



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

March 14, 2024 @ 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):

Minutes from the February 8, 2024, meeting approved as presented.

OLD BUSINESS:

None.

NEW BUSINESS:

1. SA24-000001 - A request by Newcastle Development, LLC, Applicant, United States Steel, Owner, for Preliminary Plat Approval of Grand River South Residential Phase 3, located at 995 Rex Lake Rd (Site Only), TPID(s)2400253000001.001, 2400264000001.000 and 2400261000001.000, Zoned PCD - Planned Community Development, Jefferson County.

Brandon Todd Engineer Manager for Newcastle Homes to represent the applicant.

Harold Poe 1980 Montevallo Rd. had concerns regarding a second entrance.

Commissioner Watson pointed out on a map that the second connection is by Barber's Motorsports.

City Engineer Keith Hager pointed out a few items that he went over with the development engineer and owner. Mr. Hager stated that the applicant would not have any front-facing garages closer than 20 feet from the right of way.

Motion made by Commissioner Watson to approve subject to the City Engineers comments.
Seconded by Commissioner Cauble.

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

Motion passes.

2. To be heard April 11, 2024 - RA23-000006 - A request by Bert Boykin, Applicant, High Tide Oil Company, Inc., Owner, to rezone certain parcels of property from R-2, Single Family District to I-2, Heavy Industrial District at 8514 Pearl St, 35094, TPID 2500281002004000, Jefferson County.

Removed.

3. To be heard on April 11, 2024 - SA23-000012 - Variance - A request by MTTR Engineers, Inc., Applicant, SHERIDAN SOUTH, LLC / JOHN R. FRAWLEY, JR., Owners for variances of the subdivision regulations : 1. to allow a forty (40) foot private road ROW in lieu of the required fifty (50) foot ROW, 2. Improvements to widen existing pavement to 20" wide in ROW of Norman Drive , 3. 20' Tar and gravel emergency access to Katie Lane vs. standard width road Access to emergency vehicles only, not public. 4. 30' front building line lot 17 in lieu of the required 35 feet.

Removed.

4. To be heard on April 11, 2024 - 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 lots, located at 1198 MAPLEWOOD DR LEEDS AL 35094 (Site Only), TPID: 2500204002020000, Zoned: R-3, Multi-Family District, Jefferson County.

Removed.

5. SA24-000002 - A request by Smith Douglas Homes - Tyler Harper, Owner and Applicant, for final plat approval of the Dansby Valley PHI - 67 lots - at 9119 Weaver Ave, 35094 - Site Only - TPID(s) 2601110001047004, 032000, 047003, & 030000, Zoned R-5 Garden Home District Frank Calloway attorney representing the applicant.

City Engineer, Keith Hager made commentary regarding a few issues. He stated that the city wanted to clear up any boundary and title issues. The City requires a post-construction stormwater report by the engineer. which helps the HOA understand they are responsible for the retention ponds.

The representative stated that the engineer and developer are aware.

Mr. Hager stated that a bond had been submitted and they will review it. Commissioner Watson stated that the City would not maintain the streetlights. Mr. Hager stated that he would like to change some of the wording and that it will be submitted on the final plat. Mr. Hager recommended approval subject to his comments.

Legal Council Mr. Barnett clarified that the addition to the language to the additional property did satisfy the title company. It indemnifies the City from any future wastewater issues. Mr. Barnett recommended this be contingent on written approval from the title company and the sewer issues.

Harold Poe 1980 Montevallo Rd. was concerned about the subdivision having two entrances.

Motion made by Commissioner Watson to approve subject to commentary by the City Engineer and the City Attorney. Seconded by Commissioner Isbell.

Voting Yea: Commissioner Cook, Commissioner Mudd, Commissioner Cauble, Commissioner

Mackey, Commissioner Isbell, Commissioner Watson
Voting Abstaining: Commissioner Washburn

Motion approved.

6. Administrative - Release bond for Bella Rosa Subdivision

Per Commissioner Watson a new owner of Bella Rosa Subdivision has stepped in and purchased the remaining lots. The request is to release the bond for the previous owner so we may refund their payment.

Motion made by Commissioner Mackey to approve, Seconded by Commissioner Mudd.
Voting Yea: Commissioner Cook, Commissioner Mudd, Commissioner Cauble, Commissioner Mackey, Commissioner Isbell, Commissioner Washburn, Commissioner Watson

Motion approved.

PUBLIC ADDRESS:

None.

OTHER BUSINESS:

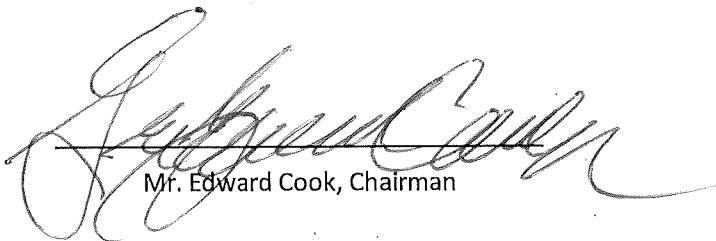
None.

CHAIRPERSON'S COMMUNICATION:

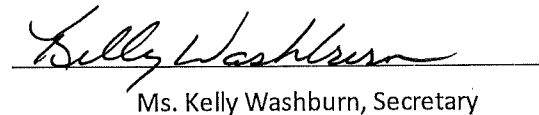
None.

ADJOURNMENT:

The meeting was adjourned at 5:23 PM.



Mr. Edward Cook, Chairman



Ms. Kelly Washburn, Secretary