



**JEFFERSON COUNTY
PLANNING & ZONING COMMISSION
ZONING HEARING - REGULAR MEETING AGENDA
THURSDAY OCTOBER 8, 2026; 1:00 PM
COMMISSION CHAMBERS**

NEW SUBDIVISION CASES

- S-26-0063** Charles & Ethel Johnson, owners; Johnson Survey of Self Creek Road, Three (3) lots and a conservation lot (not for development) proposed. Property zoned A-1 (Agriculture). PID#s 0200270000012000, Part of 0200330000015000, 0200340000011000 in section 27 / Township 14 / Range 2 W. (Site address 2673 Cato Road, Warrior, 35180)(130 acres +/-)
- S-26-0064** Jason Harbison, owner; Resurvey of Lots 3 & 4 of Greenmoor Estates, One (1) lot proposed. Property zoned R-R (Rural Residential). PID# 0800013000001008 in section 01 / Township 15 / Range 2 W. (Site address 3608 Redman Hall Road, Pinson, 35126)(1.88 acres +/-)eeting
- S-26-0068** Martha Jane Mayfield, owner; Bennie Mayfield, agent; Mayfield Subdivision, Two (2) lots proposed. Property zoned A-1 (Agriculture). PID# 0400240000002000 in section 24 / Township 14 / Range 4. (Site address 2130 Beat Line Road, Warrior, 35180)(80.9 acres +/-)
- S-26-0066** Gary Maddox, Sandra Maddox, Jackson Keith, Ashlyn Keith, owners; Turner Acres, Three (3) lots proposed. Property zoned A-1 (Agriculture). PID# 3500120000008008 in section 12 / Township 19 / 7 Range. (Site address 6808 Turner Road, Adger, 35006)(13 acres +/-)
- S-26-0069** Hugh and Deborah Glenn, owners; Glenns on the Heights, Three (3) lots proposed. Property zoned A-1 (Agriculture). PID# 0800330000008000 in section 33 / Township 15 / Range 2 W. (Site address 6472 Castle Heights Road, Morris, 35116)(36 acres +/-)
- S-26-0070** Daniel Carr, owner; Resurvey of Lot 2 of Brook Hollow Estates, Three (3) lots proposed. Property zoned A-1 (Agriculture). PID# 0800121000018000 in section 12 / Township 15 / Range 2 W. (Site address 8337 Kermit Johnson Road, Pinson, 35126)(10 acres +/-)

SPECIAL USE PERMIT REQUEST

- 260007M-SU** Ferren L. & Barbara Hancock, owners; Toni Smith, agent; request a Special Use permit to allow a mobile home for family use only in addition to one existing mobile home. Property zoned A-1 (Agriculture). PID# 0600090000001003 in section 09/ Township 15/ Range 4W. (Site address 8424 River Road, Warrior 35180)(14.73 Acres +/-)
- 260008M-SU** Nelda Butler Drummond, owner; Damien C. Hocutt, agent; request a Special Use permit to allow a mobile home for family use only in addition to one existing mobile home. Property zoned A-1 (Agriculture). PID# 0800210000011001 in section 21/ Township 15/ Range 2W. (Site address 7206 G.B. Kennedy Road, Morris, 35116)(1.01 Acres +/-)
- 260009M-SU** Diane Fulmer Wetzel, owner; request a Special Use permit to allow a mobile home for family use only in addition to a single family dwelling. Property zoned A-1 (Agriculture). PID# 0900122000032000 in section 12/ Township 15/ Range 1W. (Site address 8296 Cedar Mountain Road, Pinson, 35126)(1.51 Acres +/-)

NEW REZONING CASE AND CORRESPONDING SPECIAL USE PERMIT

- Z-26-0024** David N. Smith, owner; Jeffrey Clements, agent; request to rezone to A-1 (Agriculture) for a wedding venue. Property zoned I-3 (S) Surface Mining. PID# 0700180000041000 in section 18/ Township 15/ Range 3 W. (Site address 7545 Old Mount Olive Road, Gardendale, 35071)(78 Acres+/-)
- 260010M-SU** David N. Smith, owner; Jeffrey Clements, agent; request a Special Use permit to allow a event/wedding venue in an A-1 (Agriculture). Property zoned I-3 (S) Surface Mining. PID# 0700180000041000 in section 18/ Township 15/ Range 3W. (Site address 7545 Old Mount Olive Road, Gardendale, 35071)(78 Acres +/-)

NEW REZONING CASES

- Z-26-0026** Araceli Garcia, owner; request to rezone to C-1 (Commercial) to remove split zoning for a commercial lease space. Property zoned A-1 (Agriculture), C-1 (Commercial) and I-1 (Light Industrial). PID# 1300013000011000 in section 01/ Township 16/ Range 2 W. (Site address 4940 Pinson Valley Parkway, Center Point, 35215)(5.06 Acres+/-)

OTHER BUSINESS

- Amendments to the** The Jefferson County Planning and Zoning Commission will hear comments from the public regarding proposed amendments to the text of the Jefferson County

Subdivision
Regulations

Subdivision and Construction Regulations. Amendments include an additional subsection that address standards for County acceptance of previously private subdivision roads.

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 # 16520)

Meeting: 10/08/26 01:00 PM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 16520

Charles & Ethel Johnson, owners; Johnson Survey of Self Creek Road, Three (3) lots and a conservation lot (not for development) proposed. Property zoned A-1 (Agriculture). PID#s 0200270000012000, Part of 0200330000015000, 0200340000011000 in section 27 / Township 14 / Range 2 W. (Site address 2673 Cato Road, Warrior, 35180)(130 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 # 16521)

Meeting: 10/08/26 01:00 PM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 16521

Jason Harbison, owner; Resurvey of Lots 3 & 4 of Greenmoor Estates, One (1) lot proposed. Property zoned R-R (Rural Residential). PID# 0800013000001008 in section 01 / Township 15 / Range 2 W. (Site address 3608 Redman Hall Road, Pinson, 35126)(1.88 acres +/-)eeting

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 16522)

Meeting: 10/08/26 01:00 PM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 16522

**Martha Jane Mayfield, owner; Bennie Mayfield, agent;
 Mayfield Subdivision, Two (2) lots proposed. Property zoned
 A-1 (Agriculture). PID# 0400240000002000 in section 24 /
 Township 14 / Range 4. (Site address 2130 Beat Line Road,
 Warrior, 35180)(80.9 acres +/-)**

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 department/agencies**

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 16523)

Meeting: 10/08/26 01:00 PM
Department: Development Services
Category: Subdivision Item
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 16523

Gary Maddox, Sandra Maddox, Jackson Keith, Ashlyn Keith, owners; Turner Acres, Three (3) lots proposed. Property zoned A-1 (Agriculture). PID# 3500120000008008 in section 12 / Township 19 / 7 Range. (Site address 6808 Turner Road, Adger, 35006)(13 acres +/-)

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 16524)

Meeting: 10/08/26 01:00 PM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 16524

**Hugh and Deborah Glenn, owners; Glenns on the Heights,
 Three (3) lots proposed. Property zoned A-1 (Agriculture).
 PID# 0800330000008000 in section 33 / Township 15 / Range
 2 W. (Site address 6472 Castle Heights Road, Morris,
 35116)(36 acres +/-)**

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 department/agencies**

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 16525)

Meeting: 10/08/26 01:00 PM
 Department: Development Services
 Category: Subdivision Item
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 16525

Daniel Carr, owner; Resurvey of Lot 2 of Brook Hollow Estates, Three (3) lots proposed. Property zoned A-1 (Agriculture). PID# 0800121000018000 in section 12 / Township 15 / Range 2 W. (Site address 8337 Kermit Johnson Road, Pinson, 35126)(10 acres +/-)

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 16526)

Meeting: 10/08/26 01:00 PM
 Department: Development Services
 Category: Site Plan Review
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 16526

**Ferren L. & Barbara Hancock, owners; Toni Smith, agent;
 request a Special Use permit to allow a mobile home for
 family use only in addition to one existing mobile home.
 Property zoned A-1 (Agriculture). PID# 0600090000001003 in
 section 09/ Township 15/ Range 4W. (Site address 8424 River
 Road, Warrior 35180)(14.73 Acres +/-)**

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<Insert Motion To for Planning/Zoning Minutes>

<Insert Case Description Info Here>



Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 16527)

Meeting: 10/08/26 01:00 PM
 Department: Development Services
 Category: Site Plan Review
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 16527

**Nelda Butler Drummond, owner; Damien C. Hocutt, agent;
 request a Special Use permit to allow a mobile home for
 family use only in addition to one existing mobile home.
 Property zoned A-1 (Agriculture). PID# 0800210000011001 in
 section 21/ Township 15/ Range 2W. (Site address 7206 G.B.
 Kennedy Road, Morris, 35116)(1.01 Acres +/-)**

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 16528)

Meeting: 10/08/26 01:00 PM
 Department: Development Services
 Category: Site Plan Review
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 16528

Diane Fulmer Wetzel, owner; request a Special Use permit to allow a mobile home for family use only in addition to a single family dwelling. Property zoned A-1 (Agriculture). PID# 0900122000032000 in section 12/ Township 15/ Range 1W. (Site address 8296 Cedar Mountain Road, Pinson, 35126)(1.51 Acres +/-)

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Planning & Zoning Commission

SCHEDULED

P&Z ITEM (ID # 16529)

Meeting: 10/08/26 01:00 PM
 Department: Development Services
 Category: Site Plan Review
 Prepared By: Michael Morrison
 Initiator: Joshua Johnson
 Sponsors:
 DOC ID: 16529

David N. Smith, owner; Jeffrey Clements, agent; request a Special Use permit to allow a event/wedding venue in an A-1 (Agriculture). Property zoned I-3 (S) Surface Mining. PID# 0700180000041000 in section 18/ Township 15/ Range 3W. (Site address 7545 Old Mount Olive Road, Gardendale, 35071)(78 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 # 16532)

Meeting: 10/08/26 01:00 PM
Department: Development Services
Category: Amendment
Prepared By: Michael Morrison
Initiator: Joshua Johnson
Sponsors:
DOC ID: 16532

The Jefferson County Planning and Zoning Commission will hear comments from the public regarding proposed amendments to the text of the Jefferson County Subdivision and Construction Regulations. Amendments include an additional subsection that address standards for County acceptance of previously private subdivision roads.

<Resolution to be added for County Commission>

<Insert Motion To for Planning/Zoning Minutes>

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