



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

October 12, 2023 @ 5:00 PM

CALL TO ORDER:

The meeting was called to order at 5:04 PM by Commissioner Edward Cook.

ROLL CALL:

PRESENT

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

ABSENT

Commissioner Mike Cauble

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

Minutes of the September 14, 2023, meeting.

Approved as presented.

OLD BUSINESS:

None.

NEW BUSINESS:

1. SA23-000011 - A request by MTTR, Applicant, FELTON BUILDING COMPANY, INC, for a resurvey of LOTS 5 & 6 BLK 11 PERDUE & LAWRENCE into two (2) lots at 1287 ROSA PARKS CIR LEEDS AL 35094 (Site Only), TPID: 25 00 20 1 024 003.000, Jefferson County, Zoned R-3, Multi-Family.

Joey Miller 3 Riverchase Ridge. to speak.

Johnny Dutton City Councilman District 3 had questions regarding the size of the lots being built.

Commissioner Watson stated that the three lots that front on Vivian will not be included. Those have been withdrawn. The lots are 1170 Square foot R-3 single-family lots. This meets

the minimum requirements. The property is being constructed as a multi-family and being used as apartment homes.

Commissioner Mackey wanted to clarify that they are talking about lot A & B

Commissioner Washburn clarified that the lots cannot be separated and sold individually.

Motion to close public hearing by Commissioner Mackey seconded by Commissioner Mudd.

Commissioner Mudd wanted to clarify that it is lots A and B to be included and not the other lots.

Commissioner Washburn wanted to clarify that lots A and B meet the R-3 zoning and wanted to know if it could be separated and sold separately.

Motion made by Commissioner Mackey that lots C, D, and E are excluded from this plat.
Seconded by Commissioner Mudd.

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

Motion passes.

2. 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.

Joey Miller 3 Riverchase Ridge to speak. This property is zoned for apartments. We were turned down previously to rezone for Garden Homes. We meet the single-family requirements for R-3 apartment homes with 7500 Square Foot lots. with 29 lots.

Commissioner Cook asked regarding the emergency access on Katie Lane.

Applicant Joey Miller stated that this will be a private road.

Applicant Joey Miller stated that in his opinion it would be an adverse effect if they pave where it floods.

City Engineer Keith Hager stated that the storm drainage is very problematic.

Susan Carswell 2120 Montevallo Rd, had concerns regarding SWIMA looking at this road.

Commissioner Ken Mudd voiced concerns regarding the current road not working. He suggested that they may need to lose a few lots to make the curve in the road better.

City Attorney Scott Barnett stated to the board members he was not sure how the issues could be addressed tonight. The board must have something definitive in writing. The private entrance is a significant safety issue. At the very minimum, the geometry needs to be redone.

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

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

Motion granted to table until the next meeting.

3. SA23-000013 - A request by Live Oak Engineering Ben Watson, applicant, Rockhampton, LLC, Owner, for final plat approval of Rockhampton Phase 2 - 51 lots - located at 1250 Maitland Rd, Leeds, AL 35094, TPID:2500153001004001; Zoned: R-2, Single Family District (Litigation)

No comments from staff.

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

4. SA23-000015 - A request by Heather May, Applicant, Cahaba Estates/Parkstone Communities, Owner to create two (2) additional lots within the mobile home park, located at 103 Madison Dr., Trussville, AL 35173, TPID 2400143000006000, Zoned RMHP - Residential Mobile Home Park - Jefferson County.

Heather May applicant stated that they are looking to tear down an old malignance building and put in a new trailer.

Commissioner Watson stated that this does not expand the development. It is correctly zoned as RMHP.

No one to speak for or against.

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

PUBLIC ADDRESS:

Albert Daw 8615 Swafford Ave. to speak to the Commission about having tiny homes for homeless veterans in Leeds.

OTHER BUSINESS:

None.

CHAIRPERSON'S COMMUNICATION:

Commissioner Edward Cook wished everyone a Merry Christmas and Happy New Year.

ADJOURNMENT:

The meeting was adjourned by Commissioner Edward Cook at 6:04.



Mr. Edward Cook, Chairman



Mrs. Kelly Washburn, Secretary

