



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

December 14, 2023 @ 5:00 PM

CALL TO ORDER:

The meeting was called to order at 5:00 PM by Commissioner Cook.

ROLL CALL:

PRESENT

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

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

None presented.

OLD BUSINESS:

1. 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.

Joey Miller 3 Riverchase Ridge, representative of the owner and applicant. Mr. Miller stated that his firm has revisited the plans. He has spoken with Fire Chief Parsons and decided that the Fire Department would like to see the road on Katie Lane paved. Mr. Miller also stated that they would work with the Fire Department on whatever is needed to secure the street and public safety to gain access to the area.

City Engineer Keith Hager cleared up where the flood zone was located. The issue of having two entrances for a subdivision is mentioned in the Subdivision regulations. Private Access versus having a public road. This will reflect what that road needs to be made of. He stated he and Mr. Miller also discussed putting up a private gate. Mr. Hager was able to walk the site extensively with Chief.

Susan Carswell 6120 Montevallo stated concerns regarding flooding on Ann Avenue.

Commissioner Cook stated that since the last meeting the board has come to an agreement on the emergency entrance with the Chief and enlarged the turn radius on Maplewood.

Commissioner Watson asked if the design meets the current subdivision regulations. Mr. Hager stated that it does not. Commissioner Watson requested a list of all the items this board is being asked to grant a variance from the subdivision regulations. Mr. Hager stated that they have decreased the width of the ride away. The second item is to prescribe a 25 MPH speed. If upheld the curvature would need to be much larger in order to meet that design requirement. Commissioner Watson made a clarification that petitions for all variances should be a separate document and be approved by the Planning Commission so that the plat can be properly reviewed. He also stated that the board needs a list of all the variances being asked for, that needs to be petitioned before this body. If the Commission votes to grant it the it can evaluate this plan.

Legal Council Scott Barnett wanted to clarify a statement made that if it is a private road that is elevates the need to comply with other parts of the subdivision regulations. That is not the case. Even a private road it still has to abide by all regulations.

Motion made by Commissioner Mackey to table until the next meeting. Seconded by Commissioner Washburn.

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

Motion passes.

NEW BUSINESS:

2. RA23-000004 - A request by Kenneth Dawkins, owner and applicant, to rezone a certain parcel of land from R-1, Single Family District to A-1, Agriculture District, located at 1901 Hawkins Rd, Leeds, AL 35094, TPID: 2500303000036000, Jefferson County.

Kenneth Dawkins 1901 Hawkins Rd. Owner and Applicant stated that he would like to rezone this property to agricultural because he would like a horse.

Harold Poe -1980 Montevallo Rd. stated that he was in support of the rezoning.

Susan Carswell 2120 Montevallo Rd. stated that she was opposed to the rezoning. Everything else in the area is R-1.

Donnell Lewis 6521 Hawks Place stated that he is opposed to the rezoning.

Commissioner Washburn stated that her concern was that this lot is smaller than the normal lot for AG-1

Motion made by Commissioner Mackey to request Council to deny the rezoning of this lot. Seconded by Commissioner Cauble.

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

Motion passes.

3. SA23-000006 - A request by Gonzalez-Strength and Associates, Applicant, United States Steel, Owner, for a resurvey of Grand River Rex Lake Road, Parcel 3.2, located at 1155 Payton Way, Leeds, AL 35094, TPID: 240024400001006, Jefferson County, B-2, General Business District.

Bradley Lake 8811 Taylors Ferry Rd Bessemer, AL representative for the applicant. Mr. Lake stated that they would like to turn a single lot into two lots for a hotel development.

No one to speak for or against.

Legal Counsel Scott Barnett stated that the zoning in place for this property is a result of litigation.

Joey Miller 3 Riverchase Ridge on behalf of the applicant Live Oak Engineering stated that this is the final Plat. The contractor had to cut the street to make repairs to the sewer. Due to this he and Engineer Keith Hager spoke about possibly increasing the bond.

City Engineer Keith Hager submitted his letter of recommendation. The pavement repairs are very appropriate to increase the bond on this project. Mr. Hager wanted to add for the record that there are a few ongoing issues concerning getting some certifications from Mr. Miller's engineer to give him every opportunity to have the contractors make the storm drainage the way he designed it. He has every authority to make the pond bigger, or smaller.

City Attorney Scott Barnett stated that the final plat approval includes that the features are the sole responsibility of the HOA.

Commissioner Brad Watson asked the representative what areas one, two, and three will be used for. Mr. Miller stated that they are retention ponds.

Motion made by Commissioner Watson to approve the final plat subject to the commentary of the City Engineer and City Attorney and to reiterate that of the city attorney that there will be a notation on the plat that the HOA will be responsible for the maintenance of all detention ponds, street lighting, and all infrastructure that is not located in a city right of way meaning driving surface. Seconded by Commissioner Isbell.

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

Motion passes.

PUBLIC ADDRESS:

None

OTHER BUSINESS:

None.

CHAIRPERSON'S COMMUNICATION:

None.

ADJOURNMENT:

The meeting was adjourned by Commissioner Edward Cook at 6:12 PM.


Mr. Edward Cook, Chairman


Mrs. Kelly Washburn, Secretary