



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

FORWARD TOGETHER COMPREHENSIVE PLAN TEXT AMENDMENT

**LUA-TEXT
AMENDMENT**

Proposed text amendment would change the density allowed in areas designated as “Agricultural and Rural” from 0-1 units per acre to 0-1.4 units per acre which would allow for consideration of R-R (Rural Residential) and E-1 (Estate) zoning within that designation.

NEW SUBDIVISION CASES

- S-25-0074** Paul Caddell, owner; Jacob Martin, agent; Arbor Ridge Subdivision, Ninety (90) lots proposed. Property zoned R-G (Single Family). PID#s 4200071000002001, 4200072000001000 in section 07 / Township 20 / Range 4 W. (Site address 6633 Lou George Loop, Bessemer, 35022)(33 acres +/-)
- S-25-0075** Robert & Jill Shelton, owners; Shelton Addition to Self Creek Road, Four (4) lots proposed. Property zoned A-1 (Agriculture). PID# 0800061000017000 in section 06 / Township 15 / Range 2 W. (Site address 1455 Self Creek Road, Morris, 35116)(23 acres +/-)
- S-25-0077** James David Howell (Estate), owner; Kharissa Howell, agent; Daniel’s Resurvey, three (3) lots proposed. Property zoned A-1 (Agriculture). PID# 0800061000009000 in section 06 / Township 15 / Range 2 W. (Site address 1270 Morris Majestic Road, Morris, 35116)(30 acres +/-)
- S-25-0078** Judith Niblett, owner; Niblett’s Addition to Doss Street, Three (3) lots proposed. Property zoned A-1 (Agriculture). PID# 0200154000006000 in section 15 / Township 14 / Range 2 W. (Site address 2741 County Line Dr, Trafford, 35172)(10.13 acres +/-)
- S-25-0080** Martez Shaw, owner; Thomas Dreher, agent; Shaw’s Addition to Megginson Drive, Two (2) lots proposed. Property zoned A-1 (Agriculture). PID# 4200183000019000 in section 18 / Township 20 / Range 4 W. (Site address 7361 Megginson Drive,

Bessemer, 35022)(10.49 acres +/-)

S-25-0081

AE Holdings LLC, owner; Randy Phillips, agent; Resurvey of Gutteridge Subdivision, Three (3) lots proposed. Property zoned C-1 (Commercial). PID#s 2800273000025000, 2800273000026000 in section 27 / Township 18 / Range 2 W. (Site address 2898 Acton Road, Birmingham, 35243)(0.45 acres +/-)

S-25-0082

Reginald Sutton, Collin Sutton, Madison Sutton, owners; Josh Howard, agent; Resurvey of Tract 1A of Resurvey of Tract 1 Albert Bobo Estate and Part of Tract 2 of Albert Bobo Estate, One (1) lot proposed. Property zoned A-1 (Agriculture). PID#s 0700040000001010, 0700040000003000 in section 04 / Township 15 / Range 3 W. (Site address 530 Bailey Loop Road, Gardendale, 35071)(7.51 acres +/-)

S-25-0083

Rex and Cindy Todd, owners; Resurvey of Lot 1 Todd Plot Plan, Two (2) lots proposed. Property zoned A-1 (Agriculture). PID#s 4300364000002002, 4300364000002005 in section 36 / Township 20 / Range 5 W. (Site address 5354 War Eagle Drive)(7 acres +/-)

SPECIAL USE PERMIT REQUEST

250016M-
SPECIAL
USE /
MISC-
250653

Malisa Hester & Judy Perkins, owners; request a Special Use Permit Request to allow one (1) mobile home for family use only in addition to an existing single family dwelling and mobile home on one lot of record. Property zoned A-1 (Agriculture). PID# 4200171000004010 in section 17 / Twp 20 / Range 4W. Lot 2 / Paradise Estates 2nd Sector. (Site address 7022 Paradise Court, Bessemer, 35022)(8.83 Acres +/-)

250017M-
SPECIAL
USE /
MISC-
250652

Beverly Keeton, owner; Hannah Keeton, agent; request a Special Use Permit Request to allow one (1) mobile home for family use only in addition to an existing residence on one tract of land. Property zoned A-1 (Agriculture). PID# 0400340000048000 in section 34 / Twp 14 / Range 4W. (Site address 3098 Bankston Road, Dora, 35062)(12 Acres +/-)

250018M-
SPECIAL
USE /
MISC-
250668

Jon Adair, owner; request a Special Use Permit Request to allow one (1) mobile home for family use only in addition to an existing mobile home on one tract of land. Property zoned A-1 (Agriculture). PID# 1400061000014000 in section 6 / Twp 16 / Range 3W. (Site address 1542 Brookside Road, Mount Olive, 35117)(2.05 Acres +/-)

250019M-
SPECIAL
USE /

Tracy D and Mart T Durden, owners; request a Special Use Permit Request to allow one (1) mobile home for family use only in addition to an existing single-family dwelling. Property zoned A-1 (Agriculture). PID# 2000300000002000 in section 3 /

MISC-
250690

Twp 17 / Range 5W. (Site address 7551 William Howton Road, Mulga, 35118)(75.96 Acres +/-)

250020M -
SPECIAL
USE /
MISC-
250690

Amanda Beth and Charles Benjamin Norris, owners; request a Special Use Permit Request to allow one (1) mobile home for family use only in addition to an existing single-family dwelling. Property zoned A-1 (Agriculture). PID# 0400310000031000 in section 31 / Twp 14 / Range 4W. (Site address 9150 County Line Road, Dora, 35062)(14.36 Acres +/-)

250021M -
SPECIAL
USE

Timothy P. and Catherine B. Witherspoon, owners; Patrick Witherspoon, agent; request a Special Use Permit Request to allow an automotive sales business as a home occupation. Property zoned A-1 (Agriculture). PID# 3700351000006000 in section 35 / Twp 19 / Range 5W. Lot 4 / Clarence McMillian Subdivision. (Site address 5614 Clarence Street, Bessemer, 35022)(0.6 Acres +/-)

RE-HEARING OF ZONING CASE

Z-24-0056

John Cain, C. Thomas & Michael D. Burrow, owners; requests a change of zoning to R-7 (Planned Unit Development) for a garden home subdivision (77 lots proposed). Property zoned A-1 (Agriculture). PID# 0200280000002000 in section 28 / Township 14/ Range 2 W. (Site address 2131 Bone Dry Road, Warrior, 35180)(69.82 Acres +/-)

CARRIED OVER REZONING CASES

Z-25-0026

Wesley & Rose Chapple, Warrior Robin, LLC, owners; Wes Bertoldi, agent; requests to remove split zoning and align the zoning with the proposed subdivision for an existing residential use and a proposed bar/lounge resulting in Lot 1 being zoned A-1 (Agriculture) and Lot 2 being zoned C-3 (Commercial)** Property zoned A-1 (Agriculture) & C-3 (Commercial). PID#s 0500240000002000 & 0500240000002001 in section 24 / Township 15/ Range 5 W. Proposed Lots 1 & 2/Vance Resurvey*(Site addresses: 7379 & 7373 Highway 78 W, Dora, 35062)(3.65 Acres +/-)*

NEW REZONING CASES

Z-25-0029

Michael C. & Ira C. Chaney, owners; requests a change of zoning to A-1 (Agriculture) to remove split zoning and sell proposed parcel/Lot 1 as an agriculture use. Property zoned I-3 (Industrial) & I-3(S) (Strip Mining). PID#s 3200010000002001 & 1900360000003000 in sections 01 & 36 / Townships 18 & 17 / Range 6 W. Proposed Lots 1-4 / Chaney Subdivision*(Site addresses 8399 William Howton Road & 245 Link Road, Hueytown, 35023)(93.23 Acres +/-)

- S-25-0072** Ira C. & Michael C. Chaney, owners; Chaney Subdivision, Two (2) lots proposed. Property zoned I-3 (Industrial) & I-3(S) (Strip Mining); A-1 (Agriculture) proposed for both lots in zoning in concurrent Rezoning Case Z-25-0029. PID#s 1900360000003000, 3200010000002001 in section 36 / Township 17 / Range 6 W & Section 10 / Township 18 / Range 6 W. (Site addresses 245 Link Rd., & 8399 William Howton Rd, Hueytown, 35023)(93 acres +/-)
- Z-25-0030** David V. & Jane Ann Greek, owners; Corey Shoop, agent; requests a change of zoning to C-1 (Commercial) for a commercial retail shop (i.e., possibly an auto parts store). Property zoned A-1 (Agriculture). PID# 3800314000021000 in section 31 / Township 19/ Range 4 W. Proposed Lots 1-3 / Eastern Valley Road Retail Subdivision*(Site address 2134 Eastern Valley Road, Bessemer, 35022)(5.8 Acres +/-)*
- Z-25-0032** Robert Presley, owner; requests a change of zoning to R-R (Rural Residential) for an existing residential use. Property zoned A-1 (Agriculture). PID# 0800270000028000 in section 27 / Township 15/ Range 2 W. Proposed Lot 2/ Ray Family 2 Lot Subdivision*.(Site address 6721 New Castle Road, Morris, 35116)(0.69 Acres +/-)
- S-25-0079** David & Allyson Ray, Robert Presley, owners; Ray Family 2 Lot Subdivision, Two (2) lots proposed. Property zoned A-1 (Agriculture); R-R (Rural Residential) proposed for Lot 2 in concurrent Rezoning Case Z-25-0032. PID#s 0800270000008000, 0800270000028000 in section 27 / Township 15 / Range 2 W. (Site addresses 6721 & 6755 New Castle Road, Morris, 35116)(4.12 acres +/-)

LAND USE PLAN AMENDMENT WITH COMPANION REZONING CASE

- LUA-2025-007** This proposed Minor Land Use Map Amendment to the county's Future Land Use (FLU) Map is a companion amendment to re-zoning case Z-25-0033. The applicant, Thomas Dixon, has requested to rezone 1.98 (+/-) acres of land from A-1 (Agriculture) to I-1 (Light Industrial) Zone District to allow a butler building for business storage. The county's FLU Map identifies the area as "Neighborhood Center", which contrasts with the applicant's proposal.
- Z-25-0033** STS Specialties, Inc., owner; Thomas Dixon, agent; requests a change of zoning to I-1 (Light Industrial) for a butler building/warehouse to use as storage for a business. Property zoned A-1 (Agriculture). PID#s 0700324000021000 & 0700324000021002 in section 32 / Township 15/ Range 3 W. (Site address 3262 & 3266 Mount Olive Road, Mount Olive, 35117)(1.21 Acres +/-)
- LUA-25-** This proposed Minor Land Use Map Amendment to the county's Future Land Use

0008

(FLU) Map is a companion amendment to re-zoning case Z-25-0028. The applicant, Christopher Stone, has requested to rezone 163 acres(+/-) acres of land from A-1 (Agriculture) to PR-7 (Conservation Development) District to allow a single-family detached residential subdivision. The county's FLU Map identifies the area as "Agriculture & Rural", which contrasts with the applicant's proposal.

Z-25-0028

Peter Neal Simmons, Melanie R. Simmons and Mary Russell, owners; Christopher Stone , agent; requests a change of zoning to PR-7 (Conservation Development) for the development of approximately 316 residential lots. Property zoned A-1 (Agriculture) and I-1 (Light Industrial). 18 PID#s in sections 20 & 17 / Township 20/ Range 5 W. (Site entrance address: 8051 Old Tuscaloosa Highway; McCalla, 35111)(163.4 Acres +/-)

ELECTION OF OFFICERS FOR CALENDAR YEAR 2026

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 # 15113)

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

DOC ID: 15113

Proposed text amendment would change the density allowed in areas designated as “Agricultural and Rural” from 0-1 units per acre to 0-1.4 units per acre which would allow for consideration of R-R (Rural Residential) and E-1 (Estate) zoning within that designation.

<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 # 15115)

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

DOC ID: 15115

Paul Caddell, owner; Jacob Martin, agent; Arbor Ridge Subdivision, Ninety (90) lots proposed. Property zoned R-G (Single Family). PID#s 4200071000002001, 4200072000001000 in section 07 / Township 20 / Range 4 W. (Site address 6633 Lou George Loop, Bessemer, 35022)(33 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 # 15116)

Meeting: 12/11/25 12:00 AM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 15116

Robert & Jill Shelton, owners; Shelton Addition to Self Creek Road, Four (4) lots proposed. Property zoned A-1 (Agriculture). PID# 0800061000017000 in section 06 / Township 15 / Range 2 W. (Site address 1455 Self Creek Road, Morris, 35116)(23 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 # 15117)

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

DOC ID: 15117

James David Howell (Estate), owner; Kharissa Howell, agent; Daniel's Resurvey, three (3) lots proposed. Property zoned A-1 (Agriculture). PID# 0800061000009000 in section 06 / Township 15 / Range 2 W. (Site address 1270 Morris Majestic Road, Morris, 35116)(30 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 # 15118)

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

DOC ID: 15118

Judith Niblett, owner; Niblett's Addition to Doss Street, Three (3) lots proposed. Property zoned A-1 (Agriculture). PID# 0200154000006000 in section 15 / Township 14 / Range 2 W. (Site address 2741 County Line Dr, Trafford, 35172)(10.13 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 # 15119)

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

DOC ID: 15119

Martez Shaw, owner; Thomas Dreher, agent; Shaw's Addition to Megginson Drive, Two (2) lots proposed. Property zoned A-1 (Agriculture). PID# 4200183000019000 in section 18 / Township 20 / Range 4 W. (Site address 7361 Megginson Drive, Bessemer, 35022)(10.49 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 # 15120)

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

DOC ID: 15120

AE Holdings LLC, owner; Randy Phillips, agent; Resurvey of Gutteridge Subdivision, Three (3) lots proposed. Property zoned C-1 (Commercial). PID#s 2800273000025000, 2800273000026000 in section 27 / Township 18 / Range 2 W. (Site address 2898 Acton Road, Birmingham, 35243)(0.45 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 # 15121)

Meeting: 12/11/25 12:00 AM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 15121

**Reginald Sutton, Collin Sutton, Madison Sutton, owners;
 Josh Howard, agent; Resurvey of Tract 1A of Resurvey of
 Tract 1 Albert Bobo Estate and Part of Tract 2 of Albert Bobo
 Estate, One (1) lot proposed. Property zoned A-1
 (Agriculture). PID#s 0700040000001010, 0700040000003000 in
 section 04 / Township 15 / Range 3 W. (Site address 530
 Bailey Loop Road, Gardendale, 35071)(7.51 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 # 15122)

Meeting: 12/11/25 12:00 AM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 15122

Rex and Cindy Todd, owners; Resurvey of Lot 1 Todd Plot Plan, Two (2) lots proposed. Property zoned A-1 (Agriculture). PID#s 4300364000002002, 4300364000002005 in section 36 / Township 20 / Range 5 W. (Site address 5354 War Eagle Drive)(7 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 # 15123)

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

DOC ID: 15123

Malisa Hester & Judy Perkins, owners; request a Special Use Permit Request to allow one (1) mobile home for family use only in addition to an existing single family dwelling and mobile home on one lot of record. Property zoned A-1 (Agriculture). PID# 4200171000004010 in section 17 / Twp 20 / Range 4W. Lot 2 / Paradise Estates 2nd Sector. (Site address 7022 Paradise Court, Bessemer, 35022)(8.83 Acres +/-)

<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 # 15124)

Meeting: 12/11/25 12:00 AM
 Department: Development Services
 Category: Site Plan Review
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 15124

Beverly Keeton, owner; Hannah Keeton, agent; request a Special Use Permit Request to allow one (1) mobile home for family use only in addition to an existing residence on one tract of land. Property zoned A-1 (Agriculture). PID# 0400340000048000 in section 34 / Twp 14 / Range 4W. (Site address 3098 Bankston Road, Dora, 35062)(12 Acres +/-)

<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 # 15125)

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

DOC ID: 15125

Jon Adair, owner; request a Special Use Permit Request to allow one (1) mobile home for family use only in addition to an existing mobile home on one tract of land. Property zoned A-1 (Agriculture). PID# 1400061000014000 in section 6 / Twp 16 / Range 3W. (Site address 1542 Brookside Road, Mount Olive, 35117)(2.05 Acres +/-)

<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 # 15126)

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

DOC ID: 15126

Tracy D and Mart T Durden, owners; request a Special Use Permit Request to allow one (1) mobile home for family use only in addition to an existing single-family dwelling. Property zoned A-1 (Agriculture). PID# 2000300000002000 in section 3 / Twp 17 / Range 5W. (Site address 7551 William Howton Road, Mulga, 35118)(75.96 Acres +/-)

<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 # 15128)

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

DOC ID: 15128

Amanda Beth and Charles Benjamin Norris, owners; request a Special Use Permit Request to allow one (1) mobile home for family use only in addition to an existing single-family dwelling. Property zoned A-1 (Agriculture). PID# 0400310000031000 in section 31 / Twp 14 / Range 4W. (Site address 9150 County Line Road, Dora, 35062)(14.36 Acres +/-)

<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 # 15129)

Meeting: 12/11/25 12:00 AM
 Department: Development Services
 Category: Site Plan Review
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 15129

Timothy P. and Catherine B. Witherspoon, owners; Patrick Witherspoon, agent; request a Special Use Permit Request to allow an automotive sales business as a home occupation. Property zoned A-1 (Agriculture). PID# 3700351000006000 in section 35 / Twp 19 / Range 5W. Lot 4 / Clarence McMillian Subdivision. (Site address 5614 Clarence Street, Bessemer, 35022)(0.6 Acres +/-)

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 15131)

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

DOC ID: 15131

Ira C. & Michael C. Chaney, owners; Chaney Subdivision, Two (2) lots proposed. Property zoned I-3 (Industrial) & I-3(S) (Strip Mining); A-1 (Agriculture) proposed for both lots in zoning in concurrent Rezoning Case Z-25-0029. PID#s 1900360000003000, 3200010000002001 in section 36 / Township 17 / Range 6 W & Section 10 / Township 18 / Range 6 W. (Site addresses 245 Link Rd., & 8399 William Howton Rd, Hueytown, 35023)(93 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 # 15134)

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

DOC ID: 15134

David & Allyson Ray, Robert Presley, owners; Ray Family 2 Lot Subdivision, Two (2) lots proposed. Property zoned A-1 (Agriculture); R-R (Rural Residential) proposed for Lot 2 in concurrent Rezoning Case Z-25-0032. PID#s 0800270000008000, 08002700000028000 in section 27 / Township 15 / Range 2 W. (Site addresses 6721 & 6755 New Castle Road, Morris, 35116)(4.12 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 # 15135)

Meeting: 12/11/25 12:00 AM
 Department: Development Services
 Category: Land Use Plan
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 15135

This proposed Minor Land Use Map Amendment to the county's Future Land Use (FLU) Map is a companion amendment to re-zoning case Z-25-0033. The applicant, Thomas Dixon, has requested to rezone 1.98 (+/-) acres of land from A-1 (Agriculture) to I-1 (Light Industrial) Zone District to allow a butler building for business storage. The county's FLU Map identifies the area as "Neighborhood Center", which contrasts with the applicant's proposal.

<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 # 15137)

Meeting: 12/11/25 12:00 AM
 Department: Development Services
 Category: Land Use Plan
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 15137

This proposed Minor Land Use Map Amendment to the county's Future Land Use (FLU) Map is a companion amendment to re-zoning case Z-25-0028. The applicant, Christopher Stone, has requested to rezone 163 acres(+/-) acres of land from A-1 (Agriculture) to PR-7 (Conservation Development) District to allow a single-family detached residential subdivision. The county's FLU Map identifies the area as "Agriculture & Rural", which contrasts with the applicant's proposal.

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

<Insert Case Description Info Here>