



## CITY OF LEEDS, ALABAMA

### PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

April 14, 2022 @ 5:00 PM

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#### CALL TO ORDER:

5:00 PM

#### ROLL CALL:

PRESENT

Commissioner Ken Mudd  
Commissioner Mike Cauble  
Commissioner Eddie Cook  
Commissioner Dave Mackey  
Commissioner Roland Isbell  
Commissioner Brad Watson

#### ABSENT

Commissioner Kelly Washburn

#### DETERMINATION OF QUORUM:

Quorum is present.

#### APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

NONE.

#### OLD BUSINESS:

NONE.

#### NEW BUSINESS:

1. SA22-000004 - A request by JH Pugh Renovations LLC - Jason Pugh, Owner and Applicant, for a resurvey plat "Resurvey of Lots 17, 18, 19, 20, 21, 22 and 23 Block BA, according to the survey of Leeds" located at 1710 Morgan St, Leeds, TPID 2500164013004000, Jefferson County.

Jason Pugh of 1723 Morgan St spoke for the case.

Discussion of the board on the what the plan for the property would be.

Public Hearing opened.

No comments made.

Public Hearing closed.

Motion made to approve as requested by Commissioner Mackey, Seconded by Commissioner Mudd.

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

2. SA22-000005 - A request by Tiffany Joes, Owner, and Applicant, for a resurvey " Resurvey of Lots 335 & 336 of Final Plat Spring Valley Phase Three" located at 921 Valley Cir, Leeds, AL 35094, TPID PART OF 2500301001002000, Jefferson County, Zoned R-5, Garden Home District, Jefferson County.

Tiffany Jones of 6801 Valley Ln spoke for the case.

Public hearing was open.

No comments made.

Public hearing was closed.

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

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

3. SA22-000006 - Duplicate Case - Void- A request by Gonzalez, Strength & Associates, Applicant, Hillary Drummond, Owner for a preliminary plat "Hillary Drummond Add to Elliot Lane Plat No. 2" consisting of one (1) lot located at 7389 Elliot Ln, Leeds, AL 35094, TPID2500293000002001. Zoned, A-1, Agriculture, Jefferson County

4. SA22-000009 - A request by Schoel Engineering, Applicant, United States Steel, Owner for a preliminary plat - "Grand River Townhomes" located at 9995 Rex Lake Rd, Leeds, AL 35094, TPID 2400264000001000, Zoned PCD - Planned Community Development, Jefferson County

Fred Smith 1001 22nd ST S Birmingham AL 35205, spoke for the case.

City engineer Mr. Hagar identified the plans as almost complete, and items will be put in writing to the developing engineers that need to be addressed.

Discussion about storm drains.

Public Hearing opened.

No comments.

Public Hearing Closed.

Mr. Mackey spoke about future plans for the project conceptual plan.

Mr. Watson indicated that is on the city website.

Mr. Watson wanted to ensure notations were made on the final plat to include.

Notations that the HOA will maintain all streetlights and infrastructure that falls out of the right of way.

Very close to potential future school location and ensure that potential property owners are informed of this fact.

Proposed street name Grand River Ave should be changed to cut down confusion with public safety and to Coordinate with Public Safety.

Future divided roadway planning.

James Parsons from Schoel Engineering spoke about future road development. Classified as right of way.

Mr. Watson indicated the ROW not to be opened should be referred to as common area on the plat and that it would be maintained by the HOA until a future time when it is transitioned to a roadway. Add future school site to the plat on the land owned by the City Board of Education.

Chief Parsons indicated an existing fire hydrant is underground and will need to be brought back up to grade.

Motion made by Commissioner Watson subject to stipulations presented by staff, Seconded by Commissioner Cauble.

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

5. SA22-000010 - A request by Frank Sweatt, Owner, and Applicant, for a certified plat "Frank Sweatt's Addition to Elliot Ln" consisting of one (1) lot located at 7442 Elliot Lane, Leeds, AL 35094, TPID 2500294000002005, Zoned A-1, Agriculture, Jefferson County.

Frank Sweatt of 7049 Stoneybrook Crossing speaking for the case.

Public opened.

No Comment.

Public hearing closed.

Motion made to approve as presented by Commissioner Cauble, Seconded by Commissioner Watson.

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

6. SA22-000011 - A request by Gonzalez, Strength & Associates - Fred Cox, Applicant - Hillary Drummond, Owner - for a certified plat - HILLARY DRUMMOND ADD TO ELLIOT LANE PLAT NO. 2 - located at 7245 Elliot Ln, 35094, TPID: 2500294000002000 - Zoned A-1 Agriculture

Daniel Allen of 1550 River Chase Dr, Hoover to speak to the case.

Public Hearing Opened.

Public Hearing Closed.

Motion made to approve as presented by Commissioner Watson, Seconded by Commissioner Mudd.

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

**PUBLIC ADDRESS:**

NONE.

**OTHER BUSINESS:**

NONE.

**CHAIRPERSON'S COMMUNICATION:**

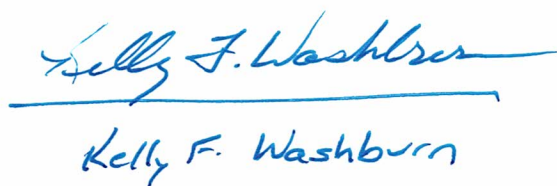
NONE.

**ADJOURNMENT:**

5:37 PM



Mr. Eddie Cook, Chairman



Kelly F. Washburn