



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

February 21, 2023 @ 3:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

NEW BUSINESS:

1. A23-000003 - A request by Dennis P. Calloway & Ferry A. & Jessica Dawson, Applicant and Owners, for a Resurvey of Lots 6 & 7 Blk 5 IDABURG, Map Book 1, Page 17, located at 7801-7813 PARKWAY DR LEEDS AL 35094, TPID(s) 2500212008004.00 & 005.00 & 006.000, Jefferson County, Zoned, B-2, General Business 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.

File Attachments for Item:

1. A23-000003 - A request by Dennis P. Calloway & Ferry A. & Jessica Dawson, Applicant and Owners, for a Resurvey of Lots 6 & 7 Blk 5 IDABURG, Map Book 1, Page 17, located at 7801-7813 PARKWAY DR LEEDS AL 35094, TPID(s) 2500212008004.00 & 005.00 & 006.000, Jefferson County, Zoned, B-2, General Business District.

3 **NOTICE OF PUBLIC HEARING**

**City of Leeds, Alabama
 Planning and Zoning Commission**

**Application for Subdivision
Resurvey of Lots 6 & 7 Blk 5 IDABURG, Map Book 1, Page 17**

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for “Resurvey of Lots 6 & 7 Blk 5 IDABURG, Map Book 1, Page 17”. This proposed subdivision consists of 3.

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 #: | SA23-000003 |
| APPLICANT NAME: | Dennis P. Calloway & Ferry A. & Jessica Dawson |
| PROPERTY OWNER: | Dennis P. Calloway & Ferry A. & Jessica Dawson |
| TAX PARCEL ID#S: | 2500212008004.00 & 005.00 & 006.000 |
| CASE ADDRESS: | 7801-7813 Parkway DR; 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: 02/16/2023
 Time: 3:00 p.m.
 Place: Leeds Annex Meeting Room
 1412 9th St
 Leeds, AL 35094

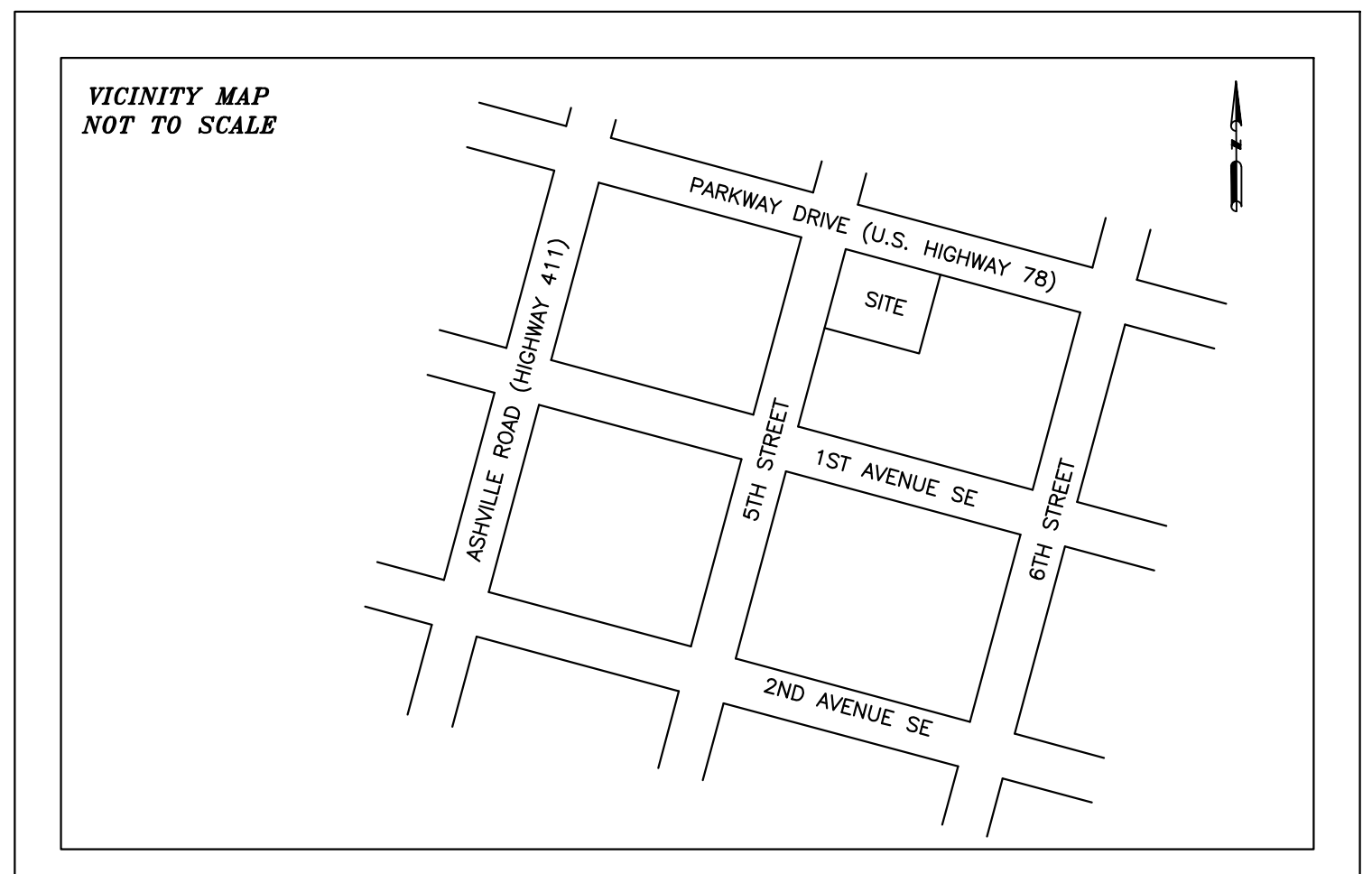
Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

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

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

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

**FINAL PLAT OF THE RESURVEY
LOTS 6, 7 AND 8, BLOCK 5 OF IDABURG SUBDIVISION
CITY OF LEEDS, JEFFERSON COUNTY, ALABAMA**



THE ABOVE DOES NOT LIE IN THE SPECIAL FLOOD HAZARD AREA PER FIRM MAP 01073C0441G DATED SEPTEMBER, 29TH, 2006 FOR THE CITY OF LEEDS, JEFFERSON COUNTY, ALABAMA.

NOTES:
1. R/W = RIGHT-OF-WAY
2. (M) = MEASURED
3. (R) = RECORD

THE SUBJECT PARCEL IS CURRENTLY ZONED T-3.
THE PURPOSE OF THIS PLAT IS TO MAKE GIVE DRIVEWAY ACCESS ON PARKWAY DRIVE AVENUE AND CLEAR ENCROACHMENT OF OUT BUILDING.
RECORD LOT DIMENSIONS ARE 50'x140'

CITY OF LEEDS CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat has been found to comply with subdivision regulations for the City of Leeds, Alabama with the exception of such variances, if any are noted in the minutes of the Planning Commission and it has been approved for recording in the Office of the Judge of Probate of Jefferson County, Alabama this day of _____ 2023.

Mayor _____ Date _____
City Engineer _____ Date _____
Chairman of Planning and Zoning _____ Date _____
City Clerk _____ Date _____

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS
I hereby certify that the water and sewage disposal utility systems installed or proposed for installation in the subdivision plat entitled Resurvey Lots 6, 7, and 8, Block 5 of Idaburg Subdivision fully meet the requirements of the Alabama State Health Department, the City of Leeds and Jefferson County and are hereby approved as shown.

Director of Jefferson County Environmental Services _____ Dated _____
City of Leeds _____ Dated _____

SURVEYORS CERTIFICATE
I, Derrol D. Luker, the undersigned do hereby certify that I am a Licensed Land Surveyor in the State of Alabama and that the annexed map of the Resurvey of Lots 6, 7, and 8, Block 5 of Idaburg Subdivision consisting of one sheet correctly representing a survey made under my supervision on the 9th day of February 2023, that all monuments shown actually exist, that their positions are accurately shown, that said plat shows the subdivision into which it is proposed to divide said lands giving the angles and lengths of said boundaries at each lot and its number and shows the relation of the lands to the Government Survey of Sections 21, Township 17 South, Range 1 East, Jefferson County, Alabama, that iron pins have been installed at all lot corners and curve points as shown on designated by small circles on said map or plat and that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

Derrol D. Luker
Derrol D. Luker, PLS NO. 23006

STATE OF ALABAMA
ST. CLAIR COUNTY

I, _____ a Notary Public in and for said County and State do hereby certify that Derrol D. Luker, a Licensed Land Surveyor in the State of Alabama and whom is known to me acknowledged before me on this date after being duly informed of the contents of said certificate executed the same voluntarily as a act of said Land Surveyor given under my hand and seal this is the _____ day of _____ 2023.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

OWNERS CERTIFICATE AND DEDICATION
We, Ferry A. Dawson and Jessica Dawson, do hereby certify that we are the owners of and the only person having and right, title or interest in Lots 6 and 7 as shown on the plat of the Resurvey of Lots 6, 7 and 8, Block 5 of Idaburg Subdivision situated in the Northwest Quarter of Section 21, Township 17 South, Range 1 East in Jefferson County, Alabama and the plat represents a correct survey of the above described property made with my consent and that we hereby dedicate to the public use all the streets as shown on said plat. The easements shown on said plat are created for the installation and maintenance of public utilities within and without this subdivision. We hereby guarantee a clear title to all lands so dedicated from us or assigns forever and d has caused the same to be released form all encumbrances so that the title is clear, except as shown in the abstractors certificate.

Ferry A. Dawson, Owner _____ Date: _____
Jessica Dawson, Owner _____ Date: _____

OWNERS CERTIFICATE AND DEDICATION
I, Dennis P. Calloway do hereby certify that I am the owner of and the only person having and right, title or interest in Lot 8 as shown on the plat of the Resurvey of Lots 6, 7 and 8, Block 5 of Idaburg Subdivision situated in the Northwest Quarter of Section 21, Township 17 South, Range 1 East in Jefferson County, Alabama and the plat represents a correct survey of the above described property made with my consent and that we hereby dedicate to the public use all the streets as shown on said plat. The easements shown on said plat are created for the installation and maintenance of public utilities within and without this subdivision. We hereby guarantee a clear title to all lands so dedicated from us or assigns forever and d has caused the same to be released form all encumbrances so that the title is clear, except as shown in the abstractors certificate.

Dennis P. Calloway, Owner _____ Date: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____ a Notary Public in and for said County and State do hereby certify that Ferry A. Dawson, owner whom is known to me acknowledged before me on this date after being duly informed of the contents of said certificate executed the same voluntarily as a act of said Land Surveyor given under my hand and seal this is the _____ day of _____ 2023.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____ a Notary Public in and for said County and State do hereby certify that Jessica Dawson, owner whom is known to me acknowledged before me on this date after being duly informed of the contents of said certificate executed the same voluntarily as a act of said Land Surveyor given under my hand and seal this is the _____ day of _____ 2023.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____ a Notary Public in and for said County and State do hereby certify that Dennis P. Calloway, owner whom is known to me acknowledged before me on this date after being duly informed of the contents of said certificate executed the same voluntarily as a act of said Land Surveyor given under my hand and seal this is the _____ day of _____ 2023.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

DERROL D. LUKER PLS#23006
LUKER & CO. LAND SURVEYING CA-0587-LS

SCALE
1"=30'

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|--|----------------------|---|
| FINAL PLAT OF THE RESURVEY OF LOTS 6 AND 8, BLOCK 5 OF IDABURG SUBDIVISION CITY OF LEEDS, JEFFERSON COUNTY, ALABAMA | | |
| DRAWN | DATE | LUKER AND COMPANY LAND SURVEYING DERROL D. LUKER P.O. BOX 305 PELL CITY, AL 35125 (205) 338-2425 |
| REVISIONS | | |
| SCALE | lukerandco@gmail.com | |