

### CITY OF LEEDS, ALABAMA

### PLANNING AND ZONING COMMISSION AGENDA

Leeds - August 13, 2020 - Planning Commission Meeting Thu, Aug 13, 2020 7:00 PM - 8:00 PM (CDT)

Please join my meeting from your computer, tablet or smartphone. https://global.gotomeeting.com/join/246758517

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August 13, 2020 @ 5:00 PM

**CALL TO ORDER:** 

**ROLL CALL:** 

**DETERMINATION OF QUORUM:** 

#### APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes of the July 9, 2020, Planning Commission Meeting.

#### **OLD BUSINESS:**

#### **NEW BUSINESS:**

- 2. RA20-000004 A request by Mum by the Tracks, Applicant, and Owner to rezone the property located a 1400 7th CT, Leeds, AL 35094, TPID 2500211011004000, from B-2, General Business to T-4,General Urban Use. Jefferson County
- SA20-000011 A request by Robert Harris, applicant, Franklin Rachael & Derrick, owner, to resurvey lots 46-A and 47-A, Clairmont Park Phase 2 & 3, Resurvey of Lot 43,44,46 and 47, 9207 & 9211 Clairmont Cir, Leeds, AL 35094, TPID(s) 2601110001030009 & 2601110001030009, St. Clair Co., Zoned R-2, Single Family 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:

Minutes of the July 9, 2020, Planning Commission Meeting.



## **CITY OF LEEDS, ALABAMA**

### PLANNING AND ZONING COMMISSION MINUTES

GotoMeeting - Virtual

July 09, 2020 @ 5:00 PM

#### **CALL TO ORDER:**

The meeting was called to order at 5:01 PM CDT.

#### **ROLL CALL:**

#### **PRESENT**

Commissioner Ken Mudd Commissioner Mike Cauble Commissioner Eddie Cook Commissioner Dave Mackey Commissioner Sam Pezzillo Commissioner Brad Watson

#### **ABSENT**

Commissioner Ryan Bell Commissioner Roland Isbell Kelly Washburn

#### **DETERMINATION OF QUORUM:**

A quorum was present.

### APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

No minutes were presented.

#### **OLD BUSINESS:**

None

#### **NEW BUSINESS:**

- 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.
  - Mr. Price Hightower presented the case to the Commission.

The commission asked Mr. Watson if the submittal documents were in order. Mr. Wastson responded in the affirmative.

Mr. Cook opened the floor for public comment.

There being no public comments the public hearing was closed.

A motion was made by to approve the final plat subject to the following condition(s), that the plat is approved subject to final commentary from staff.

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

PUBLIC ADDRESS:	
None	
OTHER BUSINESS:	
None	
CHAIRPERSON'S COMMUNICATION:	
None	
ADJOURNMENT:	
The meeting was adjourned at 5:14 PM.	
Mr. Eddie Cook, Chairman	Mr. Sam Pezzillo, Secretary

### File Attachments for Item:

2. RA20-000004 - A request by Mum by the Tracks, Applicant, and Owner to rezone the property located a 1400 7th CT, Leeds, AL 35094, TPID 2500211011004000, from B-2, General Business to T-4,General Urban Use. Jefferson County

### NOTICE OF PUBLIC HEARING

City of Leeds, Alabama Planning and Zoning Commission

# Application for Rezoning Site Addresses: 1400 7TH CT LEEDS, AL 35094

#### **APPLICATION**

This request for a zoning change is initiated by the City of Leeds. The City of Leeds Planning & Zoning Commission will consider the Rezoning from Rezoning from I-2, Heavy Industrial to T-4, General Urban Zone.

#### 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 the final determination of this request for rezoning is vested solely with the City Council.

CASE #: RA20-000004

**PROPERTY OWNERS:** MUM BY THE TRACKS, LLC

**TAX PARCEL IDs:** 2500211011004000

SITE ADDRESSES: 1400 7TH CT; 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: 08/13/2020 Time: 5:00 p.m.

Place: GotoMeeting - See Instructions on Back

**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 Leeds - August 13, 2020 - Planning Commission Meeting Thu, Aug 13, 2020 5:00 PM - 6:00 PM (CDT)

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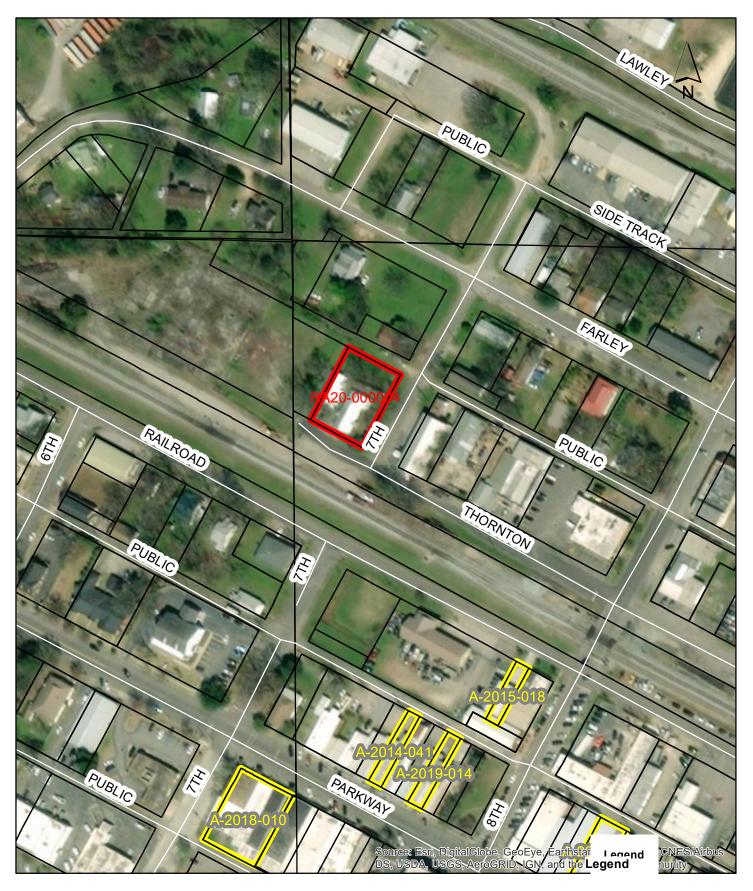
**Access Code:** 246-758-517

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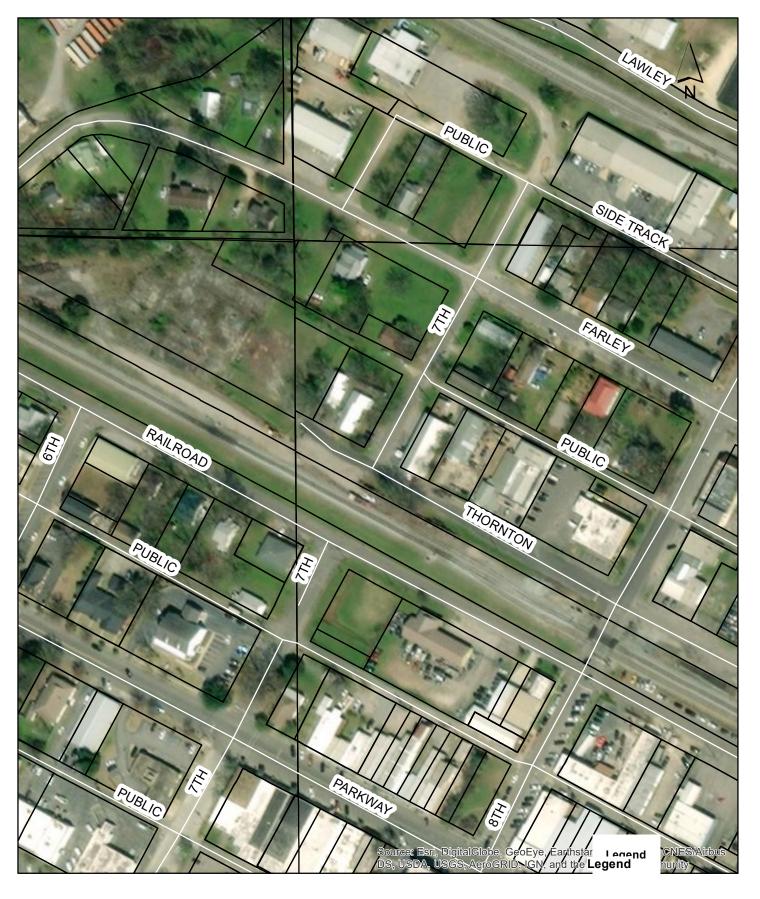
# RA20-000004 1400 7TH CT 2500211011004000 MAP



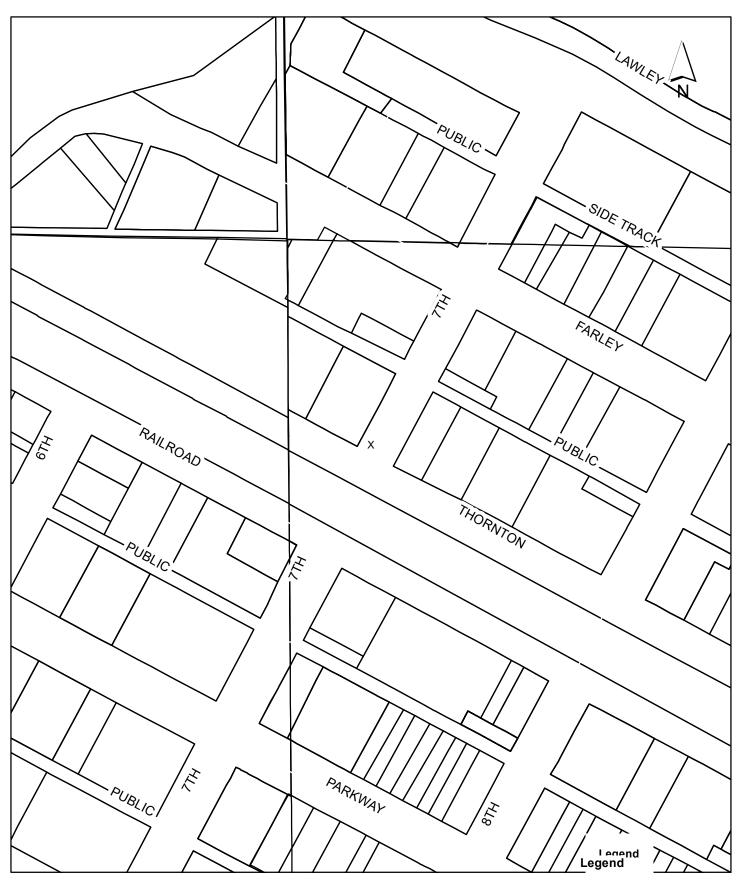
# RA20-000004 1400 7TH CT 2500211011004000 AERIAL



# RA20-000004 1400 7TH CT 2500211011004000 AERIAL-R



# RA20-000004 1400 7TH CT 2500211011004000 FLOODING



### File Attachments for Item:

3. SA20-000011 - A request by Robert Harris, applicant, Franklin Rachael & Derrick, owner, to resurvey lots 46-A and 47-A, Clairmont Park Phase 2 & 3, Resurvey of Lot 43,44,46 and 47, 9207 & 9211 Clairmont Cir, Leeds, AL 35094, TPID(s) 2601110001030009 & 2601110001030009, St. Clair Co., Zoned - R-2, Single Family District.



City of Leeds, Alabama Planning and Zoning Commission

## Application for Subdivision

### **Robert Harris**

#### APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "re-survey of existing plot due to survey error". This proposed subdivision consists of two (2) lots.

#### 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 #: SA20-000011
APPLICANT NAME: Robert Harris

PROPERTY OWNER: FRANKLIN RACHAEL & DERRICK

TAX PARCEL ID#S: 2601110000000000

CASE ADDRESS: 9207 CLAIRMONT CIRCLE; 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: 08/13/2020 Time: 5:00 p.m.

Place: GOTOMEETING - INSTRUCTIONS ON BACK

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 Phone: 205-699-0907 **E-mail**: bwatson@leedsalabama.gov Fax: 205-381-4077

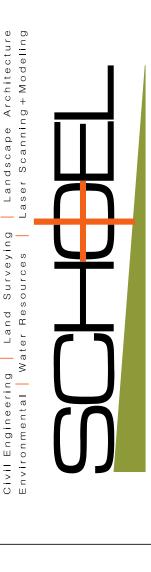
#### **Mailing Address:**

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

## STATE OF ALABAMA

I, Joseph F. Breighner, Jr., a Registered Professional Land Surveyor in the State of Alabama, Charles Gabert Gordon, Owner, and Robert T. Harris and Bethany C. Harris, 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 at the instance of said Owner; that this plat or map is a true and correct plat or map of the lands shown therein and known or to be known as Clairmont Park Resurvey No.1, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearing, width, length, and name of each street, as well as the number of each lot and showing the relation of the lands to the Clairmont Park 2nd and 3rd Sector Resurvey of lots 43, 44, and 46, 47, as recorded in Map Book 2009, Page 27, in the office of the Judge of Probate of St. Clair, Alabama, being situated in the SE 1/4 of the SE 1/4 of Section 11, Township 17 South, Range 1 East, St. Clair County, Alabama; and that iron pins or other appropriate monumentation have been installed at all lot corners (or reference points to 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 Sole Owner of said lands and that the same are not subject to any mortgage, except for a mortgage held by USAA and BB&T. Said Owner hereby irrevocably dedicates all new streets, alleys and public grounds, as well as easements for all utilities, as shown by said plat or map. Said Owner agrees that the City of Leeds may at any time change the natural or existing grade of any street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owners; and this agreement shall be a covenant running with the lands. The undersigned appoints the City of Leeds as agent for the purpose of filing said plat or map, together with this instrument, for record, and certify that we have full authority to execute this instrument and map. The undersigned Surveyor further certifies that this survey and drawing of the parcel described hereon, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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.

SCHOEL ENGINEERING COMPANY, INC.	
Joseph F. Breighner, Jr., Alabama License No. 17518	
Owner Lot 47-B	
Charles Gabert Gordon	
Owner Lot 46-B	
Robert T. Harris	
Bethany C. Harris	
STATE OF ALABAMA	
JEFFERSON COUNTY	
I, Shelia Stephenson, a Notary Public in and for said Breighner, Jr., whose name is signed to the foregod acknowledged before me, on this date that after his certificate, he executed the same voluntarily as such GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the	oing certificate as Surveyor, who is known to me aving been duly informed of the contents of said a Surveyor with full authority therefor.
Notary Public My Commission Expires:	<del></del>
STATE OF ALABAMA JEFFERSON COUNTY  I,	me as Owner of Lot 47—B, is signed to the foregoing before me on this date that, being informed of the voluntarily as such officer with full authority
Notary Public My Commission Expires:	<u> </u>
STATE OF ALABAMACOUNTY	
i,	otary Public in and for said County and State, do not used to of USAA, is signed to acknowledged before me on this date that, being ted the same voluntarily as such officer with full
authority therefor.  GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the	day of, 2020.
Notary Public My Commission Expires:	<del></del>
STATE OF ALABAMA	
COUNTY I,, as No	otary Public in and for said County and State, d as Owner of Lot 46-B. is signed to the foregoin
COUNTY  I, as Note that Robert T. Harris, whose name of certificate, and who is known to me, acknowledged by contents of said certificate, executed the same of therefor.	as Owner of Lot 46-B, is signed to the foregoin before me on this date that, being informed of th voluntarily as such officer with full authorit
I	as Owner of Lot 46-B, is signed to the foregoin before me on this date that, being informed of th voluntarily as such officer with full authorit
COUNTY  I, as Note that Robert T. Harris, whose name of certificate, and who is known to me, acknowledged by contents of said certificate, executed the same of therefor.	pefore me on this date that, being informed of the voluntarily as such officer with full authority and day of



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BEING A RESURV
C 2ND AND 3RD SE
(MAP BO)
ST. CLAIR (
S.E. 1/4 OF THE S.E. 1/4

FINAL PLAT

REVISIONS:

DATE: JUNE 2020 DRAWN BY: WTM CHECKED BY: MWC FIELD BOOK: #3090

FIELD CREW: NAH FILE NAME: 20174\_Record Plat.dgn

g:/20/174/Survey/Final Plat/

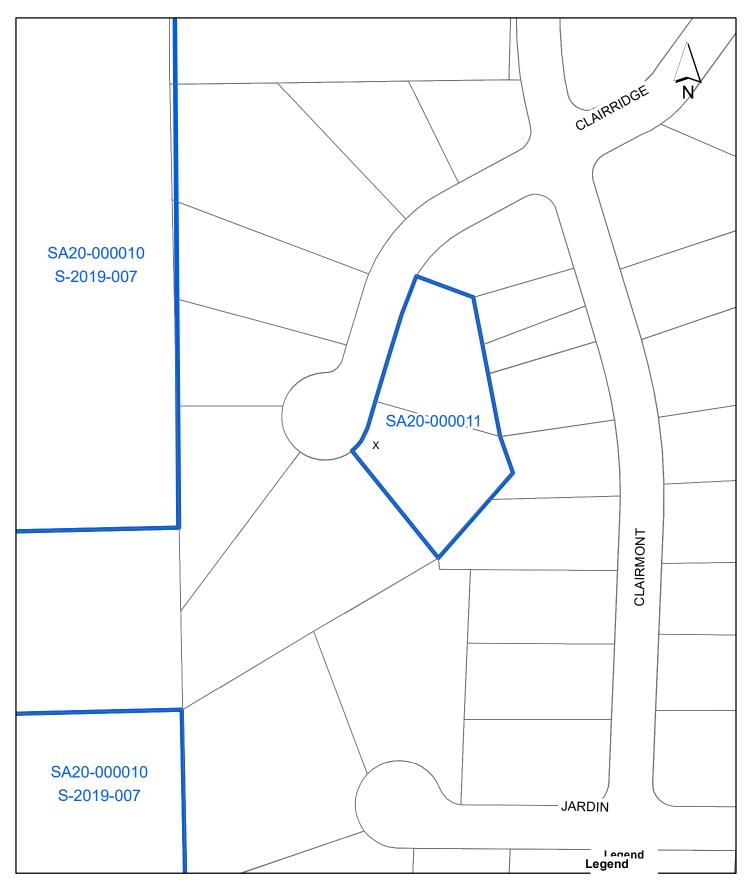
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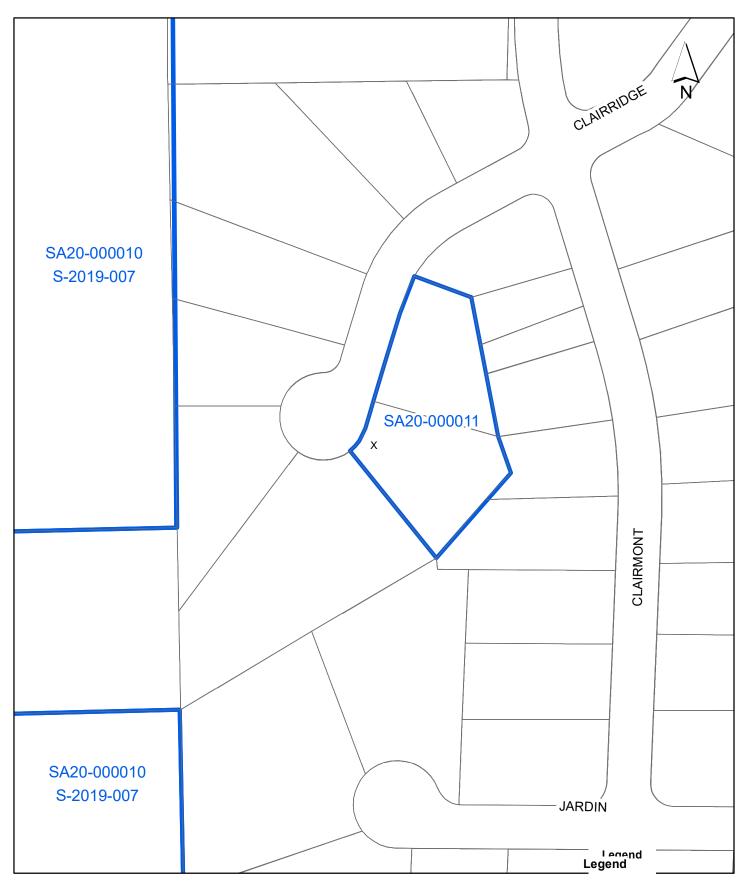
# A20-000032 338 POOL DR 2500303000028000 AERIAL



# A20-000032 338 POOL DR 2500303000028000 FLOOD



# A20-000032 338 POOL DR 2500303000028000 MAP



# A20-000032 338 POOL DR 2500303000028000 ZONING

