



## CITY OF LEEDS, ALABAMA

### PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

December 08, 2022 @ 5:00 AM

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#### CALL TO ORDER:

5:00

#### ROLL CALL:

##### PRESENT

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

#### DETERMINATION OF QUORUM:

Quorum determined.

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

1. November 3, 2022, Meeting Minutes

Minutes approved as presented.

#### OLD BUSINESS:

None.

#### NEW BUSINESS:

2. RA22-000005 - A request by Linda Miller, Applicant and Owner, to rezone certain parcels from R-2, Single Family District to B-2, General Business District, at 8163 Lawley Ave, 35094, TPID 2500164013009000, Jefferson County.

Linda Miller 1225 Ashville AL Would like to refresh the property not change it.

Stacy Hopkins Would like to have a small coffee shop, book and retail shop.

Commissioner Dave Mackey was concerned about the signage that would be used.

Jason King 8156 Lawley Avenue: opposed to this. Had parking concerns.

Dylan Haynes 1741 Morgan Street: Opposed. Also has parking concerns. Concerned with the traffic and the light being backed up. Should not be rezoned as a business.

Emily Redmon Oliver Crossing: Opposed: Traffic concerns; Read a statement from Jake Chapel that is also opposed to this.

David Fleming 1144 Ashville Rd: Opposed. My kids bike in the area and He walks his dog in the area.

Jody Edwards 1556 Sims Street: Opposed. Turn into another single family home. Have several letters from the neighbors that are also opposed to the rezoning.

Ginny Edwards 1556 Sims Street: Opposed . Concerned that the owner only wants to maintain the property when someone wants to start a business. Also concerned with traffic and property values.

Jerry Lewis 1148 Ashville Rd: Opposed. Afraid once it is zoned for business other things could come in. Concerned with a business being near the park.

Jason Pugh 1723 Morgan St: Opposed. Concerned with traffic. Many people turn around on his lot. Business with low traffic will fail.

Julie Waters 1540 Sims St.: Opposed. Can the board inform us on the rules and things to be concerned about. She is also concerned about the traffic and how to protect our neighborhood.

Stacy Hopkins to speak again: Is a way to make parking in the back to assist with traffic. I want to bring this house back to life.

Commissioner Mudd is concerned with how many people will be in the location at one time.

Motion to close public hearing by Commissioner Ken Mudd seconded by Commissioner Isbell.

Motion made by Commissioner Mudd to table until the next meeting in January. Seconded by Commissioner Isbell.

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

3. RA22-000004 - A request by Jarrod Plunkett, applicant, and owner, to rezone a parcel of property from R-2, Single Family District to I-1, Light Industrial District, at 1346 Weaver Ave, 35094, TPID 2601110001022002, St. Clair Co.

Justin Cooper 8920 Weaver Ave: Working with the property owner to expand. Would like to pull the property with the other property. The applicant will do the same thing they are doing now.

Commissioner Edward Cook asked if this business has had any outstanding complaints

Per Commissioner Watson The only complaint was some light pollution when the business first opened.

Commissioner Rolland Isbell asked if the applicant plans to put a building on this lot Per the applicant: Yes that is the plan.

Motion by Commissioner Dave Mackey to close public hearing. Second by Commissioner Ken Mudd.

Motion made by Commissioner Mackey, Seconded by Commissioner Cauble.

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

Voting Abstaining: Commissioner Isbell

4. Administrative - Discussion of Short Term Rentals

Commissioner Mike Cauble is the Chairman for this. Commissioner Ken Mudd established the difference in what a Bed and Breakfast and an Air B&B is.

Commissioner Brad Watson stated that the board will have many other factors to look in to if short term rentals are allowed.

City Attorney Scott Barnett clarified that this is just some preliminary information. The board does not have a recommendation to send to council.

5. Administrative - Discussion of modification of the R-5, Garden Home District, and deletion of the R-6, Patio Home District.

Per Commissioner Watson: We are ready to bring a recommendation at the January meeting. Just want to give everyone extra time to look it over.

**PUBLIC ADDRESS:**

None.

**OTHER BUSINESS:**

None.

**CHAIRPERSON'S COMMUNICATION:**

None.

**ADJOURNMENT:**

6:21



Mr. Eddie Cook, Chairman



Ms.. Kelly Washburn, Secretary