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# CITY OF LEEDS, ALABAMA

## PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

April 11, 2024 @ 5:00 PM

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### CALL TO ORDER:

The meeting was called to order at 5:01 PM by Commissioner Edward 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):

1. Minutes - March 14, 2024  
Removed.

### OLD BUSINESS:

None.

### NEW BUSINESS:

None.

2. Executive Session

Motion made by Commissioner Mackey to go into executive session in regard to Section 36-25A-7 3 pending Litigation .Seconded by Commissioner Watson.

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

Vote is unanimous.

Entered into executive session at 6:04 and returned at 5:34.

3. 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.  
Bert Boykin 2001 Park Place N Birmingham to speak on behalf of the applicant High Tide.  
Bill Morris GM for Leeds Water Works had concerns regarding the protection of the well.  
Susan Carswell 2121 Montevallo Rd. had concerns regarding the big trucks.  
Motion made by Commissioner Isbell, to deny. Seconded by Commissioner Cauble.  
Voting Yea: Commissioner Cook, Commissioner Mudd, Commissioner Cauble, Commissioner Mackey, Commissioner Isbell, Commissioner Washburn, Commissioner Watson  
Request denied.
4. RA24-000002 - A REQUEST BY SHANDI WHITE FOR THE CITY OF LEEDS TO AMEND IT ZONING ORDINANCE TO ALLOW SHORT TERM RENTALS IN CERTIAN AREAS OF THE FORM BASED CODE DISTRICT.  
Shandi White 104 Cedar Rock Rd. to speak regarding allowing short-term leases (Less than 30 days) in the downtown area.  
Commissioner Cauble had questions regarding how many properties.  
Commissioner Mudd wanted metrics on the potential use.  
Commissioner Cook wanted further study to take place.  
Commissioner Watson suggested that a committee be formed for this matter.
5. 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.  
Joey Miller 3 Riverchase Ridge to speak.  
Mitchel Johnson 1272 and 1273 Norman Dr. stated that he was ok with three homes being built not twenty-eight  
Susan Carswell 2120 Montevallo Rd stated that she would like a moratorium until the subdivision regulations have been updated.  
Steve French 184 PeachTree Circle stated that this plan represents the highest and best use for the property.  
Tarena Sosinski 1232 Norman Drive had concerns about how this will affect her property.  
Susan White 1280 Norman Dr. had concerns regarding where the extra land would be coming from to widen the road and who would be responsible for paying for it.  
Motion made by Commissioner Mackey to deny. Seconded by Commissioner Cauble.  
Voting Yea: Commissioner Cook, Commissioner Mudd, Commissioner Cauble, Commissioner Washburn, Commissioner Watson  
Voting Abstaining: Commissioner Isbell Motion carries.  
Request denied.
6. 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 -

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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.

With drawn by applicant.

7. SA23-000010 - Grand River Residential Phase II - Street Bond

City Engineer Keith Hager gave a summary of his written statement.

Motion made by Commissioner Watson to accept the recommendations of City engineer and establish the bond that the Engineer has indicated. Seconded by Commissioner Cauble. Voting Yea: Commissioner Cook, Commissioner Mudd, Commissioner Cauble, Commissioner Mackey, Commissioner Isbell, Commissioner Washburn, Commissioner Watson Motion passes.

8. SA24-000002 - Dansby Subdivision - Street Bond

City Engineer gave a summary of his written statement.

Motion made by Commissioner Washburn accept the recommendations of City engineer and establish the bond that the Engineer has indicated , Seconded by Commissioner Cauble. Voting Yea: Commissioner Cook, Commissioner Mudd, Commissioner Cauble, Commissioner Mackey, Commissioner Isbell, Commissioner Washburn, Commissioner Watson

9. Introduction of Amendment to Subdivision Regulations - Tree Preservation

Susan Carswell 2120 Montevallo Rd. spoke on changing the subdivision regulations so that it eliminates clear-cutting.

**PUBLIC ADDRESS:**

**OTHER BUSINESS:**

None.

**CHAIRPERSON'S COMMUNICATION:**

None.

**ADJOURNMENT:**

The meeting was adjourned at 6:47 PM.



Mr. Edward Cook, Chairman



Ms.. Kelly Washburn, Secretary