



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

April 13, 2023 @ 5:00 PM

CALL TO ORDER:

Commissioner Edward Cook called the meeting to order at 5:00 pm

ROLL CALL:

PRESENT

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

DETERMINATION OF QUORUM:

Quorum Determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes - PZC - March 9, 2023

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

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

Minutes approved as presented.

OLD BUSINESS:

None.

NEW BUSINESS:

2. SA22-000025 - A request by Charles Kessler for final plat approval of Southern Trace Sector 5 located at 1930 Hawkins Rd, Leeds, AL 35094, TPID 2400254000003000, 2500303000038000, and 25003030000001000, Jefferson County, Zoned R-5, Garden Home District. The case file may be viewed at: <https://www5.citizenserve.com/leedsal>

Wade Lawory 120 Bishop Circle Pelham.to speak on behalf of Mr. Charles Kessler.

Per Mr. Hagar. I have inspected the site. We asked that the engineers shoot all of the storm drains. They have submitted in writing that what they built does meet the plans. The pond is larger than it had to be. Mr. Hagar submitted his letter into the record.

Harold Poe-1980 Montevallo Rd. Had a question regarding the zoning is R-5 or R-1.

Per Mr. Watson this is a final plat approval. So, the lots have already been installed. Under the old R-5 zoning regulations.

Mr. Poe stated his opposition to this subdivision due to it only having one entrance and one exit.

Joshua Dill 6451 Cromer Circle stated that he had contractors on his property without his consent moving dirt and pipes for this subdivision.

Per Mr. Hager the outlet for this water has always been routed to this area.

Mr. Wade Lawory stated he was not aware of Mr. Dills issues. His land should not be impacted.

Mike (General Contractor) 9265 HWY 41 South Stated the Mr. John Bruce approached him regarding a issue with the back yard. He had dammed up the original ditch. I suggested he needed a pipe to channel the water.

Per Mr. Barnett you can take this issue into advisement. This board will not be able to resolve this issue.

Per Mr. Hager stated that he has been to this area. This is why they have taken a second look and extra measures have been taken.

Commissioner Isbell asked if the flow is in this area. Mr. Lawory stated yes. The water has always flowed in this area.

John and Joanna Bruce 6450 Cromer Circle are having issues with the water runoff.

Charles Kessler 3505 Bentler Rd. Engineers stated the applicant needed a larger retention pond which they did.

Motion to Close Public Hearing by Commissioner Washburn and 2dy by Commissioner Mudd.

Motion by Commissioner Mudd to enter executive session under Section 36-25-7(a)(3) for potential litigation 2nd by Commissioner Watson. The board adjourned into Executive Session at 5:40 pm and returned at 5:55pm.

Motion made by Commissioner Mackey, to approve the final plat. Seconded by Commissioner Mudd.

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

Voting Nay: Commissioner Isbell

Motion Passes.

3. ****Administratively Withdrawn****RA22-000006 - A request by Riverton Investment Realty, LLC, applicant, Park Meadows, LLC, owner, to rezone certain parcels of property from R-2, Single Family District to R-5 Garden Home District, located at 1198 Maplewood Dr, 35094, TPID(s) 25002010140033.000 & 2500204002020.000, Zoned R-2 - This case is predicated on the City Council approving the proposed R-5 zoning amendment on April 3, 2023. Should the City Council not approve the amendment on April 3, 2023, the case is voided.

PUBLIC ADDRESS:

None.

OTHER BUSINESS:

None.

CHAIRPERSON'S COMMUNICATION:

None.

ADJOURNMENT:

The meeting adjourned at 6:05



Mr. Edward Cook, Chairman



Ms. Kelly Washburn, Secretary