



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

Leeds Civic Center Meeting Room -1000 Park Drive, Leeds, Alabama 35094

March 12, 2020 @ 5:00 PM

CALL TO ORDER:

DETERMINATION OF QUORUM:

ROLL CALL:

OLD BUSINESS:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes of February 13, 2020

NEW BUSINESS:

2. RA20-000001 - A request by Cary Kennedy, Applicant and Property Owner, to change the zoning of a parcel from R-2, Single-Family District to B-2, General Business District, located at 1800 Lane Dr, Leeds, AL 35094, Jefferson County, TPID 2500163002021000, for compliance.
3. SA20-000003 - A request by Karl Hager, Applicant, Hillary Drummond owner to divide a parcel of property into 3 lots located at 7389 Elliot Lane, Leeds, AL 35094, Jefferson County, TPID 2500293000002000, Zoned A-1, Agricultural District.
4. ZAA20-000003 - A request by Leemon Lewis to permit a commercial fence at 1345 Vivian St, Leeds, AL. 35094, TPID 25 00 20 1 011 002.000, Zoned T-5, Urban District.

PUBLIC ADDRESS:

OTHER BUSINESS:

CHAIRPERSON'S COMMUNICATION:

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

Leeds Civic Center Meeting Room -1000 Park Drive, Leeds, Alabama 35094

February 13, 2020 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

PRESENT

Commissioner Mike Cauble
Commissioner Eddie Cook
Commissioner Dave Mackey
Commissioner Sam Pezzillo
Commissioner Roland Isbell
Commissioner Brad Watson
Kelly Washburn

ABSENT

Commissioner Ken Mudd
Commissioner Ryan Bell

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

NEW BUSINESS:

1. SA20-000001 - A request by Andrew and Lacey Barnwell, Applicant and Owner, to subdivide a parcel located at 1732 Whitmire St, Leeds, AL 35094, TPID 2500164012005000, Jefferson County, R-2 Single-Family. The proposed subdivision will consist of 2 lots.

There was a motion to approve the resurvey as presented.

Motion made by Washburn, Seconded by Commissioner Cauble.

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

2. SA20-000007 - FINAL PLAT - A request by AMAC Builders Group for final plat approval of the "Cottages at Lane" Subdivision located at 1916 Lane Dr, Leeds, AL 35094, TPID 2500162012008000, Jefferson County, zoned R-2, Single-Family District.

There was a discussion regarding written commentary from Ken Mudd related to storm drainage and concerns for flooding.

There was no one from the public to speak for or against the request.

1.

A motion was presented to approve the plat subject to staff and engineers review, focusing on drainage and stormwater flow calculations.

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

PUBLIC ADDRESS:

OTHER BUSINESS:

Election of Officers:

Mr. Cauble made a motion to nominate the current slate of officers.

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

CHAIRPERSON'S COMMUNICATION:

Meeting Adjourned at 5:19 PM

ADJOURNMENT:

Mr. Eddie Cook, Chairman

Mr. Sam Pezzillo, Secretary

2.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Rezoning Site Addresses: 1800 LANE DR LEEDS, AL 35094

APPLICATION

This request for zoning change is initiated by the Cary Kennedy. The City of Leeds Planning & Zoning Commission will consider the Rezoning from R-2, Single Family District (Current use Institutional) to B-2, General Business District.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is an advisory body to the City of Leeds City Council. The recommendation of the Planning and Zoning Commission is non-binding and final determination of this request for rezoning is vested solely with the City Council.

CASE #:	RA20-000001
PROPERTY OWNERS:	CARY KENNEDY
TAX PARCEL IDs:	2500163002021000
SITE ADDRESSES:	1800 LANE DR; LEEDS, AL 35094

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a public hearing on the proposed rezoning. The hearing is scheduled for March 12, 2020.

Date:	03/12/2020
Time:	5:00 p.m.
Place:	Leeds Civic Center Meeting Room 1000 Park Drive Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application - Comments are limited to two (2) minutes. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Contact Person: Brad Watson
Phone: 205-699-0907
E-mail: bwatson@leedsalabama.gov

Mailing Address:
City of Leeds
Planning and Zoning Commission
1404 9th Street
Leeds, AL 35094

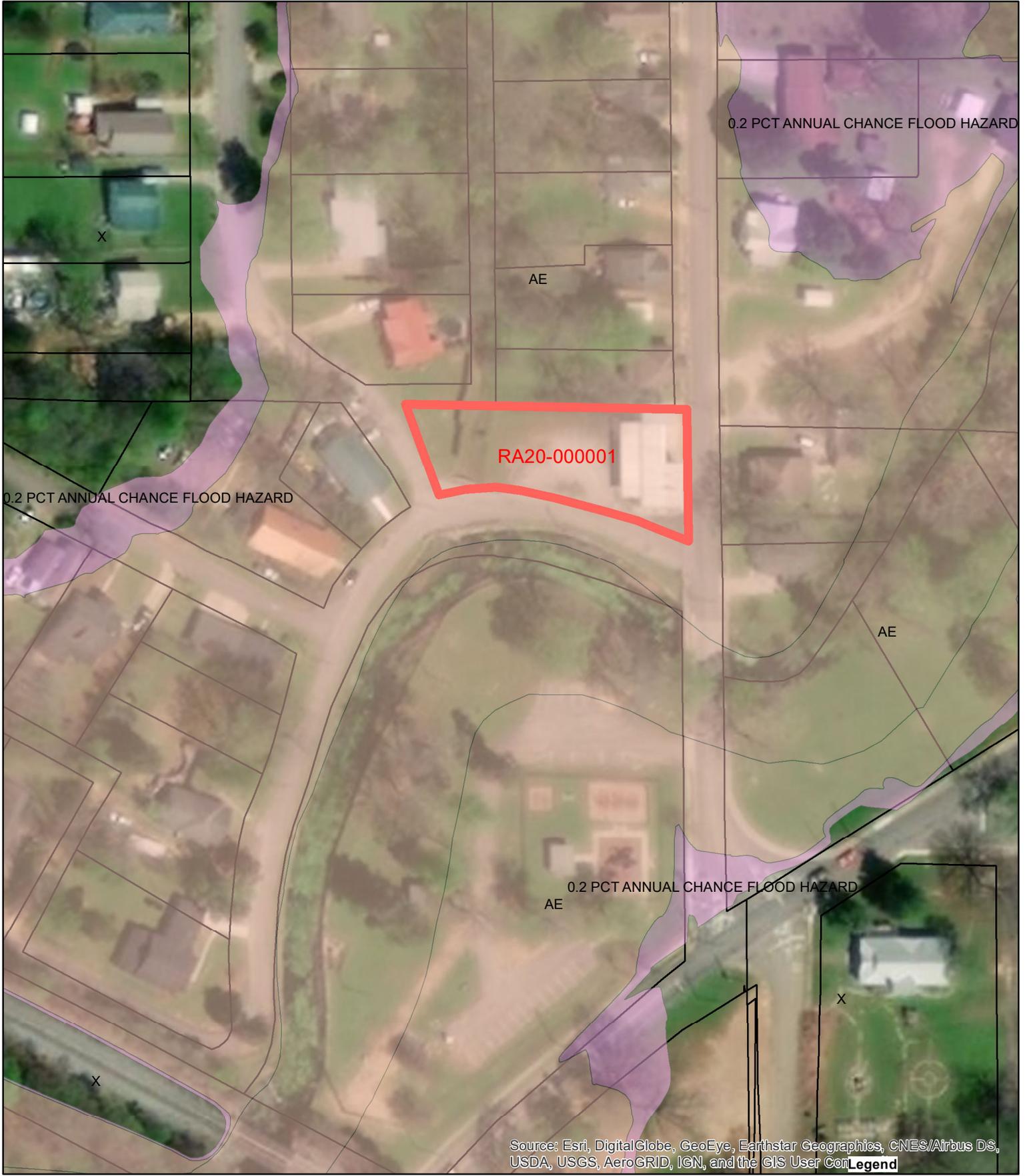
2.

RA20-000001
1800 LANE DR
2500163002021000
AERIAL



2.

RA20-000001
1800 LANE DR
2500163002021000
FLOOD



Legend

2.

RA20-000001
1800 LANE DR
2500163002021000



Legend
Jefferson County - Zoning

- <all other values>
- ZONING
 - A-1
 - B-2
 - I-1
 - I-2
 - MR
 - PCD
 - R-1
 - R-2
 - R-3
 - R-5
 - R-6
 - R3T
 - RMHP

3. NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Subdivision HILLARY DRUMMOND ADDITION TO ELLIOT LANE

APPLICATION

An application for a certified subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission by "HAGER COMPANY INC". This proposed subdivision consists of 3 proposed lots subdivision.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is vested with the responsibility and authority of determining conformity with the City of Leeds Subdivision Regulations

CASE #:	SA20-000003
APPLICANT NAME:	KARL HAGER
PROPERTY OWNER:	Hillary Drummond
TAX PARCEL ID#S:	2500293000002000
CASE ADDRESS:	7389 ELLIOTT LN; LEEDS, AL 35094

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on.

Date: 03/12/2020
Time: 5:00 p.m.
Place: Leeds Civic Center Meeting Room
1000 Park Drive
Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Contact Person: Brad Watson
E-mail: bwatson@leedsalabama.gov

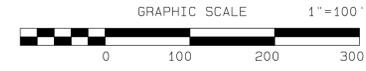
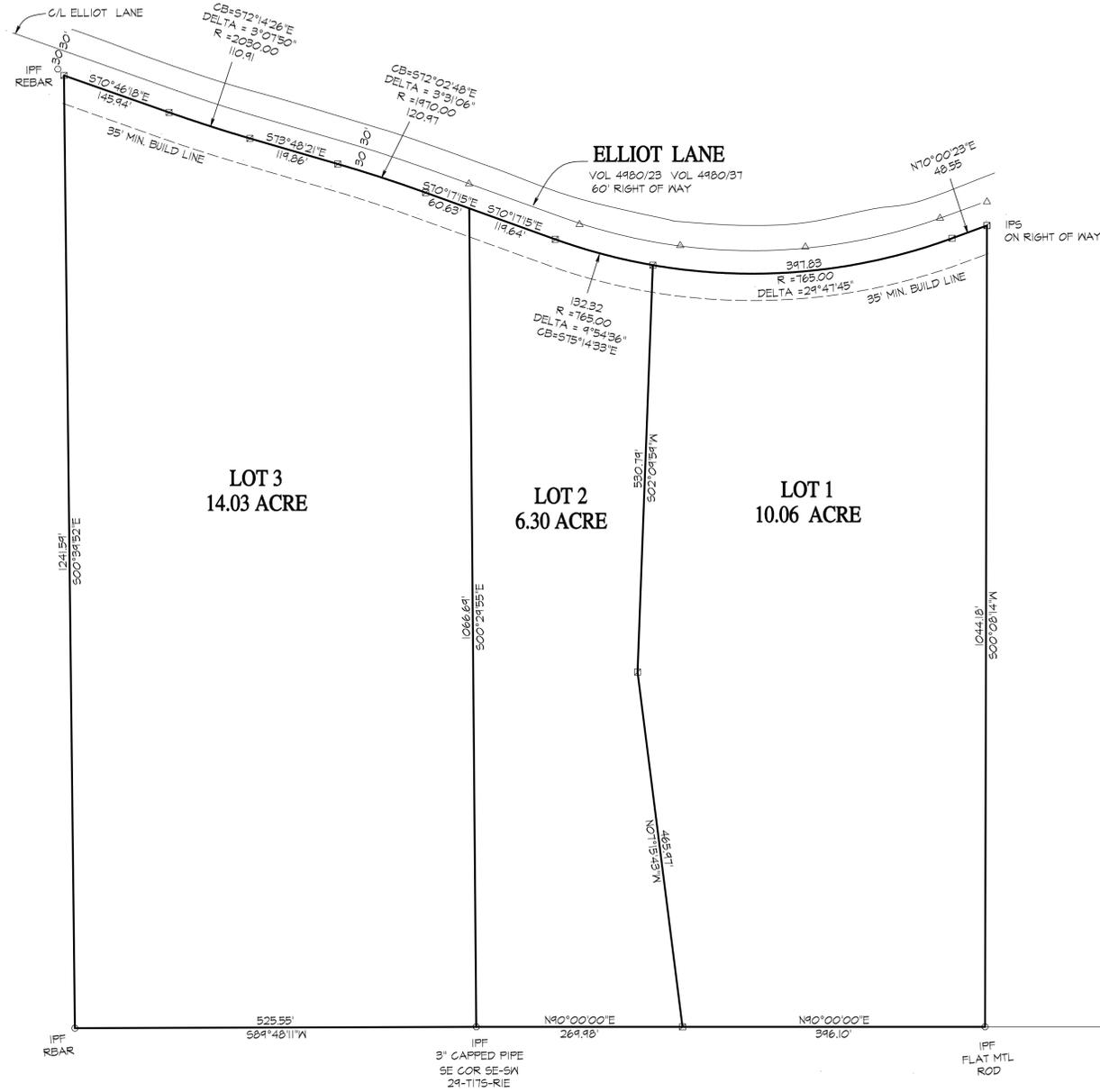
Phone: 205-699-0907
Fax: 205-381-4077

Mailing Address:

City of Leeds
Planning and Zoning commission
1404 9th Street
Leeds, AL 35094

HILLARY DRUMMOND ADD TO ELLIOT LANE

LOCATED IN: SIX 1/4 ; SECTION 29, TOWNSHIP 17 SOUTH, RANGE 1 EAST
JEFF. CO. TAX ID = 25-00-29-4-000-002.003 ; 25-00-29-3-000-002.001
FEMA FLOOD PANEL: 01073C04436 1/24-2006 ZONE 'X'



STATE OF ALABAMA
COUNTY OF JEFFERSON

THE UNDERSIGNED, KARL HAGER, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND HILLARY DRUMMOND OWNER, HEREBY CERTIFY THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNER, THAT THIS PLAT OR MAP IS A TRUE AND CORRECT PLAT OR MAP OF LANDS SHOWN THEREIN AND KNOWN OR TO BE KNOWN AS HILLARY DRUMMOND ADD TO ELLIOTT LANE SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND THE ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER SHOWING THE STREETS ALLEYS AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, ALSO SHOWING THE RELATIONSHIP OF THE LANDS TO THE GOVERNMENT SURVEY AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. SAID OWNERS ALSO CERTIFY THAT THEY ARE THE OWNERS OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

HILLARY DRUMMOND OWNER _____ DATE _____

KARL HAGER, PLS SURVEYOR _____ DATE _____
REG. NO. 11848

"APPROVED IN FORMAT ONLY"

JEFFERSON COUNTY HEALTH DEPT.	DATE	DATE
CITY OF LEEDS ENGINEER		DATE
SECRETARY, CITY OF LEEDS PLANNING & ZONING COMMISSION		DATE
CHAIRMAN - PLANNING AND ZONING COMMISSION CITY OF LEEDS		DATE

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT KARL HAGER, SURVEYOR, WHOSE NAME IS SIGNED TO THE FOREGOING CONVEYANCE, AS SURVEYOR AND WHO IS KNOWN TO ME ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE HE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT HILLARY DRUMMOND, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING CONVEYANCE, AS SURVEYOR AND WHO IS KNOWN TO ME ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE HE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____

NOTARY PUBLIC MY COMMISSION EXPIRES _____

UNLESS OTHERWISE SHOWN OR STATED ALL EASEMENTS SHOWN HEREON ARE FOR STORM SEWERS, SANITARY SEWER, PUBLIC UTILITIES, OR INGRESS AND EGRESS, AND ARE TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION

SURFACE DRAINAGE NOT WITHIN THE ACCEPTED AND MAINTAINED COUNTY RIGHT-OF-WAY WILL NOT BE MAINTAINED BY CITY OF LEEDS

ANY / ALL DRIVEWAY CONNECTIONS TO COUNTY MAINTAINED ROADS REQUIRES APPROVAL FROM THE CITY OF LEEDS DEPARTMENT OF ROADS AND TRANSPORTATION.

FOR THE ABOVE DESCRIBED PROPERTY, I, KARL HAGER, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SOURCE OF TITLE: DEEDS

DATE: 2-10-2020

TYPE OF SURVEY: RECORD

HAGER COMPANY, INC.
1825-D 12TH AVE
BESSEMER, AL 35020
(205) 424-4235

KARL HAGER, PLS.

ALABAMA REGISTERED LAND SURVEYOR No. 11848

LEGEND:
C/L = CENTER LINE
IPF = 5/8" REBAR WITH CAP
CALC. = CALCULATED
MEAS. = MEASURED
ROW = RIGHT OF WAY
CONC. = CONCRETE
PP = POWER POLE
FC = FENCE POST/CORNER
MIL = METAL
BM = BENCH MARK FOUND
TBM = BENCH MARK SET
ANC = POWER POLE ANCHOR

SYMBOLS:
N = NORTH
S = SOUTH
E = EAST
W = WEST
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
#5 REBAR 981
POINT EXISTING
POINT CALC
POINT NOT SET
EASEMENT LINE
OVER HEAD POWER/TELE

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT MANAGER: KARL HAGER
ENGR. OF RECORD: KARL HAGER
SURVYR. OF RECORD: KARL HAGER
REG. NO. 11848

HAGER COMPANY, INC
1825-D 12TH AVENUE N. BESSEMER, ALABAMA 35020 PH: 424-4235

ACCOUNT: 1847
DATE: 2-10-2020
DESIGNED BY:
CHECKED BY:
APPROVED BY: K/H

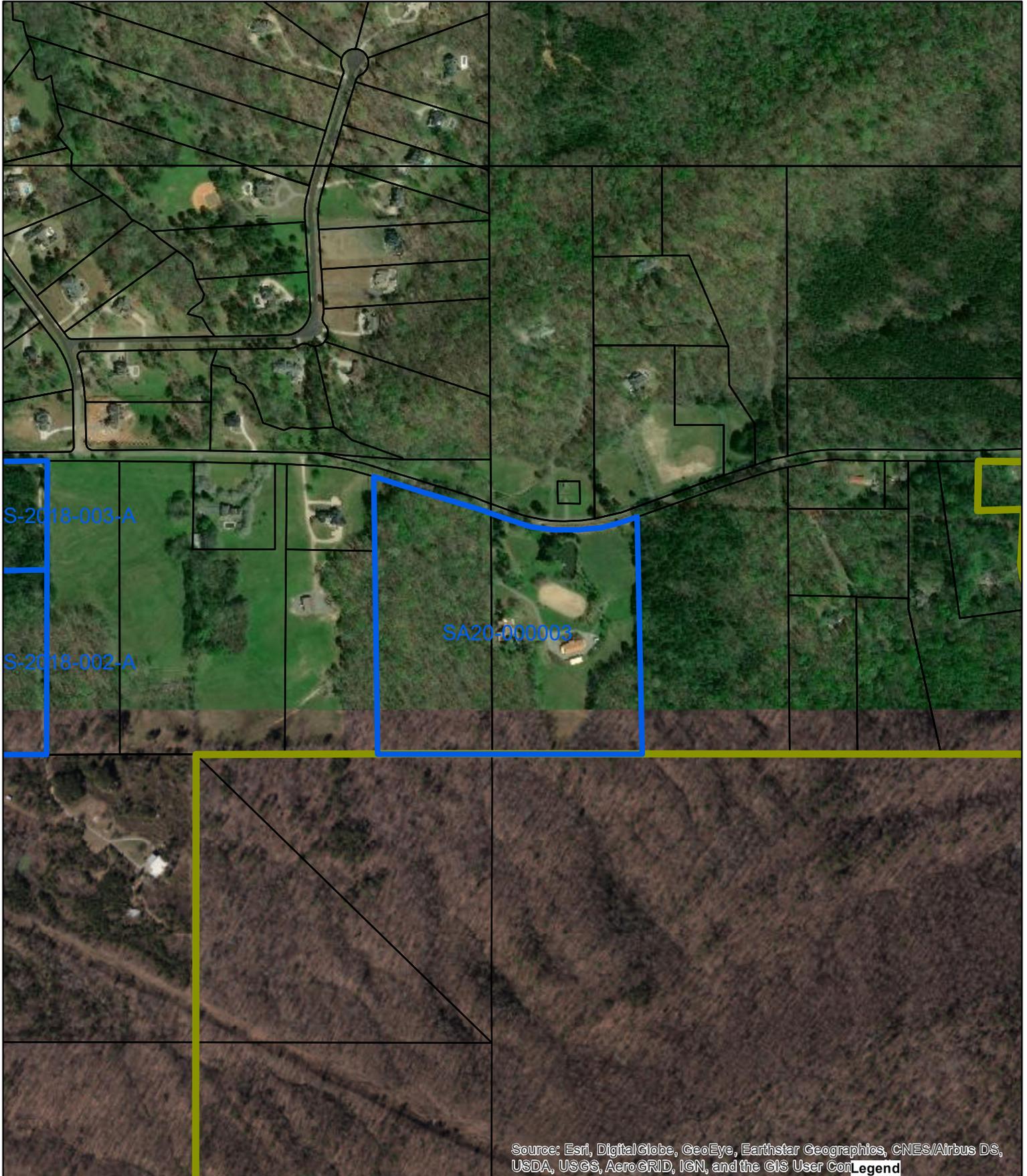
**HILLARY DRUMMOND
RECORD MAP**

DRAWING

SHEET 1 OF 1

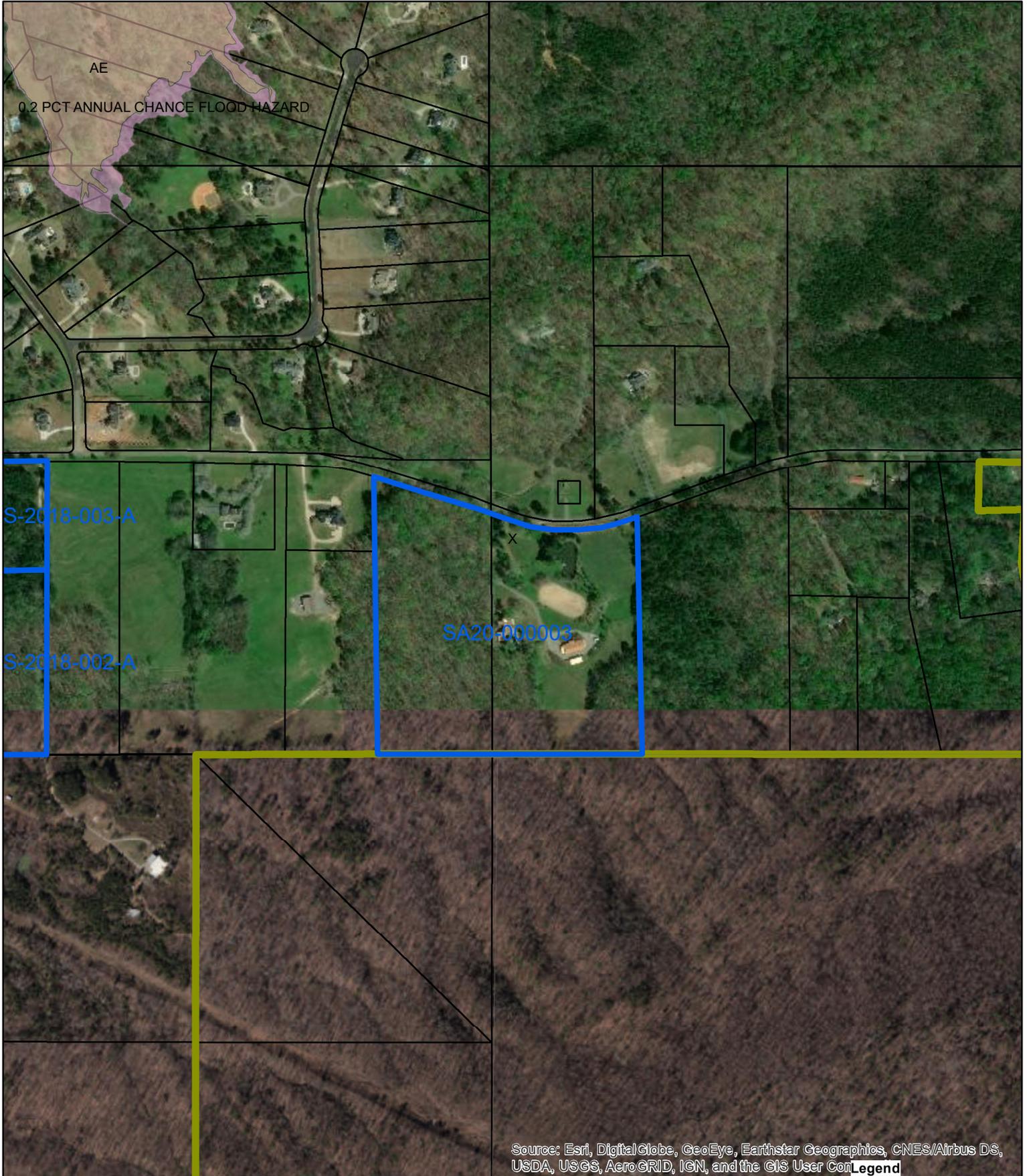
3.

SA20-000003
7389 ELLIOT LN
2500293000002000 & 2500294000002003
AERIAL



3.

SA20-000003
7389 ELLIOT LN
2500293000002000 & 2500294000002003
FLOOD



3.

SA20-000003
7389 ELLIOT LN
2500293000002000 & 2500294000002003
ZONING

