



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

March 14, 2024 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

NEW BUSINESS:

1. SA24-000001 - A request by Newcastle Development, LLC, Applicant, United States Steel, Owner, for Preliminary Plat Approval of Grand River South Residential Phase 3, located at 995 Rex Lake Rd (Site Only), TPID(s)2400253000001.001, 2400264000001.000 and 2400261000001.000, Zoned PCD - Planned Community Development, Jefferson County.
2. To be heard April 11, 2024 - RA23-000006 - A request by Bert Boykin, Applicant, High Tide Oil Company, Inc., Owner, to rezone certain parcels of property from R-2, Single Family District to I-2, Heavy Industrial District at 8514 Pearl St, 35094, TPID 2500281002004000, Jefferson County.
3. To be heard on April 11, 2024 - SA23-000012 - Variance - A request by MTTR Engineers, Inc., Applicant, SHERIDAN SOUTH, LLC / JOHN R. FRAWLEY, JR., Owners for variances of the subdivision regulations : 1. to allow a forty (40) foot private road ROW in lieu of the required fifty (50) foot ROW, 2. Improvements to widen existing pavement to 20" wide in ROW of Norman Drive , 3. 20' Tar and gravel emergency access to Katie Lane vs. standard width road Access to emergency vehicles only, not public. 4. 30' front building line lot 17 in lieu of the required 35 feet.
4. To be heard on April 11, 2024 - SA23-000012 - A request by MTTR Engineers, Inc., applicant, SHERIDAN SOUTH, LLC / JOHN R. FRAWLEY, JR., Owner, for a preliminary plat - PARKSTONE MEADOWS SUBDIVISION - 29 llots, located at 1198 MAPLEWOOD DR LEEDS AL 35094 (Site Only), TPID: 2500204002020000, Zoned: R-3, Multi-Family District, Jefferson County.
5. SA24-000002 - A request by Smith Douglas Homes - Tyler Harper, Owner and Applicant, for final plat approval of the Dansby Valley PHI - 67 lots - at 9119 Weaver Ave, 35094 - Site Only - TPID(s) 260110001047004, 032000, 047003, & 030000, Zoned R-5 Garden Home District
6. Administrative - Release bond for Bella Rosa Subdivision

PUBLIC ADDRESS:

OTHER BUSINESS:

CHAIRPERSON'S COMMUNICATION:

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.