



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

March 09, 2023 @ 5:00 PM

CALL TO ORDER:

5:00 PM

ROLL CALL:

PRESENT

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

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes of January 12, 2023 Meeting
 Motion to approve by Commissioner Mackey. Seconded by Commissioner Cauble
 Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson, Commissioner Washburn
 Minutes approved as presented.

OLD BUSINESS:

2. RA22-000005 - A request by Linda Miller, Applicant, and Owner, to rezone certain parcels from R-2, Single Family District to T-3, Form Based Code, at 8163 Lawley Ave, 35094, TPID 2500164013009000, Jefferson County.

Linda Miller I have nothing more to add to what has been said before.

Jason King 8156 Lawley Ave. The neighbors and I do not wish to have this zoned commercial.

Per Commissioner Mackey with this zoning we can have more control over what we can be in this area.

Commissioner Edward stated we are a recommending board. The council is the last word.

Commissioner Mudd stated this is not being zoned as a full blown business or commercial we have more control.

Motion made by Commissioner Mackey, Seconded by Commissioner Cauble to recommend to council.

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

Voting Abstaining: Commissioner Isbell

Motion passes.

NEW BUSINESS:

3. SA23-000002 - A request by Tyler Harper, Agent, Smith Douglas Homes, Owner, An application for a resurvey plat " Dansby " approval has been filed for "139 single family lots " (a reduction in lots) located at 9119 Weaver Ave, Leeds, AL 35094, TPID(s) 2601110001047003, 047.006, 032.000, 030.037, & 047.003., Zoned R-5, Garden Home District, St. Clair Co

Connor Thorp 248 Cahaba Valley Parkway- We would like to amend the plat. This will make the subdivision a lot cleaner. Reducing the Lots from 162 to 139 lots.

Peggy Chance- 2185 Clairmont Dr. Concerns with pot holes ,recent fire and flooding.

Karen Jennings 9119 Weaver Ave- Concerns with Mud slides, Septic issues, water. It has caused a tree to fall on my house. They were blocking drive way access.

Per Mr. Thorp our attorneys are looking into the situations.

Susan Carswell 2120 Motevallo Rd. - Concerns with mass grating and the clear cutting. Need changes to the R-5 regulations.

For clarification of the minutes the City Attorneys are aware of the case and offered no commentary.

No further discussion.

Per Commissioner Watson the attorneys do not have any objection to the change in the plat.

Per Commissioner Mudd the only difference is they are reducing the amount of lots.

Motion to approve by Commissioner Mudd with the stipulations of Mr. Haggar be added.

Seconded by Commissioner Cauble.

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

Motion passes.

4. SA23-000004 - An application by MTTR Engineers, Inc., for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "RESURVEY OF LOTS 22-24 OF CLAIRMONT PARK PHASE V". This proposed subdivision consists of 2 lots located at 0 Jardin Cir, TPID (s) 2601110001030065, 064, & 063, Zoned R-5, Garden Home District, St. Clair Co.

At this time Commissioner Washburn recused herself from the body to present this case to the board.

Kelly Washburn 1925 Lane Dr.- Turning three lots into two lots.

No one to speak.

Motion to approve by Commissioner Mackey 2nd by commissioner Mudd.

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

Motion passes.

PUBLIC ADDRESS:

Commissioner Isbell stated that he would like to go back to using the sign to notify people with in 500 ft of the property of a case.

Per Mr. Watson 500 feet Is set by the state. We do 550 feet. If the City does less than that we risk the applicant bringing a case against the city for over notification.

OTHER BUSINESS:

None.

CHAIRPERSON'S COMMUNICATION:

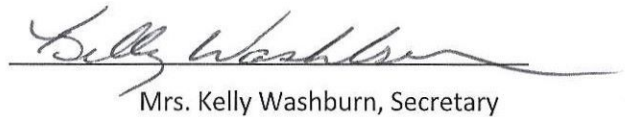
None.

ADJOURNMENT:

5:32



Mr. Eddie Cook, Chairman



Mrs. Kelly Washburn, Secretary