



**JEFFERSON COUNTY
PLANNING & ZONING COMMISSION
ZONING HEARING - REGULAR MEETING AGENDA
THURSDAY APRIL 9, 2026; 12:00 AM
COMMISSION CHAMBERS**

NEW SUBDIVISION CASES

- S-24-0095** Valerie & Murray Feenker, owners; Noah Feenker, agent; Final Plat of Resurvey of Lots 3 & 4 of Mt. Olive Mobile Home Subdivision, One (1) lot proposed. Property zoned A-1 (Agriculture). PID# 1400062000024005 in section 06 / Township 16 / Range 3 W. (Site address 5816 Goode Road, Mount Olive, 35117)(1.15 acres +/-)
- S-26-0011** Jackie Turner, owner; Turner's Addition to Camp Nod Road, Two (2) lots proposed. Property zoned A-1 (Agriculture). PID# 1900100000038000 in section 10 / Township 17 / Range 6 W. (Site address 499 Camp Nod Road, Hueytown, 35023)(20 acres +/-)
- S-26-0012** Eastern Valley Partners LLC, owner; Rhett Loveman, agent; Vintage Trace Subdivision, Forty-one (41) lots proposed. Property zoned R-1 (Single Family). PID# 4300121000001000 in section 12 / Township 20 / Range 5 W. (Site address 6551 G & H Road, McCalla, 35111)(26.8 acres +/-)
- S-26-0013** Terry & Karon Helton, owners; Garrett Prater, agent; Helton's Addition to Sheperd Lane No.1, One (1) lot proposed. Property zoned A-1 (Agriculture). PID# 1300164000018000 in section 16 / Township 16 / Range 2 W. (Site address 4535 Sheperd Lane, Tarrant, 35217)(10.55 acres +/-)
- S-26-0015** Sylvia and Karen Brown, owners; Jeffrey Wright, agent; Brown Family Subdivision, Four (4) lots and two (2) conservation lots (not for development) proposed. Property zoned A-1 (Agriculture). PID#s 0500240000016000, 0500250000016001 in section 24 & 25 / Township 15 / Range 5 W. (Site addresses 6946 & 6964 Doc Owens Road, Dora, 35062)(62.7 acres +/-)
- S-26-0016** Birmingham Investors LLC, owner; Sheila Stephenson, agent; Birmingham Investors Resurvey No. 1, Two (2) lots proposed. Property zoned INST-2 (Institutional), Unincorporated Jefferson County; QD5 (Qualified Multiple Dwelling District), City of Birmingham. PID# 2900273000006001 (Unincorporated

Jefferson County parcel) in section 27 / Township 18 / Range 3 W)(Site address 285 West Oxmoor Road, Homewood, 35209)(5.6 acres +/-)

SPECIAL USE PERMIT REQUEST

260002SU/MISC-260018 Donna, Kenneth, Tim & Glenn Richards, owners; request a Special Use permit to allow a mobile home for family use only in addition to an existing mobile home. Property zoned A-1 (Agriculture). PID# 320021000006000 in section 21/ Township 18/ Range 6W. (Site address 9709 Camp Oliver Rd, Adger, 35006)(4.5 Acres +/-)

260003SU/MISC-260124 Lea Nichole & Scott Gamble (Life Estate), owners; Robert Gamble, agent; request a Special Use permit to allow a mobile home for family use only in addition to an existing single-family residence. Property zoned A-1 (Agriculture). PID# 0800100000047003 in section 10/ Township 15/ Range 2W. Lot 2/Gable Family Subdivision. (Site address 8106 Brooks Rd, Adger, 35116)(13.4 Acres +/-)

LAND USE PLAN AMENDMENTS WITH COMPANION REZONING CASES

LUA-2026-004 Jefferson County Board of Education, owner; Jim Mitchell, agent; Minor land use map amendment from the “Neighborhood Center” to the “Mixed Residential” or “Suburban” designation. Property zoned INST-1 (INSTITUTIONAL-1). PID# 2200083001026000 in section 08/ Township 17/ Range 3 W. (Site address 1520 Cherry Avenue, Birmingham, 35214)(6.58 Acres +/-)

Z-26-0007 Jefferson County Board of Education, owner; Jim Mitchell, agent; requests a change of zoning to R-6 (Single Family) for a single-family residential subdivision. Property zoned INST-1 (INSTITUTIONAL-1). PID# 2200083001026000 in section 08 / Township 17/ Range 3 W. (Site address 1520 Cherry Avenue, Forestdale, 35214)(6.58 Acres +/-)

LUA-2026-005 Corner Holdings, LLC, owner; Pat Pickle, agent; Minor land use map amendment from the “Agricultural & Rural” to the “Employment & Civic Center” designation. Property zoned A-1 (Agriculture). PID# Part of 0400220000017001 in section 22/ Township 14/ Range 4 W. Proposed Lot4/Pickle Family 4 Lot Subdivision* (Site address 2687 Sleigh Road, Empire, 35063)(1.65 Acres +/-) *Concurrent Subdivision case S-26-0007

Z-26-0008 Corner Holdings, LLC, owner; Pat Pickle, agent; requests a change of zoning to I-1(Light Industrial) for an existing plumbing company. Property zoned A-1 (Agriculture). PID# Part of 0400220000017001 in section 22/ Township 14/ Range 4 W. Proposed Lot 4/Pickle Family 4 Lot Subdivision*(Site address 2687 Sleigh

Road, Empire, 35063)(1.65 Acres+/-)*Concurrent Subdivision case S-26-0007

S-26-0007

Corner Holdings LLC, owner; Courtney Beeson, agent; Pickle Family 4 Lot Subdivision, Four (4) lots proposed. Property zoned A-1 (Agriculture); Concurrent Rezoning Case Z-26-0008 proposes I-1 (Light Industrial) for proposed Lot 4. PID#s 0400220000017000, 0400220000017001 in section 22 / Township 14 / Range 4 W. (Site address 2631 & 2687 Sleigh Road, Empire, 35063)(32.45 acres +/-)

NEW REZONING CASES

Z-26-0009

Lottie Green Ministries, INC., owner; Juanita Graham, agent; requests a change of zoning to INST-2 (INSTITUTIONAL) for compliance of an existing church and a proposed Early Childhood Learning Center. Property zoned R-6 (Single Family). PID# 2100341013014001 in section 34/ Township 17/ Range 4 W. Parts of lots 16 & 17, Block 21, 2nd Add to Gary Ensley. (Site address 5708 Iceland Ave, Birmingham, 35224)(0.71 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

Meeting: 04/09/26 12:00 AM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 15692

SCHEDULED

P&Z ITEM (ID # 15692)

**Valerie & Murray Feenker, owners; Noah Feenker, agent;
Final Plat of Resurvey of Lots 3 & 4 of Mt. Olive Mobile Home
Subdivision, One (1) lot proposed. Property zoned A-1
(Agriculture). PID# 1400062000024005 in section 06 /
Township 16 / Range 3 W. (Site address 5816 Goode Road,
Mount Olive, 35117)(1.15 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: 04/09/26 12:00 AM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 15693

SCHEDULED

P&Z ITEM (ID # 15693)

**Jackie Turner, owner; Turner's Addition to Camp Nod Road,
Two (2) lots proposed. Property zoned A-1 (Agriculture). PID#
1900100000038000 in section 10 / Township 17 / Range 6 W.
(Site address 499 Camp Nod Road, Hueytown, 35023)(20
acres +/-)**

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department/agencies**

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Planning & Zoning Commission

Meeting: 04/09/26 12:00 AM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 15694

SCHEDULED

P&Z ITEM (ID # 15694)

**Eastern Valley Partners LLC, owner; Rhett Loveman, agent;
Vintage Trace Subdivision, Forty-one (41) lots proposed.
Property zoned R-1 (Single Family). PID# 4300121000001000
in section 12 / Township 20 / Range 5 W. (Site address 6551 G
& H Road, McCalla, 35111)(26.8 acres +/-)**

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department/agencies**

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Planning & Zoning Commission

Meeting: 04/09/26 12:00 AM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 15695

SCHEDULED

P&Z ITEM (ID # 15695)

**Terry & Karon Helton, owners; Garrett Prater, agent; Helton's
 Addition to Sheperd Lane No.1, One (1) lot proposed.
 Property zoned A-1 (Agriculture). PID# 1300164000018000 in
 section 16 / Township 16 / Range 2 W. (Site address 4535
 Sheperd Lane, Tarrant, 35217)(10.55 acres +/-)**

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 department/agencies**

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Planning & Zoning Commission

Meeting: 04/09/26 12:00 AM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 15696

SCHEDULED

P&Z ITEM (ID # 15696)

**Sylvia and Karen Brown, owners; Jeffrey Wright, agent;
 Brown Family Subdivision, Four (4) lots and two (2)
 conservation lots (not for development) proposed. Property
 zoned A-1 (Agriculture). PID#s 0500240000016000,
 0500250000016001 in section 24 & 25 / Township 15 / Range 5
 W. (Site addresses 6946 & 6964 Doc Owens Road, Dora,
 35062)(62.7 acres +/-)**

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Planning & Zoning Commission

Meeting: 04/09/26 12:00 AM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 15697

SCHEDULED

P&Z ITEM (ID # 15697)

Birmingham Investors LLC, owner; Sheila Stephenson, agent; Birmingham Investors Resurvey No. 1, Two (2) lots proposed. Property zoned INST-2 (Institutional), Unincorporated Jefferson County; QD5 (Qualified Multiple Dwelling District), City of Birmingham. PID# 2900273000006001 (Unincorporated Jefferson County parcel) in section 27 / Township 18 / Range 3 W)(Site address 285 West Oxmoor Road, Homewood, 35209)(5.6 acres +/-)

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 15698)

Meeting: 04/09/26 12:00 AM
Department: Development Services
Category: Site Plan Review
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 15698

Donna, Kenneth, Tim & Glenn Richards, owners; request a Special Use permit to allow a mobile home for family use only in addition to an existing mobile home. Property zoned A-1 (Agriculture). PID# 320021000006000 in section 21/ Township 18/ Range 6W. (Site address 9709 Camp Oliver Rd, Adger, 35006)(4.5 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 # 15699)

Meeting: 04/09/26 12:00 AM
Department: Development Services
Category: Site Plan Review
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 15699

Lea Nichole & Scott Gamble (Life Estate), owners; Robert Gamble, agent; request a Special Use permit to allow a mobile home for family use only in addition to an existing single-family residence. Property zoned A-1 (Agriculture). PID# 0800100000047003 in section 10/ Township 15/ Range 2W. Lot 2/Gable Family Subdivision. (Site address 8106 Brooks Rd, Adger, 35116)(13.4 Acres +/-)

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

<Insert Case Description Info Here>



Planning & Zoning Commission

Meeting: 04/09/26 12:00 AM
 Department: Development Services
 Category: Land Use Plan
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 15700

SCHEDULED

P&Z ITEM (ID # 15700)

Jefferson County Board of Education, owner; Jim Mitchell, agent; Minor land use map amendment from the “Neighborhood Center” to the “Mixed Residential” or “Suburban” designation. Property zoned INST-1 (INSTITUTIONAL-1). PID# 2200083001026000 in section 08/ Township 17/ Range 3 W. (Site address 1520 Cherry Avenue, Birmingham, 35214)(6.58 Acres +/-)

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

<Insert Case Description Info Here>



Planning & Zoning Commission

Meeting: 04/09/26 12:00 AM
 Department: Development Services
 Category: Land Use Plan
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 15701

SCHEDULED

P&Z ITEM (ID # 15701)

Corner Holdings, LLC, owner; Pat Pickle, agent; Minor land use map amendment from the “Agricultural & Rural” to the “Employment & Civic Center” designation. Property zoned A-1 (Agriculture). PID# Part of 0400220000017001 in section 22/ Township 14/ Range 4 W. Proposed Lot4/Pickle Family 4 Lot Subdivision* (Site address 2687 Sleigh Road, Empire, 35063)(1.65 Acres +/-) *Concurrent Subdivision case S-26-0007

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

<Insert Case Description Info Here>



Planning & Zoning Commission

Meeting: 04/09/26 12:00 AM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 15711

SCHEDULED

P&Z ITEM (ID # 15711)

Corner Holdings LLC, owner; Courtney Beeson, agent; Pickle Family 4 Lot Subdivision, Four (4) lots proposed. Property zoned A-1 (Agriculture); Concurrent Rezoning Case Z-26-0008 proposes I-1 (Light Industrial) for proposed Lot 4. PID#s 0400220000017000, 0400220000017001 in section 22 / Township 14 / Range 4 W. (Site address 2631 & 2687 Sleigh Road, Empire, 35063)(32.45 acres +/-)

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