Plan Review
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 12644

Rock Mountain Lakes Baptist Church, owner; Stephanie Smith, agent; request a special Use Permit Request to allow an on-premise electronic message center (digital display on an existing monument sign) along a road that is not designated as a State or U.S. Highway and to allow said monument sign having a combined area of 71' in lieu of the minimum allowed area of 60'. Property zoned Institutional-1. PID# 4300033000008001 in section 03/ Township 20 / Range 5W. (Site address 6495 Rock Mountain Lake Road, McCalla, 35111)(1.07 Acres +/-)(McCalla)

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 12643)

Meeting: 07/11/24 01:00 PM
 Department: Development Services
 Category: Site Plan Review
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 12643

Legacy Community Federal Credit Union, owner; request a review and approval of site plan and building exterior design in accordance with restrictive covenant associated with property's zoning. Property zoned C-1 with covenants. PID# 4200061000036000 in section 6/ Township 20 / Range 4W. (Site address 4735 Bell Hill Road, Bessemer, 35022)(1.48 Acres +/-)(McCalla)

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

<Insert Case Description Info Here>



Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 12645)

Meeting: 07/11/24 01:00 PM
 Department: Development Services
 Category: Site Plan Review
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 12645

UABRN USA INC, owner; Bryan Pressnell, agent; request a review and approval of site plan and building exterior design in accordance with condition associated with property's zoning. Property zoned C-1 with covenants. PID# 4200052002012000 in section 5/ Township 20 / Range 4W. (Site address 4476 Bell Hill Road, Bessemer, 35022)(5.06 Acres +/-)(McCalla)

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

<Insert Case Description Info Here>