



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

GoToMeeting – Virtual

LEEDS - Planning and Zoning Commission - July 9, 2020
Thu, Jul 9, 2020 5:00 PM - 6:00 PM (CDT)

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/CityofLeeds/leeds---planning-and-zoning-commission---july-9-20>

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United States: [+1 \(571\) 317-3122](tel:+15713173122)

Access Code: 947-370-829

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July 09, 2020 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S): No Minutes

OLD BUSINESS:

NEW BUSINESS:

- [1.](#) SA20-000010 - A request by Tower Homes, Applicant, for final plat approval - Cottages on Weaver - 9001 Weaver Ave -Site Only, St. Clair Co. 68 Lots.

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.

File Attachments for Item:

SA20-000010 - A request by Tower Homes, Applicant, for final plat approval - Cottages on Weaver - 9001 Weaver Ave -Site Only, St. Clair Co. 68 Lots.

COTTAGES ON WEAVER

A RESIDENTIAL SUBDIVISION
BEING LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 11, TOWNSHIP 17 SOUTH, RANGE 1 EAST
HUNTSVILLE MERIDIAN, ST. CLAIR COUNTY, ALABAMA

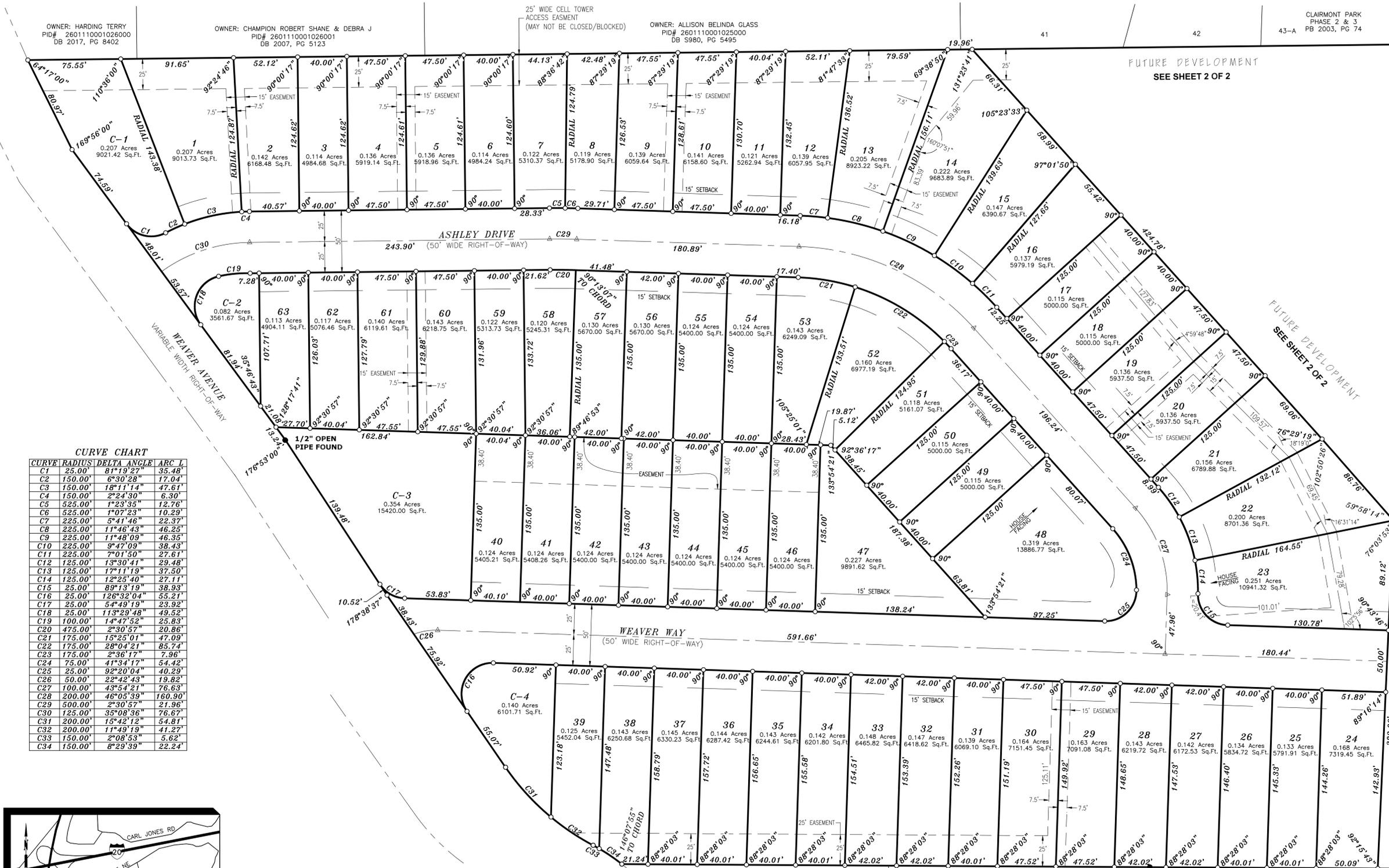
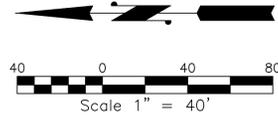
Prepared by:



CARR & ASSOCIATES ENGINEERS, INC.

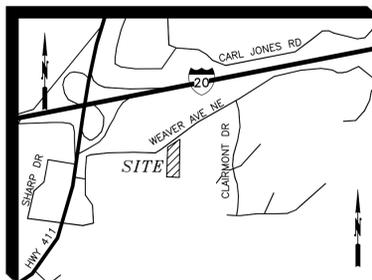
153 CAHABA VALLEY PARKWAY
PELHAM, ALABAMA 35124

PHONE (205) 664-8498 FAX (205) 664-9685
CADD FILE: 76.197 COTTAGES ON WEAVER PLAT.dwg
CADD OPERATOR: BBT
JUNE 2020



CURVE CHART

CURVE	RADIUS	DELTA ANGLE	ARC L
C1	25.00'	81°19'27"	35.48'
C2	150.00'	6°30'28"	17.04'
C3	150.00'	18°11'14"	47.61'
C4	150.00'	2°24'30"	6.30'
C5	525.00'	1°23'35"	12.76'
C6	525.00'	1°07'23"	10.29'
C7	225.00'	5°41'46"	22.37'
C8	225.00'	11°46'43"	46.25'
C9	225.00'	11°48'09"	46.35'
C10	225.00'	9°47'09"	38.43'
C11	225.00'	7°01'50"	27.61'
C12	125.00'	13°30'41"	29.48'
C13	125.00'	17°11'19"	37.50'
C14	125.00'	12°25'40"	27.11'
C15	25.00'	89°13'19"	38.93'
C16	25.00'	126°32'04"	55.21'
C17	25.00'	5°49'19"	23.92'
C18	25.00'	113°29'48"	49.52'
C19	100.00'	14°47'52"	25.83'
C20	475.00'	2°30'57"	20.86'
C21	175.00'	15°25'01"	47.09'
C22	175.00'	28°04'21"	85.74'
C23	175.00'	2°36'17"	7.96'
C24	75.00'	41°34'17"	54.42'
C25	25.00'	92°20'04"	40.29'
C26	50.00'	22°42'43"	19.82'
C27	100.00'	43°54'21"	76.63'
C28	200.00'	46°05'39"	160.90'
C29	500.00'	2°30'57"	21.96'
C30	125.00'	35°08'36"	76.67'
C31	200.00'	15°42'12"	54.81'
C32	200.00'	1°29'19"	41.27'
C33	150.00'	2°08'53"	5.62'
C34	150.00'	8°29'39"	22.24'



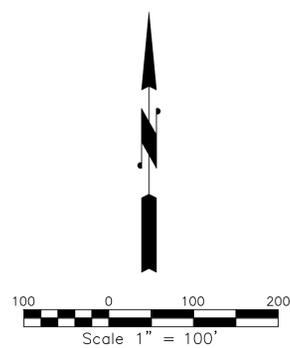
VICINITY MAP
NOT TO SCALE

OWNER:
Grants Mill LLC
2106 Devereux Circle
Birmingham, AL 35243
CONTACT:
Clint Johnston
Phone: (205) 970-2363
Fax: (205) 970-2365

OWNER: PERRY JACKIE & JOHNSON KATHY A
PID# 2602100004003000
DB 2015, PG 123222

OWNER: ROBERTS HERMAN L & JUDY T
PID# 2602100004006001
PB A102, PG 6

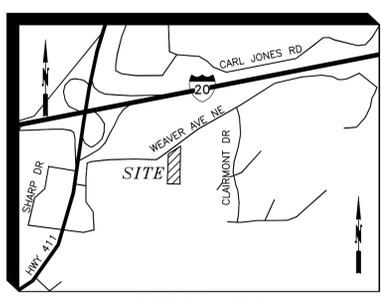
FUTURE DEVELOPMENT
SEE SHEET 2 OF 2



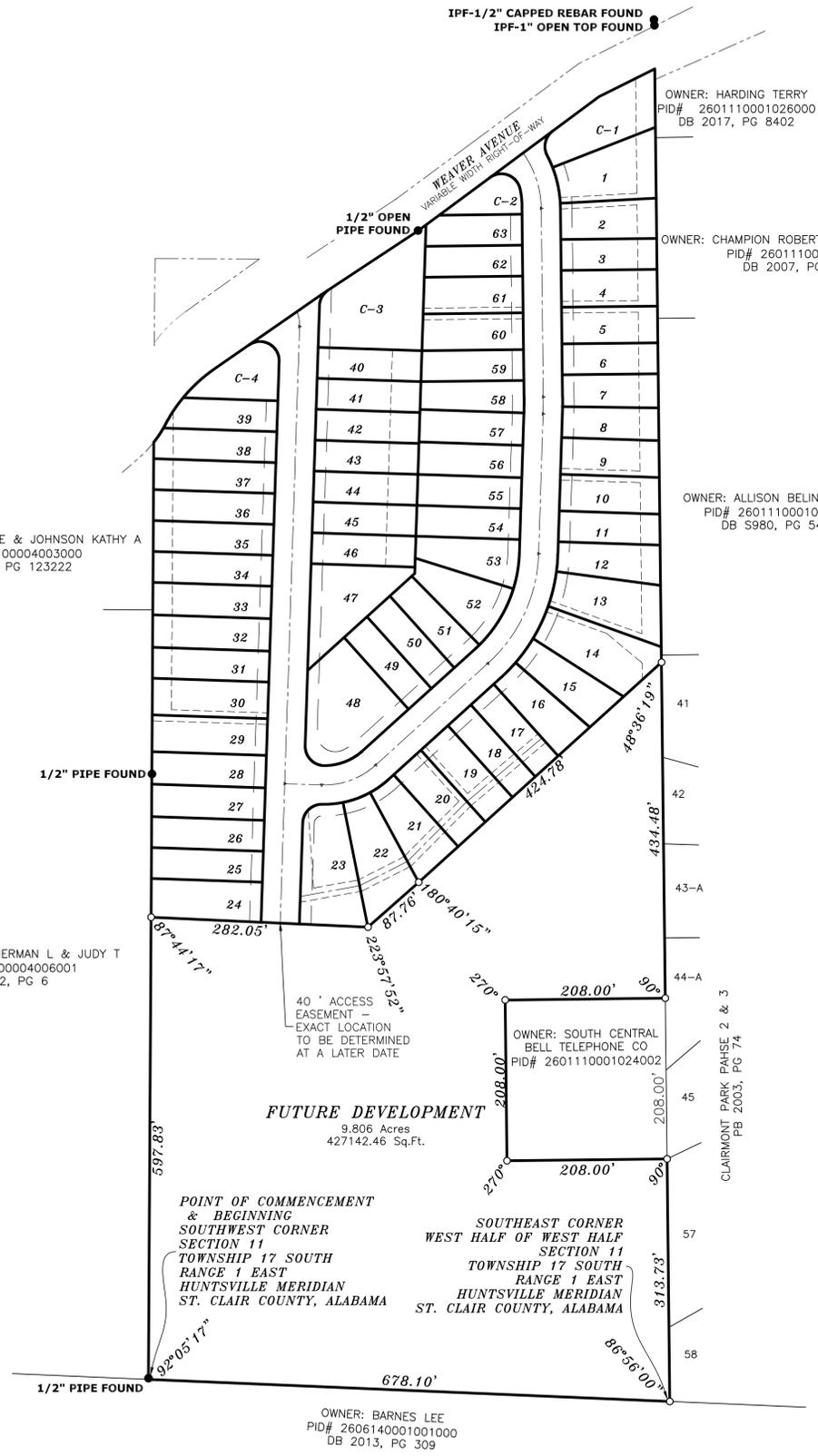
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PID# 2602100004003000
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PID# 2602100004006001
PB A102, PG 6

OWNER:
Grants Mill LLC
2106 Devereux Circle
Birmingham, AL 35243
CONTACT:
Clint Johnston
Phone: (205) 970-2363
Fax: (205) 970-2365



VICINITY MAP
NOT TO SCALE



FUTURE DEVELOPMENT
9.806 Acres
427142.46 Sq.Ft.

POINT OF COMMENCEMENT & BEGINNING
SOUTHWEST CORNER SECTION 11
TOWNSHIP 17 SOUTH
RANGE 1 EAST
HUNTSVILLE MERIDIAN
ST. CLAIR COUNTY, ALABAMA

SOUTHEAST CORNER
WEST HALF OF WEST HALF SECTION 11
TOWNSHIP 17 SOUTH
RANGE 1 EAST
HUNTSVILLE MERIDIAN
ST. CLAIR COUNTY, ALABAMA

OWNER: BARNES LEE
PID# 2606140001001000
DB 2013, PG 309

LEGAL DESCRIPTION (PARCEL I)

A parcel of land situated in the Southwest Quarter of the Section 11, Township 17 South, Range 1 East, Huntsville Meridian, St. Clair County, Alabama, Pell City Division, being more particularly described as follows:

Commence at a one-half inch pipe found at the Southwest Corner of Section 11, Township 17 South, Range 1 East, Huntsville Meridian, St. Clair County, Alabama; thence proceed **North 00°00'00" East** (Bearing basis is Deed Book 2002, Page 8228, St. Clair County, Alabama) a distance of **781.69 feet** to the **POINT OF BEGINNING** at a one-half inch found pipe; thence continue **North 00°00'00" East** a distance of **429.22 feet** to a one-half inch set rebar (with a plastic cap stamped "CARR 00010 LS"), said point being on the South Right-of-Way line of WEAVER AVENUE with a variable width Right-of-Way; thence with chord bearing of North 32°47'39" East and a chord distance of 27.82 feet, run along the aforesaid Right-of-Way Northeasterly, then Northerly **27.86 feet** along the arc of a concave curve to the Northwest, counterclockwise, with a radius of 150.00 feet and a central angle of 10°38'32" to the Point of Reverse curve to the right, concave Southeast with chord bearing of North 41°14'05" East, a chord distance of 95.16 feet and a radius of 200.00 feet; thence run along the aforesaid Right-of-Way Northerly, then Northeasterly **96.08 feet** along the arc of said curve; thence continue along the aforesaid Right-of-Way **North 54°59'54" East** a distance of **169.43 feet** to a one-quarter inch found rod; thence run **South 00°45'17" West** a distance of **628.95 feet** to a one-half inch found pipe; thence run **North 87°55'33" West** a distance of **208.43 feet** to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION (PARCEL II)

Commence at the SW corner of Section 11, Township 17 South, Range 1 East, proceed **North 05 deg. 26 min. East 144.38 feet** to a point on the South right of way boundary of Weaver Avenue Extension (Right of way assumed 50 feet), the **POINT OF BEGINNING** of the property herein described; thence **North 53 deg. 30 min. East** along said right of way boundary **150.00 feet** to a point; thence **South 02 deg. 06 min. East**, parallel to the West boundary of the aforementioned Section **702.93 feet** to a point; thence **North 02 deg. 06 min. West** parallel to Weaver Avenue Extension **150.00 feet** to a point; thence **North 02 deg. 06 min. West 702.93 feet** to the **POINT OF BEGINNING**; being situated in the West 1/2 of the SW 1/4 of Section 11, Township 17 South, Range 1 East, St. Clair County, Alabama.

LEGAL DESCRIPTION (PARCEL III)

Part of the West one half of West one half of Southwest one quarter of Section 11, Township 17 South, Range 1 East, St. Clair County, Alabama, Pell City Division, and being more particularly described as follows:

Begin at the Southwest corner of the West one half of the West one half of the Southwest one quarter of Section 11, Township 17 South, Range 1 East, thence **North 2°51' West** along the West line of said quarter section **782.64 feet**; thence **North 89°14' East 210.00 feet**; thence **South 2°06' East 73.00 feet**; thence **North 53°30' East 150.00 feet**; thence **North 2°06' West 702.93 feet** to the Southeast right of way of Weaver Avenue; thence **North 50°23' East** along said right of way **292.43 feet**; thence **North 60°27' East** along said right of way **80.97 feet** to the East line of the West one half West one half of Southwest one quarter, thence **South 3°50' East** along said East line **1723.93 feet** to the Southeast corner of the West one half of West one half of Southwest one quarter of Section 11, thence **South 89°14' West 678.10 feet** to the **POINT OF BEGINNING**.

Less and Except the following:

Part of the West half of the West half of Southwest quarter of Section 11, Township 17 South, Range 1 East and described as follow:

Commence at the Southeast corner of said West half of West half; thence **North 1°0' West** along the East line of same a distance of **313.73 feet** to the **POINT OF BEGINNING**; thence **continue** along the last named course a distance of **208.0 feet**; thence **90°0'** to the left West a distance of **208.0 feet**, thence **90°0'** to the left South a distance of **208.0 feet** to the **POINT OF BEGINNING**.

OWNERS CERTIFICATE AND DEDICATION. We the undersigned _____ (name of owner) do hereby certify that we are the owners of and only persons having any right, title or interest in the land shown on the plat of COTTAGES ON WEAVER (name of subdivision), and that the plat represents a correct survey of the above described property made with our consent, and that we hereby dedicate to the public use all the streets as shown on said plat. The easements as shown on this plat are created for the installation and maintenance of public utilities. We hereby guarantee a clear title to all lands so dedicated from ourselves and our heirs or assigns forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

RESTRICTIONS: _____
Witness _____ this _____ day of _____, 2020.
Witness _____

The undersigned warrant and covenant that they are seized in fee simple of the land and premises shown hereon, including those easements and or rights of way within or without the boundaries of the subdivision, lots or lot depicted and designated for Sanitary Sewer Easements and rights of way, and have a good right and title to convey and do hereby, grant, bargain, sell, and convey to Jefferson County, Alabama, all Sanitary Sewer and other utility Easements shown hereon that may be used for Sanitary Sewer pipelines and all other Sanitary Sewer uses associated therewith. The undersigned further warrant and covenant that Jefferson County or its contractor or agents shall have the unqualified right to at all times enter upon, disturb, excavate, build, and/or construct and maintain a Sanitary Sewer pipeline and all other necessary Sanitary Sewer works and or fixtures etc., within easements and rights of way shown hereon. In consideration of the approval of this map or plat, the sufficiency of which is herewith acknowledged, the undersigned do further agree and acknowledge that neither they nor any of their contractors, agents, servants, or employees shall place any soil, fill dirt, heavy equipment or heavy objects on, over, across or upon said easement or right of way without the express written permission of Jefferson County, Alabama.

Printed Name: _____

- NOTES:**
- 1) All easements shown on this map are for public utilities, sanitary sewers, storm sewers, storm ditches and may be used for such purposes to serve property both within and without this subdivision (unless otherwise shown or stated).
 - 2) Surface drainage not within the accepted and maintained City Right-Of-Way will not be maintained by the City of Leeds.
 - 3) Building contractor and/or lot owner(s) are solely responsible for providing building sites free of drainage problems.
 - 4) No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the local planning commission.
 - 5) This entire subject property is located in Flood Zone "X", as shown on the Flood Insurance Rate Maps Panel Number 01073C0434H dated September 3, 2010 with the nearest flood elevation of 640' approximately one half mile West of this site. The lowest floor elevations of the proposed homes shall be 670 feet.
 - 6) No Easements shown hereon maybe fenced or blocked in any manner without the approval of the Homeowners Association.
 - 7) There is an undefined Access Easement across the "Future Development" to the Cell Tower site that must remain unless released by the South Central Bell or its assigns.

Chairman, Planning and Zoning Commission - City of Leeds _____
City Engineer - City of Leeds _____
Secretary - City of Leeds Planning Commission _____
Leeds Water Works Board _____

COTTAGES ON WEAVER

A RESIDENTIAL SUBDIVISION
BEING LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 11, TOWNSHIP 17 SOUTH, RANGE 1 EAST
HUNTSVILLE MERIDIAN, ST. CLAIR COUNTY, ALABAMA



Prepared by:
CARR & ASSOCIATES ENGINEERS, INC.
153 CAHABA VALLEY PARKWAY
PELHAM, ALABAMA 35124
PHONE (205) 664-8498 FAX (205) 664-9685
CADD FILE: 76.197 COTTAGES ON WEAVER PLAT.dwg
CADD OPERATOR: BFC
DATE: 06/20/20

**STATE OF ALABAMA
COUNTY OF ST. CLAIR**

I, the undersigned, Barton F. Carr, a Registered Land Surveyor, in the State of Alabama and Grants Mill, LLC as Owner hereby certify that 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 in the instance of said owners; that this plat or map is a true and correct map of lands shown therein and known as **COTTAGES ON WEAVER** showing the streets, alleys, and public grounds, giving the bearings, length, width and name of each street as well as the number of each lot and block, showing the relation of the lands to the Government survey; and that iron pins have been installed (or will be installed) at all lot corners and curve points as shown and are designated by small open circles on said plat or map. We hereby dedicate to the public use all the streets as shown on said plat. The easements as shown on the plat are created for the installation and maintenance of public utilities. Said owner(s) also certifies that he (she, they, it) is (are) the owner(s) of said lands and that the same are not subject to any mortgage, except a mortgage or mortgages held by the following mortgagee: Robertson Banking Company.

All parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge and belief. In witness thereof, said surveyor executed these persons this _____ day of _____, 20____.

Date: _____
Barton F. Carr
AL Reg. No. 16685
Carr & Associates Engineers, Inc.
By: _____ Date: _____
Grants Mill, LLC - Owner
Printed Name _____ AS _____
By: _____ Date: _____
Whit Bird - City President
Robertson Banking Company

**STATE OF ALABAMA
COUNTY OF**

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Barton F. Carr, whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individuals with full authority thereof.

Given under by hand and seal this the _____ day of _____, 20____.

My Commission Expires _____
Notary Public

**STATE OF ALABAMA
COUNTY OF**

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that _____ whose name is signed to the foregoing certificate for the owner of Grants Mill, LLC, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individuals with full authority thereof.

Given under by hand and seal this the _____ day of _____, 20____.

My Commission Expires _____
Notary Public

**STATE OF ALABAMA
COUNTY OF**

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Whit Bird, whose name is signed to the foregoing certificate as City President with Robertson Banking Company, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individuals with full authority thereof.

Given under by hand and seal this the _____ day of _____, 20____.

My Commission Expires _____
Notary Public

ST. CLAIR COUNTY ENGINEER

The undersigned, as County Engineer of the County of St. Clair, Alabama, hereby approve the within plat for the recording of the same in the Probate Office of St. Clair County, Alabama, this _____ day of _____, 2020

COUNTY ENGINEER
COUNTY OF ST. CLAIR

NOTE:
ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS HOWEVER THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT-OF-WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.
DIRECTOR OF ENVIRONMENTAL SERVICES _____ DATE _____

Z20-000010
COTTAGES ON WEAVER
9001 Weaver Ave - Site Only
AERIAL



Z20-000010
COTTAGES ON WEAVER
9001 Weaver Ave - Site Only
ZONING

