

CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

November 03, 2022 @ 5:00 PM

CALL TO ORDER:

5:00 PM

ROLL CALL:

PRESENT

Commissioner Eddward Cook
Commissioner Dave Mackey
Commissioner Ken Mudd
Commissioner Mike Cauble
Commissioner Roland Isbell
Commissioner Brad Watson
Commissioner Kelly Washburn

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

Minutes for the September 8th meeting approved as presented.

OLD BUSINESS:

None.

NEW BUSINESS:

Ben Watson 2509 7th Ave S. Birmingham: The original preliminary plat has expired after one year. The applicant had to reapply. The applicant is asking for a reapproval of the expired preliminary plat.

Keith Hager City Engineer: For clarification asked if the total lots were 15. Mr. Ben Watson stated that is correct. Mr. Keith Hager stated that the applicant would like the board to consider giving them more time to complete Phase 2. Commissioner Brad Watson is in agreement for a continuance.

Sonya Roberson 8621 Mohring Place Leeds: Asked the applicant if the pump be the permanent one? The applicant stated no it will not.

Motion to close the public hearing by Commissioner Mike Cauble. Second by Commissioner Brad Watson. No one opposed the yays have it.

Motion to approve the primary plat phase one sector two lots 48-54 and 68-75by Commissioner Brad Watson. Seconded by Commissioner Roland Isbell. No one opposed the yays have it.

Motion carries.

Motion was made to approve Phase one Sector two lots 48-54 and lots 68-75 final plat by Commissioner Brad Watson. Seconded by Commissioner Kelly Washburn. No one opposed. The yeas have it.

1. SA22-000020 - A request by Crystal Grimmer, Applicant, AMIC, Property Owner, for preliminary plat approval for Rockhampton Phase One (1) Sector Two (2) and Rockhampton Phase Two (2) located at 1250 Maitland Rd, Leeds, AL 35094, TPID 2500153001004001, Jefferson County, Zoned R-2, Single Family District

Ben Watson 2509 7th Ave S. Birmingham: The original preliminary plat has expired after one year. The applicant had to reapply. The applicant is asking for a reapproval of the expired preliminary plat.

Keith Hager City Engineer: For clarification asked if the total lots were 15. Mr. Ben Watson stated that is correct. Mr. Keith Hager stated that the applicant would like the board to consider giving them more time to complete Phase 2. Commissioner Brad Watson is in agreement for a continuance.

Sonya Roberson 8621 Mohring Place Leeds: Asked the applicant if the pump be the permanent one? The applicant stated no it will not.

Motion to close the public hearing by Commissioner Mike Cauble. Second by Commissioner Brad Watson. No one opposed the yeas have it.

Motion to approve the primary plat phase one sector two lots 48-54 and 68-75 by Commissioner Brad Watson. Seconded by Commissioner Roland Isbell. No one opposed the yeas have it.

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

Motion carries.

Motion was made to approve Phase one Sector two lots 48-54 and lots 68-75 final plat by Commissioner Brad Watson. Seconded by Commissioner Kelly Washburn. No one opposed. The yeas have it.

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

Motion carries.

Motion by Commissioner Brad Watson to defer the balance of the request for Phase Two until the next regular scheduled Planning and Zoning meeting. Seconded by Commissioner Ken Mudd. No one opposed. The yeas have it.

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

2. SA22-000021 - A request by Kenneth and Sandra Simmons, Applicant and Owner for two (2) lot subdivision at 8681 Spruiell St., TPID 250022100008004, Jefferson County, Zoned - I-2, Heavy Industrial District

Mr. Scott Barnett City Attorney gave a brief description of the request. Commissioner Brad Watson further clarified that the applicant would like to separate the industrial property for the residential property.

No one to speak.

Motion to close public hearing by Commissioner Mackey. Seconded by Commissioner Brad Watson.

Yeas have it.

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

Motion carries.

No further discussion.

Motion to approve by Commissioner Mackey. Seconded by Commissioner Mike Cauble

Yeas have it

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

Motion carries.

3. Administrative - Release of bond - Spring Valley

Mr. Hager City Engineer to speak. All necessary inspections and seal coats have been completed.

Per Commissioner Edward Cook the bond is released.

No vote required.

4. Administrative - Construction Plan Review - Parkstone Meadows Apartments - 1198 Maplewood Dr - TPID 250020400202000 - Zoned R-3, Multi-Family District.

Postponed to another meeting date.

5. Administrative - Determination of Bond/Surety for Southern Trace Sector 5

Keith Hager City Engineer stated that the developer provided an estimate for the work to be done and it looks to be reasonable.

No vote needed.

6. Administrative - A request by MainStreet Leeds, LLC, for the Planning Commission to develop regulations to permit short term rentals in the City of Leeds.

PUBLIC ADDRESS:

Susan Carswell 2120 Montevallo Rd. Mrs. Carswell is asking the Zoning Board that while we have the moratorium on R-5 and R-6 that you to look into banning all clear cutting in all subdivisions.

OTHER BUSINESS:

Main Street

Amber Vines 1706 Self St. Short term rentals in the City of Leeds. Mrs. Vines stated that several people have approached her asking if we have Air B and Bs in the City. She got with Commissioner Brad Watson and he stated that we currently do not allow them.

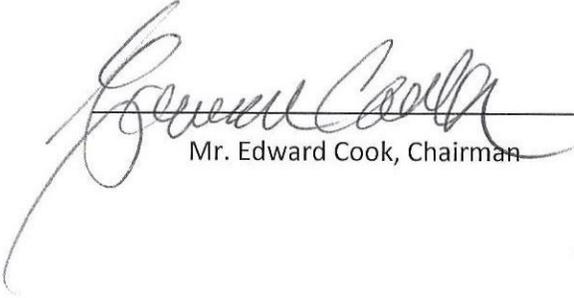
Commissioner Edward Cook appointed a three-person committee of Commissioner Mike Cauble, Commissioner Dave Mackey and Commissioner Kelly Washburn to look into this and report back at the next meeting.

CHAIRPERSON'S COMMUNICATION:

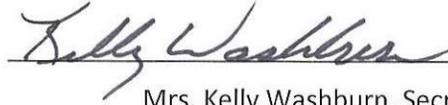
None.

ADJOURNMENT:

5:40



Mr. Edward Cook, Chairman



Mrs. Kelly Washburn, Secretary