



**JEFFERSON COUNTY
PLANNING & ZONING COMMISSION
ZONING HEARING - REGULAR MEETING AGENDA
THURSDAY SEPTEMBER 11, 2025; 12:00 AM
COMMISSION CHAMBERS**

CONSIDERATION OF THE FORWARD TOGETHER COMPREHENSIVE PLAN

**Forward
Together
2025** Consideration of the Forward Together 2025 Comprehensive Plan

CONSIDERATION OF ZONING RESOLUTION AMENDMENTS

**2025 Zoning
Resolution
Amendments** Consideration of amendments to the Jefferson County Zoning Resolution

NEW SUBDIVISION CASES

S-25-0041 L&G Investment LLC, owner; Jeffery Lucas, agent; Patel's Addition to Hoover, One (1) lot proposed. Property zoned R-1(Single Family). PIDs# 3900132003006000 (Jefferson County, Unincorporated); 3900132003005000 (City of Hoover) in section 13 / Township 19 / Range 3 W. (Site addresses 1901 & 1905 Patton Chapel Road, Hoover, 35226)(0.38 acres +/-)<Resolution Title/County Commission Meeting

S-25-0047 Brenda D. & Danny B. Holliday; Rodney Levan, owners; Levan Resurvey No. 2, Two (2) lots proposed. Property zoned A-1(Agriculture). PIDs# 0600040000001005, 0600040000001007 in section 04 / Township 15 / Range 4 W. (Site addresses 8900 & 8912 Morning Glory Trail, Dora, 35062)(14.15 acres +/-)

S-25-0049 Jose Ramiro Molina Melgar & Jennifer Molina, owners; Steven Allen, agent; Molina Estates, Two (2) lots proposed. Property zoned A-1 (Agriculture). PID# 1000171000007005 in section 17 / Township 15 / Range 1 E. (Site address 7898 McIntyre Road, Trussville, 35173)(3.34 acres +/-)

S-25-0050 Steve A. & Brenda D. Wilson, owners; Wilson's Addition to Corner, Two (2) lots

proposed. Property zoned C-1 (Commercial). PID# 0400220000020000 in section 22 / Township 14 / Range 4 W. (Site address 3008 Corner Road, Warrior, 35180)(3.18 acres +/-)

S-25-0051

Steve A. & Brenda D. Wilson, owners; Wilson's Addition to Corner, Two (2) lots proposed. Property zoned C-1 (Commercial). PID# 0400220000020000 in section 22 / Township 14 / Range 4 W. (Site address 3008 Corner Road, Warrior, 35180)(3.18 acres +/-)

S-25-0052

NJ Investment Holdings LLC, owner; Nabeel Aljayeh, agent; Nabeel's 3rd Street Resurvey, One (1) lot proposed. Property zoned C-1 (Commercial). PID# 1300284034001000 in section 28 / Township 16 / Range 2 W. (Site address 219 3rd Street, Tarrant, 35217)(0.5 acres +/-)

S-25-0054

NJ Investment Holdings LLC, owner; Nabeel Aljayeh, agent; Nabeel's 3rd Street Resurvey, One (1) lot proposed. Property zoned C-1 (Commercial). PID# 1300284034001000 in section 28 / Township 16 / Range 2 W. (Site address 219 3rd Street, Tarrant, 35217)(0.5 acres +/-)

NEW REZONING CASES

Z-25-0022

Yasmin Chemin, owner; requests a change of zoning to C-1 (Commercial) for a car detailing business and a warehouse to store equipment. Property zoned R-6 (Single Family). PID# 2900314000012000 in section 31/ Township 18 Range 3 W. (Site address 2940 Shannon Wenonah Road, Bessemer, AL 35022)(0.45 Acres +/-)on>

SPECIAL USE PERMIT REQUEST

250013M-SIGN

Love City Church, owner; Carlos Robinson, agent; request a Special Use Permit Request to allow an existing on-premise pole sign for a church be permitted along a road not designated as a State or U.S. Highway be converted to an electronic message center (digital display) and to be located within 300 feet of a residential zone district. Property zoned INST-1. PID# 2100122002003000 in section 12/ Township 17 / Range 4W. (Site address 2349 Forestdale Blvd, Forestdale, 35214)(10.16 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 # 14670)

Meeting: 09/11/25 12:00 AM
Department: Development Services
Category: Land Use Plan
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 14670

Consideration of the Forward Together 2025 Comprehensive Plan

<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 # 14661)

Meeting: 09/11/25 12:00 AM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 14661

L&G Investment LLC, owner; Jeffery Lucas, agent; Patel's Addition to Hoover, One (1) lot proposed. Property zoned R-1(Single Family). PIDs# 3900132003006000 (Jefferson County, Unincorporated); 3900132003005000 (City of Hoover) in section 13 / Township 19 / Range 3 W. (Site addresses 1901 & 1905 Patton Chapel Road, Hoover, 35226)(0.38 acres +/-)<Resolution Title/County Commission Meeting

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approve as a preliminary subject to technical corrections as required by other reviewing department/agencies

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 14662)

Meeting: 09/11/25 12:00 AM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 14662

**Brenda D. & Danny B. Holliday; Rodney Levan, owners;
Levan Resurvey No. 2, Two (2) lots proposed. Property zoned
A-1(Agriculture). PIDs# 0600040000001005,
0600040000001007 in section 04 / Township 15 / Range 4 W.
(Site addresses 8900 & 8912 Morning Glory Trail, Dora,
35062)(14.15 acres +/-)**

<Resolution to be added for County Commission>

**approve as a preliminary subject to technical corrections as required by other reviewing
department/agencies**

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 14663)

Meeting: 09/11/25 12:00 AM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:

DOC ID: 14663

**Jose Ramiro Molina Melgar & Jennifer Molina, owners;
Steven Allen, agent; Molina Estates, Two (2) lots proposed.
Property zoned A-1 (Agriculture). PID# 1000171000007005 in
section 17 / Township 15 / Range 1 E. (Site address 7898
McIntyre Road, Trussville, 35173)(3.34 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 # 14664)

Meeting: 09/11/25 12:00 AM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 14664

Steve A. & Brenda D. Wilson, owners; Wilson's Addition to Corner, Two (2) lots proposed. Property zoned C-1 (Commercial). PID# 0400220000020000 in section 22 / Township 14 / Range 4 W. (Site address 3008 Corner Road, Warrior, 35180)(3.18 acres +/-)

<Resolution to be added for County Commission>

approve as a preliminary subject to technical corrections as required by other reviewing department/agencies

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 14665)

Meeting: 09/11/25 12:00 AM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 14665

Steve A. & Brenda D. Wilson, owners; Wilson's Addition to Corner, Two (2) lots proposed. Property zoned C-1 (Commercial). PID# 0400220000020000 in section 22 / Township 14 / Range 4 W. (Site address 3008 Corner Road, Warrior, 35180)(3.18 acres +/-)

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 14666)

Meeting: 09/11/25 12:00 AM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:

DOC ID: 14666

**NJ Investment Holdings LLC, owner; Nabeel Aljayeh, agent;
Nabeel's 3rd Street Resurvey, One (1) lot proposed. Property
zoned C-1 (Commercial). PID# 1300284034001000 in section
28 / Township 16 / Range 2 W. (Site address 219 3rd Street,
Tarrant, 35217)(0.5 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

SCHEDULED

P&Z ITEM (ID # 14667)

Meeting: 09/11/25 12:00 AM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:

DOC ID: 14667

NJ Investment Holdings LLC, owner; Nabeel Aljayeh, agent; Nabeel's 3rd Street Resurvey, One (1) lot proposed. Property zoned C-1 (Commercial). PID# 1300284034001000 in section 28 / Township 16 / Range 2 W. (Site address 219 3rd Street, Tarrant, 35217)(0.5 acres +/-)

<Resolution to be added for County Commission>

approve as a preliminary subject to technical corrections as required by other reviewing department/agencies

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 14668)

Meeting: 09/11/25 12:00 AM
Department: Development Services
Category: Site Plan Review
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 14668

Love City Church, owner; Carlos Robinson, agent; request a Special Use Permit Request to allow an existing on-premise pole sign for a church be permitted along a road not designated as a State or U.S. Highway be converted to an electronic message center (digital display) and to be located within 300 feet of a residential zone district. Property zoned INST-1. PID# 2100122002003000 in section 12/ Township 17 / Range 4W. (Site address 2349 Forestdale Blvd, Forestdale, 35214)(10.16 Acres +/-)

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

<Insert Case Description Info Here>