



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

January 12, 2023 @ 5:00 PM

CALL TO ORDER:

5:00 PM

ROLL CALL:

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

Minutes of the December 8 and the special called meeting on December 15th were approved as presented.

OLD BUSINESS:

1. RA22-000005 - A request by Linda Miller, Applicant and Owner, to rezone certain parcels from R-2, Single Family District to B-2, General Business District, at 8163 Lawley Ave, 35094, TPID 2500164013009000, Jefferson County.

Removed due the application not being complete.

NEW BUSINESS:

2. RA22-000007 - Planning and Zoning Commission to modify the R-5, Garden Home District and to delete the R-6, Garden Home District from the zoning ordinance.

Commissioner Ken Mudd stated that the committee accomplished what it set out to do.

Linda Massey Woodruff Farms asked questions regarding no longer having front facing garages and alleys.

Motion made by Commissioner Mackey to recommend to Council. Seconded by Commissioner Cauble.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson, Commissioner Washburn.

Motion passes unanimously.

3. SA22-000024 - A request by Christal Grammer, Applicant, AMAC Design Builders, Owners, for Preliminary Plat and Construction Plans for Rockhampton Phase 2 - fifty-one (51) lots, TPID 2500153001004001, Jefferson County, Zoned R-2, Single Family District.

Joey Miller 3 Riverchase Ridge Hoover 35244

The applicant stated that he has addressed all the comments from Mr. Hager.

Mr. Hager stated that he has met with the engineers on several occasions to get a workable plan. Mr. Hager prepared some written comments that he would like the board to consider. They are added to the minutes as follows:

RE: Rock Hampton Subdivision — Proposed Preliminary Plat — Construction Drawings — Phase 2

AMAC Design Builders is requesting Construction Plat Approval for a new Development to be known as Phase II. The nominal lot width is 60.0' and the minimum area is 7500 square feet. The Proposed Sector includes 51 units, for single family homes. The R-2 Setbacks should be clearly noted on the preliminary Plat.

The Developer is specifically made aware, that based on ongoing development problems, and continued complaints and concerns about the performance of the PHASE I, any future work will be closely scrutinized by Staff, and there will be a zero tolerance policy to protect surrounding properties. As recently as December 1, 2022 1 personally witnessed incidents of sediment leaving

the site at Parkway Drive, in the yard of private residences, and also at the church Site near Greenhaven Drive.

I recommend APPROVAL of Preliminary plat and Construction Drawings. I recommend any consideration of this case be made subject to these comments to insure they are included as a part of the zoning case record:

1. The Owners Engineers and I have met on several occasions in order to move the project forward. While I recognize that the overall development erosion problems are a cause for concern, the Design Engineers have provided a detailed BMP Plan with Phases and measurable items which the City can at any time, evaluate if the phased plan has been met. I have made the Engineer for the owners know that the City expects and demands help with the regulation of this plan due to its sensitive nature of the site. Upon complaints or deficiencies found during course of inspections, the Work will be immediately stopped, and the design engineers will be called in to verify and certify the site prior to any new work being completed. BMP work must be done first and will not be allowed to be done at the contractors pleasure. The intent is to not let erosion problems get to the point where the solutions are too difficult to not let erosion problems get to the point where the solutions are too difficult to complete in a timely manner.

2. The Design Engineers have provided a Geotechnical Engineer analysis of slopes steeper than 3:1 slope, and the Engineers have specified specific surface treatments of these slopes within the phases of the erosion plans. I am still concerned with the severe slopes. I am particularly concerned that with Medium density and 10'-0" between houses, would make any repair or maintenance on the slopes very difficult. That maintenance will be eventually the responsibility of the Homeowners. The Plans indicate several Lots which are labeled as "Custom Homes" which was explained as Crawl Space homes, or basement homes, in either case are not intended to be Slab type lots. Other lots are called out as "may require walls" which would indicate the design and grading of the lots is so severe that it will not provide the desired building pad with normal slopes. This is also evident on Phase 1, as many lots have installed walls. While these items are issues which are not specifically a requirement of City

regulations, to be clear, the Engineers are telling the Planning Commission its likely to have walls on many of the lots as planned.

3. Both Phases of the Project have encountered storm drainage quantity questions. There have been flooding alleged both on or across private property as well as City Rights of Way. It is unclear if the flooding problems are related to intermediate construction, or final design, however the allegations concern me, and require a detailed storm water design by the engineer. The engineer shall submit a detailed storm drainage report and a certification letter that no adverse effects shall be addressed to the City and HOA. Be advised, the City will require a certification that any approved storm drainage facilities have been installed in accordance with the plans from the Engineer. The Developer should direct the engineer to make whatever inspections he may require in order to make this certification. All storm drainage ponds and facilities located outside of Public right of way will be maintained by the HOA and the certification will be made to that HOA to insure improvements are completed properly. The new Storm drainage ponds shall be completed first and

will not be allowed to be installed at the end of the project. The Phase Plans agree

with this, and it will be enforced by the City and the design engineer. In addition to the certification, the Engineer will be required to provide a post construction maintenance plan for all ponds at the time of the Final Plat.

4. The Owner / Developer shall be responsible for coordination of other requirements of the subdivision including approval of the sewer design and construction. Water mains, Television and data, natural gas, E911 road Names and address.

5. The development has also has had problems with both Water service and fire protection. Phase I, as you recall was required to install a fire protection booster pump and private lines were required for lots above a certain elevation. The Plan shows an extension of the Private Fire line and a hydrant. I am concerned with the slopes and path of this line, and I have required that no other improvements be placed on the line, and I further recommend that the Pipe be Ductile Iron pipe, and have restrained joints to minimize any leaks. The Developer and engineer shall provide a pressure and report to Leeds Fire to insure fire protection is approved. Plans will need to be specific and include the pump and location details if it is neededor these lots.

6. I have been given a copy of the LWWB approval of the potable water line. The Contractor is specifically put on notice to coordinate all inspections with LWWB. All inspections and approval of water improvements shall be at the discretion of the LWWB. Please note that the Approval notes from LWWB include "approval does not include fire protection" and "some lots may require pressure devices to meet minimum pressures".

7. The City of Leeds shall inspect all roadways and shall be present when the Fire line is installed, and proof roll of sub base prior to placement of base. Failure to coordinate the inspections may require additional surety, or withholding of the FINAL plat approval.

I am requiring and expecting concurrence of the design engineering team in order to insure the development meets the intent of the design plans. At any time, I reserve the right to stop work, and call in the Engineer, at the owner's expense, in order to get confirmation of the status of work, in order to protect the City of Leeds and its residents.

Submitted By:

HagerCo, LLC

Keith L. Hager

No one to speak for or against.

Motion to close public hearing by Commissioner Cauble. Seconded by Commissioner Mackey.

Motion made to approve subject to the City Engineers 3rd review dated January 12, 2023 by Commissioner Mudd. Seconded by Commissioner Washburn.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson, Commissioner Washburn

Motion passes unanimously.

4. SA22-000023 - A request by Christal Grammer, Applicant, Sheridan South LLC,/ John R. Frawley, Jr., Owner, to resurvey Lots 1-4, 6-10, 13 & 14 of Block 15A of the Survey of Leeds, into two (2) lots located at 8412 Thornton Ave, 35094, TPID(s) 2500211016007000 & 2500211016012000, Zoned I-1, Light Industrial, Jefferson County.

Joey Miller 3 Riverchase Ridge Hoover 35244

Applicant stated we would like to resurvey ten lots into one lot and two lots into one so that we can build across existing lot lines.

No concerns from Staff.

No one to speak for or against.

Motion to close public hearing by Commissioner Cauble. Seconded by Commissioner Mackey

Motion to approve made by Commissioner Mackey, Seconded by Commissioner Washburn.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson, Commissioner Washburn.

Motion passes unanimously.

5. SA22-000025 - Withdrawn by Applicant 1/11/2021- A request by Joe Schifano, Applicant, Wellington Development Owner, for final plat approval of Southern Trace Sector 5, located at 1930 Hawks Rd, Leeds, AL 35094, TPID 2400254000003000, Zoned R-5, Garden Home District, Jefferson County.

Withdrawn by applicant.

PUBLIC ADDRESS:

Susan Carswell wanted to commend the board on R-5.

OTHER BUSINESS:

Election of Officers

Motion to continue with Commissioner Cook as Chairman by Commissioner Macky . Seconded by Commissioner Mudd

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson, Commissioner Washburn

Motion to continue with Commissioner Mackey as Vice Chair by Commissioner Washburn. Seconded by Commissioner Cauble.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson, Commissioner Washburn

Motion to continue with Commissioner Secretary/Treasurer by Commissioner Mackey. Seconded by Commissioner Mudd.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson, Commissioner Washburn

CHAIRPERSON'S COMMUNICATION:

None.

ADJOURNMENT:

5:23 PM



Mr. Eddie Cook, Chairman



Ms. Kelly Washburn, Secretary