



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>

You can also dial in using your phone.

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

Access Code: 246-758-517

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/246758517>

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
- [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.

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:

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.

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)

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

<https://global.gotomeeting.com/join/246758517>

You can also dial in using your phone.

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

Access Code: 246-758-517

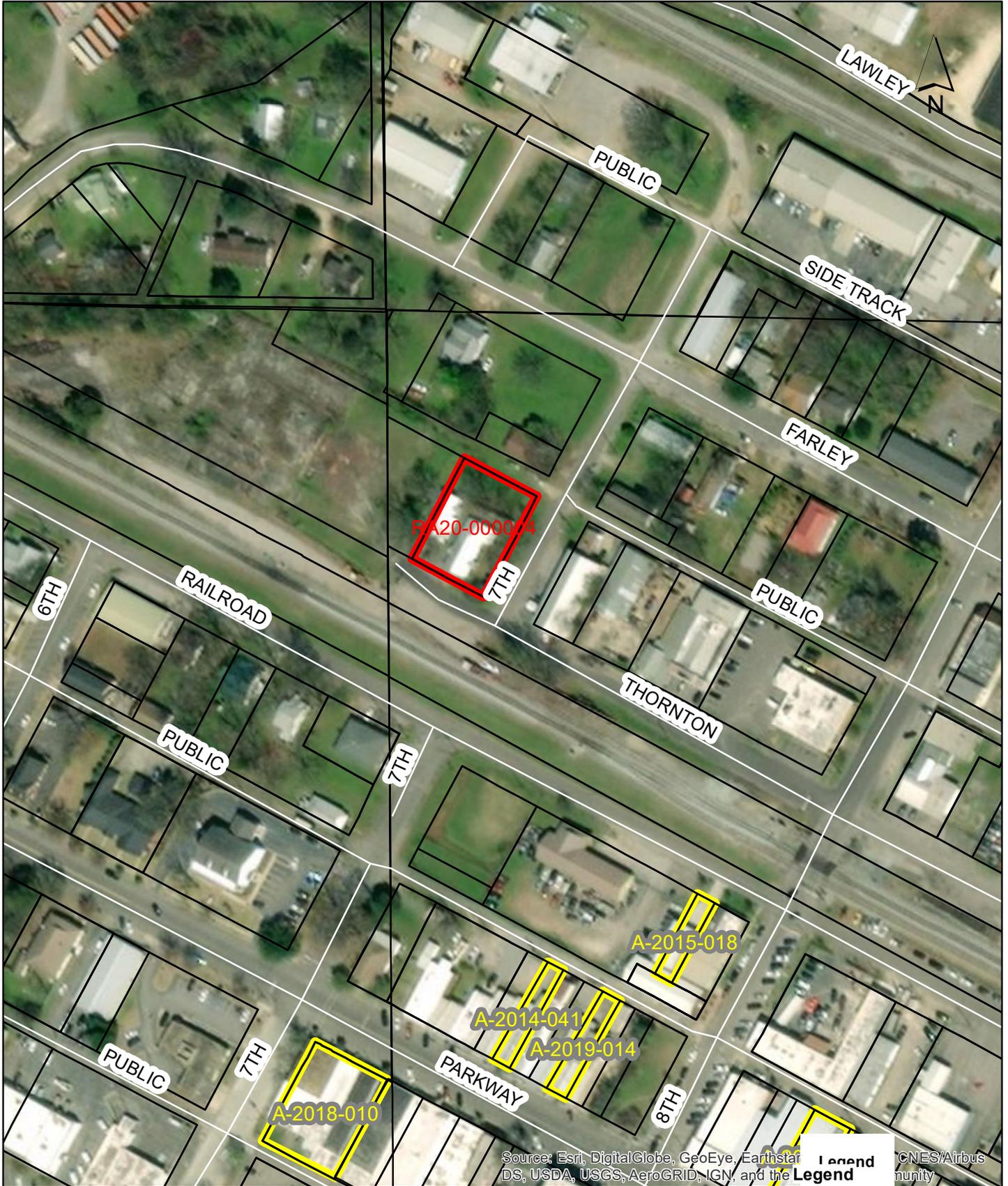
New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/246758517>

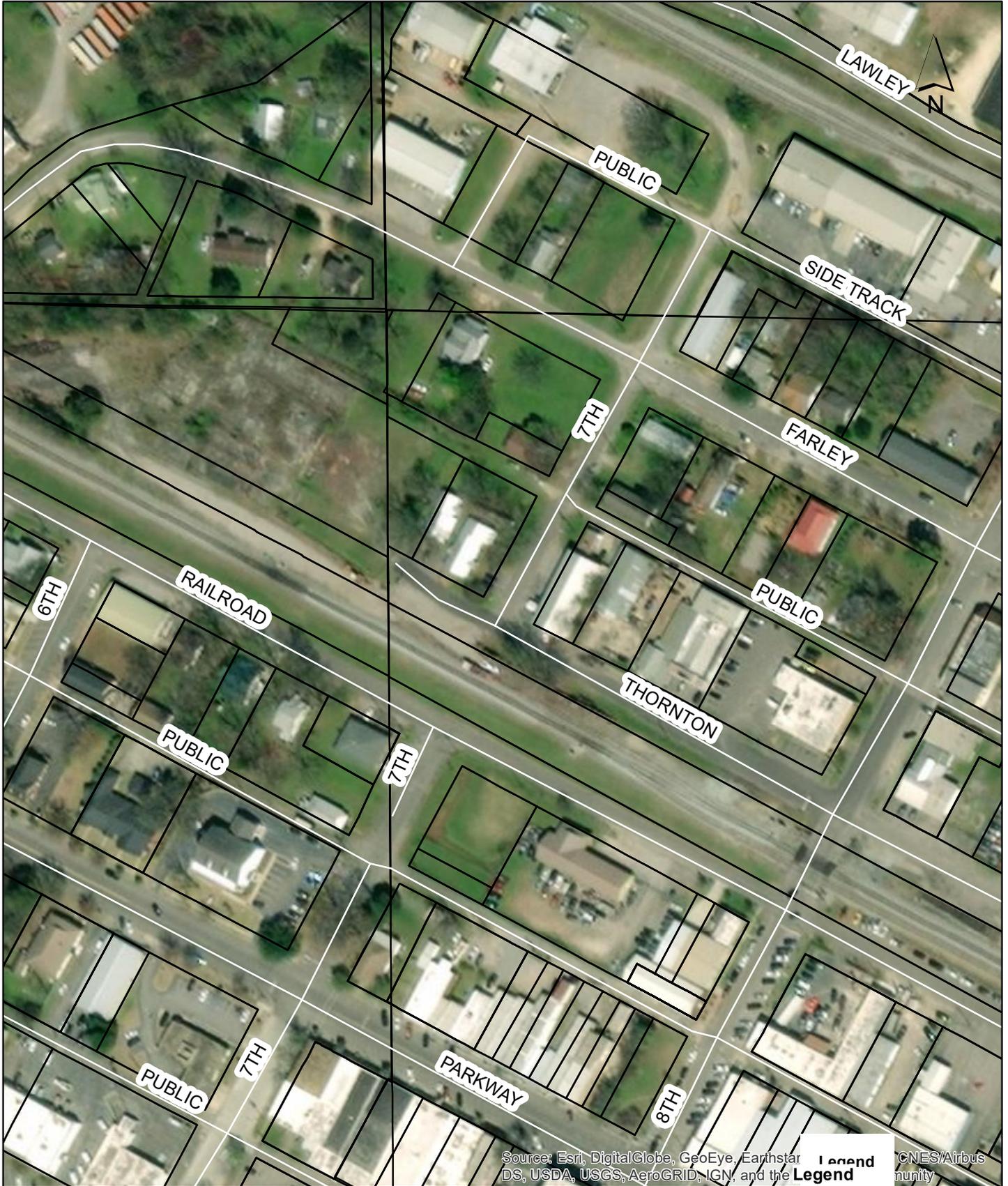
RA20-000004
1400 7TH CT
2500211011004000
MAP



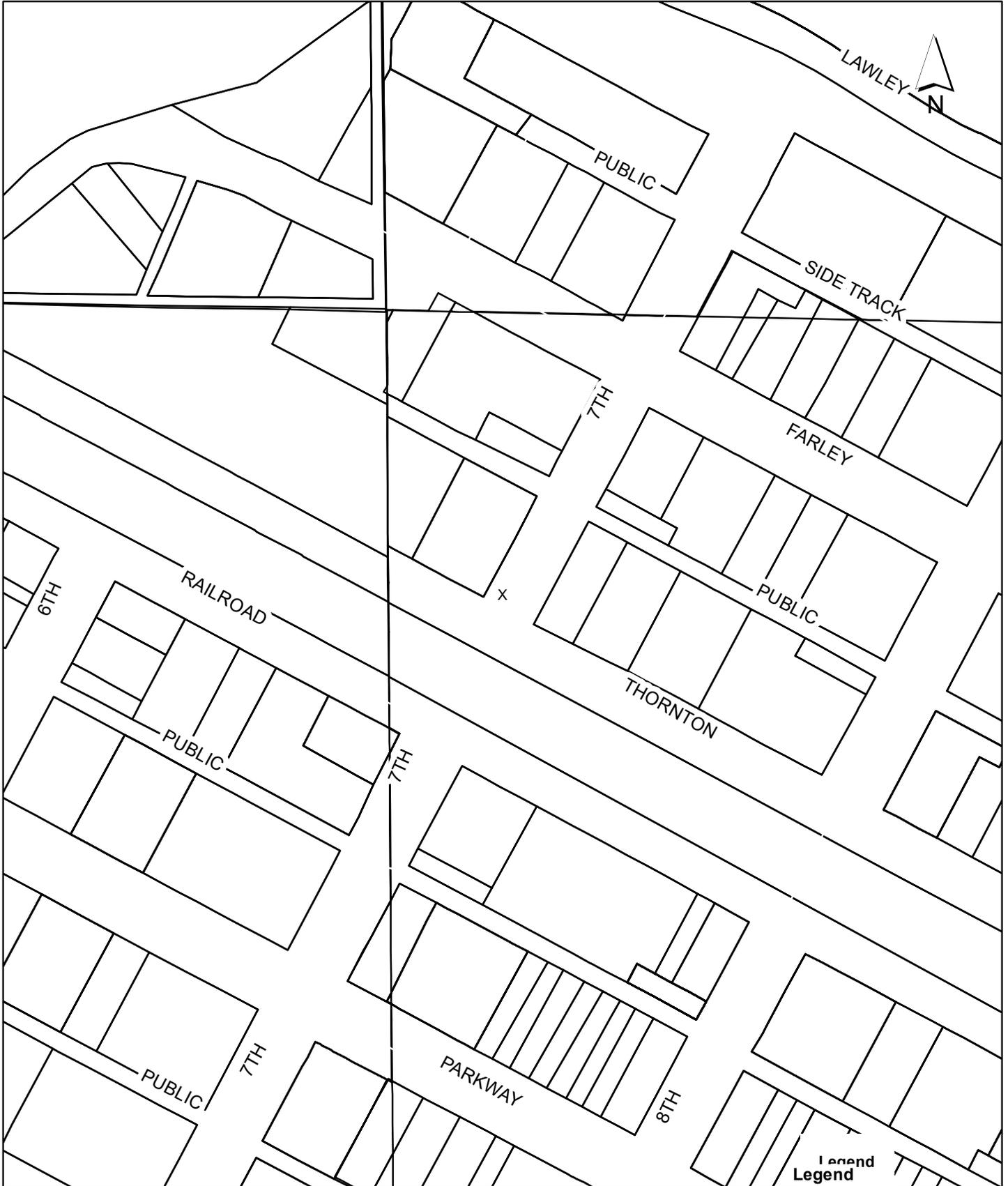
RA20-000004
1400 7TH CT
2500211011004000
AERIAL



RA20-000004
1400 7TH CT
2500211011004000
AERIAL-R



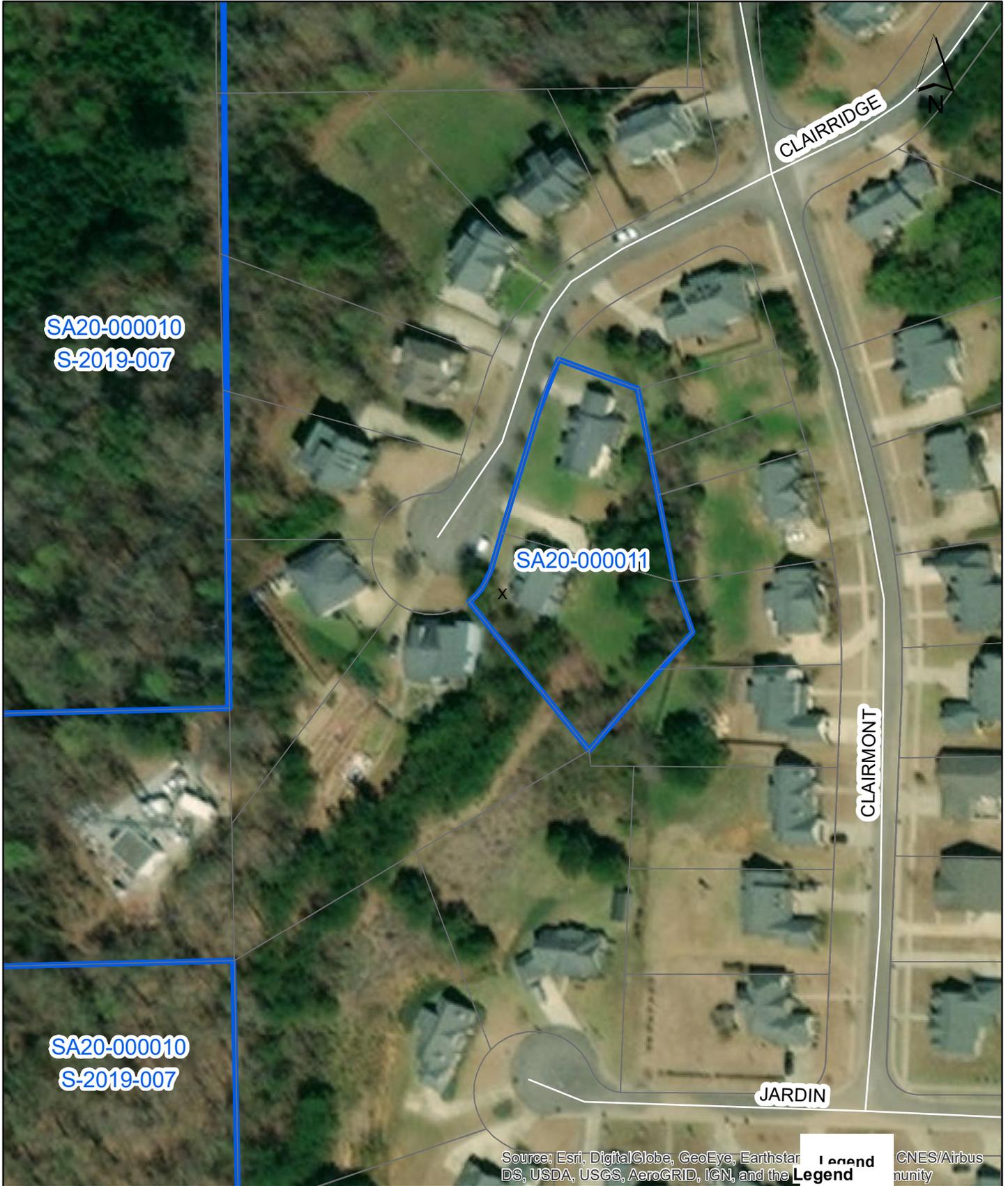
RA20-000004
1400 7TH CT
2500211011004000
FLOODING



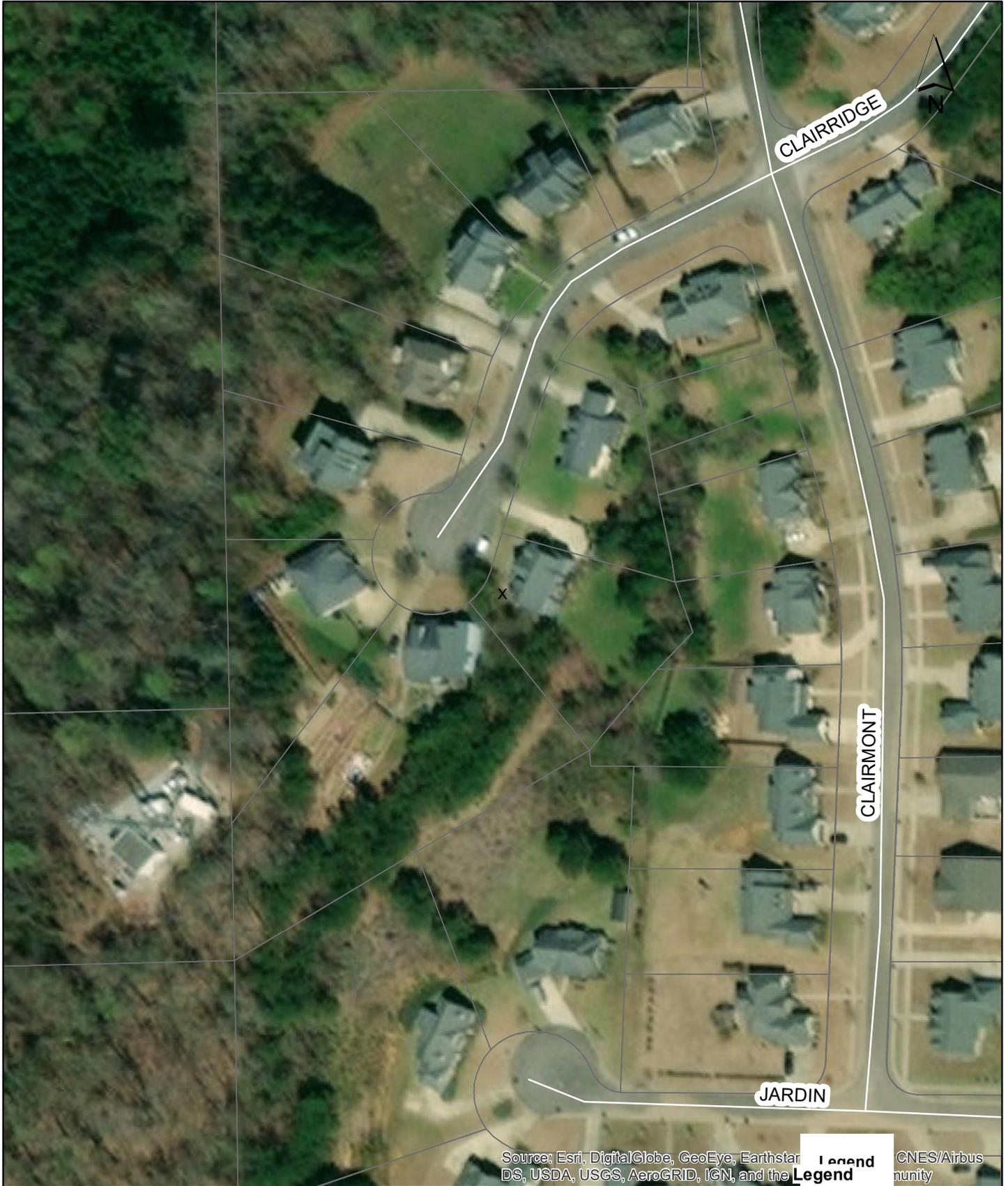
File Attachments for Item:

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.

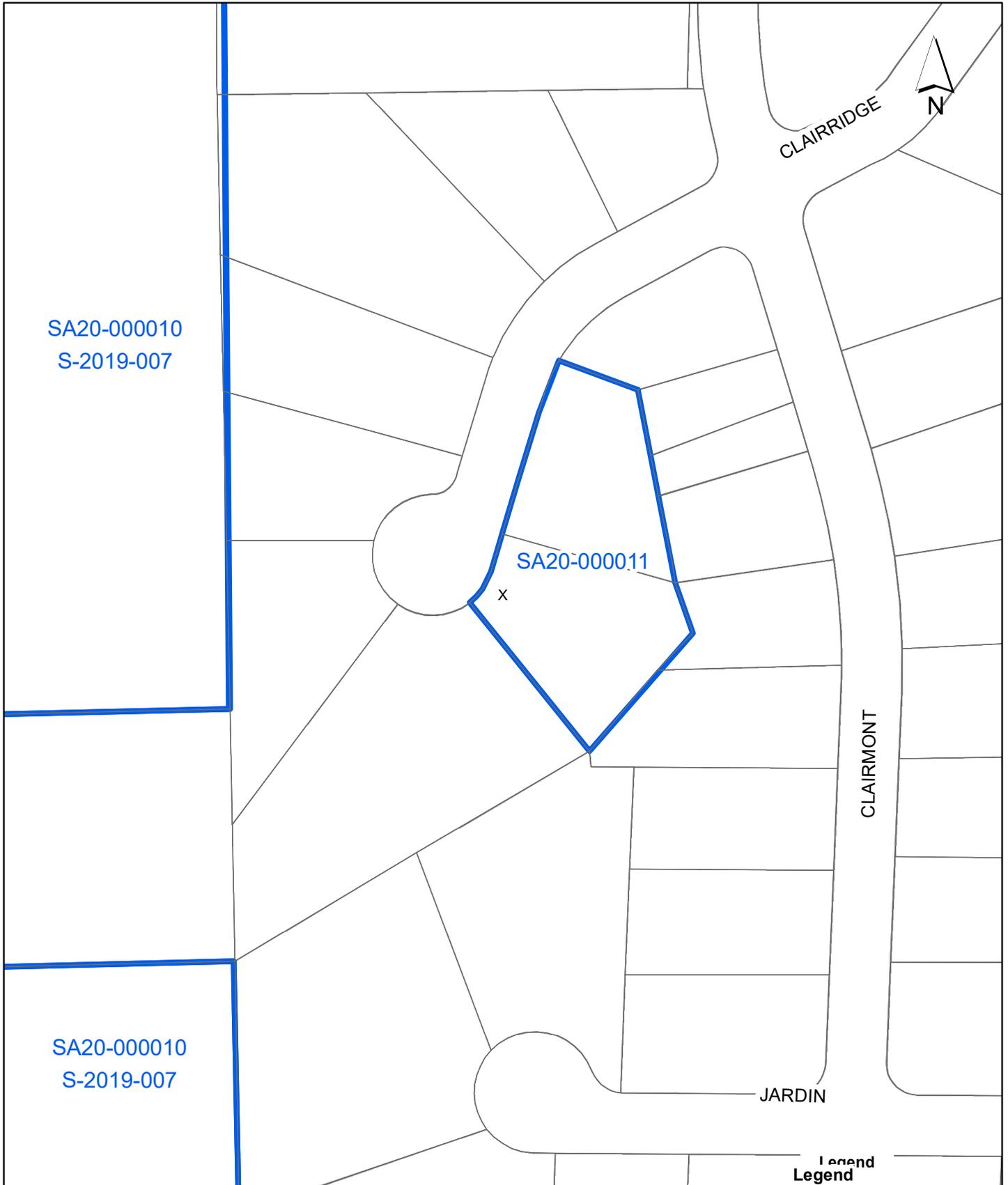
A20-000032
338 POOL DR
2500303000028000
AERIAL



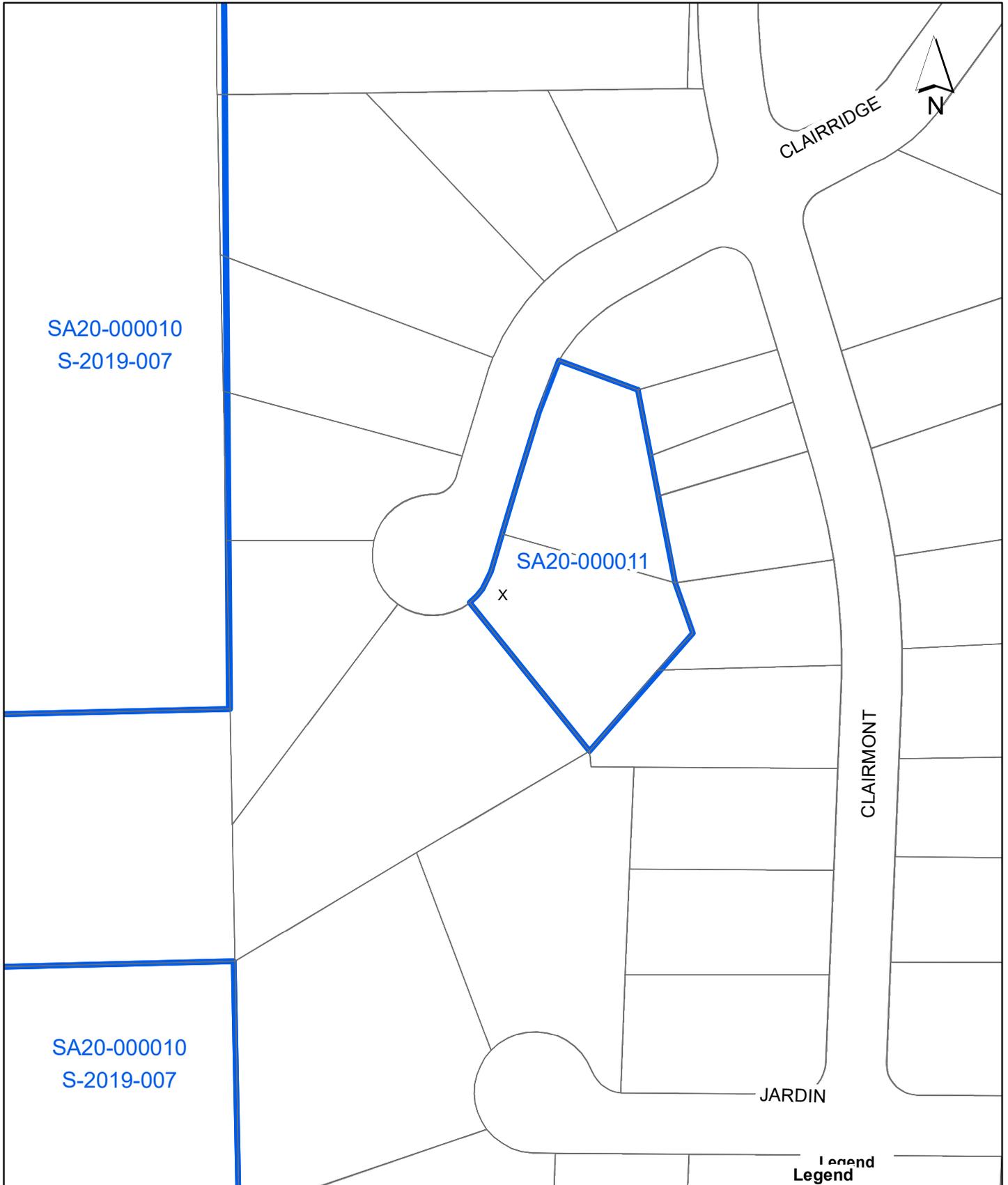
A20-000032
338 POOL DR
2500303000028000
AERIAL



A20-000032
338 POOL DR
2500303000028000
FLOOD



A20-000032
338 POOL DR
2500303000028000
MAP



A20-000032
338 POOL DR
2500303000028000
ZONING

