



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

April 22, 2024 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

NEW BUSINESS:

- [1.](#) SA24-000003 - A request by Steven Clinkscales, Applicant, ROCK ISLAND LEEDS LLC , Property Owner for "Rodgers Lane Subdivision" a 1 (one) lot subdivision at TPID: 2500314000001000. address: 401 RODGERS LN; LEEDS, AL 35094, Jefferson County, Zoned, A-1, Agriculture.

PUBLIC ADDRESS:

OTHER BUSINESS:

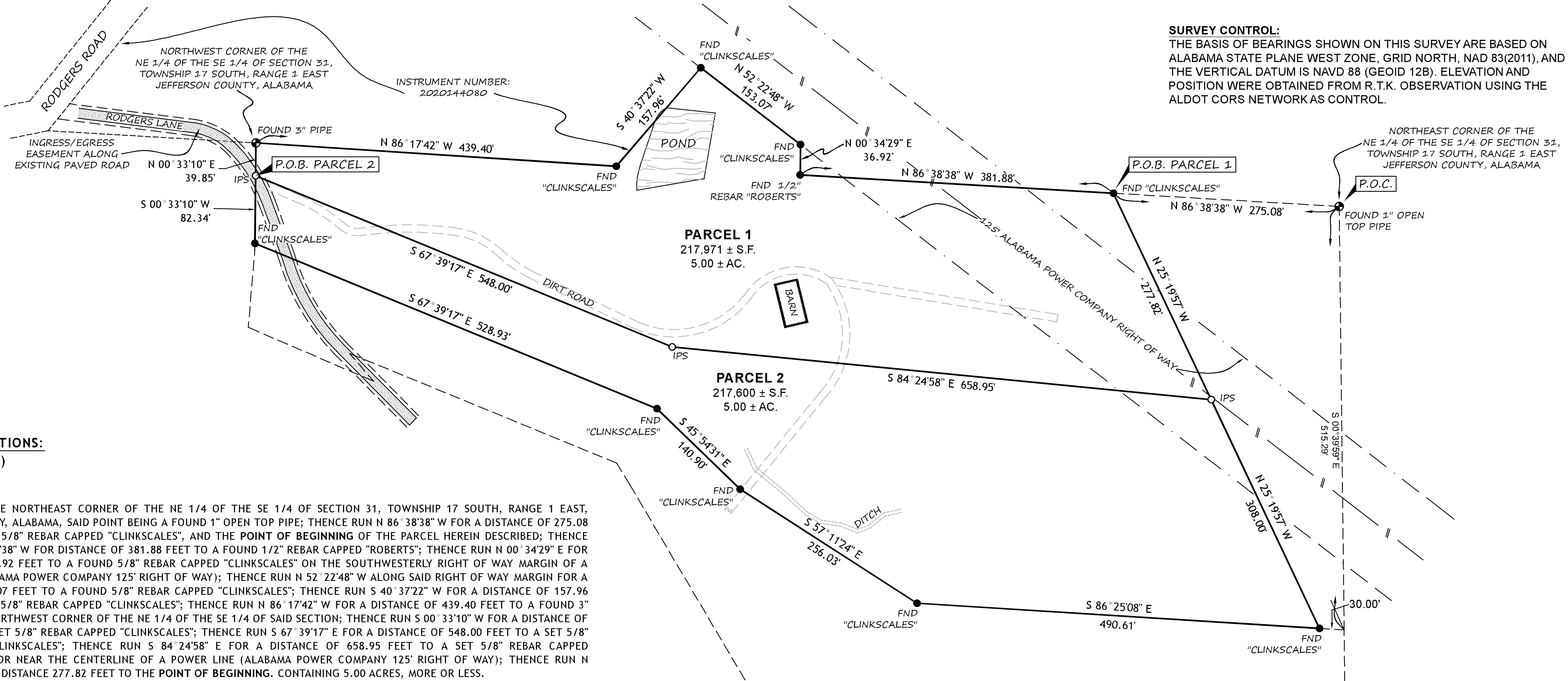
CHAIRPERSON'S COMMUNICATION:

ADJOURNMENT:

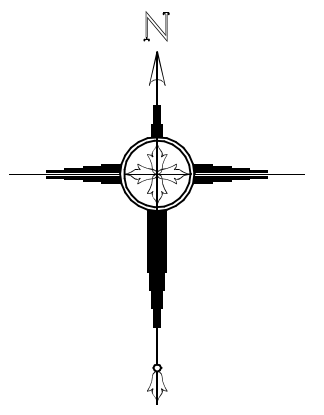
In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.

File Attachments for Item:

1. SA24-000003 - A request by Steven Clinkscales, Applicant, ROCK ISLAND LEEDS LLC , Property Owner for "Rodgers Lane Subdivision" a 1 (one) lot subdivision at TPID: 2500314000001000. address: 401 RODGERS LN; LEEDS, AL 35094, Jefferson County, Zoned, A-1, Agriculture.



SURVEY CONTROL:
 THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 12B). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.



LEGAL DESCRIPTIONS:
(AS-SURVEYED)

PARCEL 1
 COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 1 EAST, JEFFERSON COUNTY, ALABAMA, SAID POINT BEING A FOUND 1" OPEN TOP PIPE; THENCE RUN N 86° 38' 38" W FOR A DISTANCE OF 275.08 FEET TO A FOUND 5/8" REBAR CAPPED "CLINKSCALES"; AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE N 86° 38' 38" W FOR DISTANCE OF 381.88 FEET TO A FOUND 1/2" REBAR CAPPED "ROBERTS"; THENCE RUN N 00° 34' 29" E FOR A DISTANCE OF 36.92 FEET TO A FOUND 5/8" REBAR CAPPED "CLINKSCALES" ON THE SOUTHWESTERLY RIGHT OF WAY MARGIN OF A POWER LINE (ALABAMA POWER COMPANY 125' RIGHT OF WAY); THENCE RUN N 52° 22' 48" W ALONG SAID RIGHT OF WAY MARGIN FOR A DISTANCE OF 153.07 FEET TO A FOUND 5/8" REBAR CAPPED "CLINKSCALES"; THENCE RUN S 40° 37' 22" W FOR A DISTANCE OF 157.96 FEET TO A FOUND 5/8" REBAR CAPPED "CLINKSCALES"; THENCE RUN N 86° 17' 42" W FOR A DISTANCE OF 439.40 FEET TO A FOUND 3" PIPE BEING THE NORTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE RUN S 00° 33' 10" W FOR A DISTANCE OF 39.85 FEET TO A SET 5/8" REBAR CAPPED "CLINKSCALES"; THENCE RUN S 67° 39' 17" E FOR A DISTANCE OF 548.00 FEET TO A SET 5/8" REBAR CAPPED "CLINKSCALES"; THENCE RUN S 84° 24' 58" E FOR A DISTANCE OF 658.95 FEET TO A SET 5/8" REBAR CAPPED "CLINKSCALES" IN OR NEAR THE CENTERLINE OF A POWER LINE (ALABAMA POWER COMPANY 125' RIGHT OF WAY); THENCE RUN N 25° 19' 57" W FOR A DISTANCE 277.82 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES, MORE OR LESS.

PARCEL 2
 COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 1 EAST, JEFFERSON COUNTY, ALABAMA, SAID POINT BEING A FOUND 1" OPEN TOP PIPE; THENCE RUN N 86° 38' 38" W FOR A DISTANCE OF 275.08 FEET TO A FOUND 5/8" REBAR CAPPED "CLINKSCALES"; THENCE CONTINUE N 86° 38' 38" W FOR DISTANCE OF 381.88 FEET TO A FOUND 1/2" REBAR CAPPED "ROBERTS"; THENCE RUN N 00° 34' 29" E FOR A DISTANCE OF 36.92 FEET TO A FOUND 5/8" REBAR CAPPED "CLINKSCALES" ON THE SOUTHWESTERLY RIGHT OF WAY MARGIN OF A POWER LINE (ALABAMA POWER COMPANY 125' RIGHT OF WAY); THENCE RUN N 52° 22' 48" W ALONG SAID RIGHT OF WAY MARGIN FOR A DISTANCE OF 153.07 FEET TO A FOUND 5/8" REBAR CAPPED "CLINKSCALES"; THENCE RUN S 40° 37' 22" W FOR A DISTANCE OF 157.96 FEET TO A FOUND 5/8" REBAR CAPPED "CLINKSCALES"; THENCE RUN N 86° 17' 42" W FOR A DISTANCE OF 439.40 FEET TO A FOUND 3" PIPE BEING THE NORTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE RUN S 00° 33' 10" W FOR A DISTANCE OF 39.85 FEET TO A SET 5/8" REBAR CAPPED "CLINKSCALES", AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE S 00° 33' 10" W FOR A DISTANCE OF 82.34 FEET TO A FOUND 5/8" REBAR CAPPED "CLINKSCALES"; THENCE RUN S 67° 39' 17" W FOR A DISTANCE OF 528.93 FEET TO A FOUND 5/8" REBAR CAPPED "CLINKSCALES"; THENCE RUN S 45° 54' 31" E FOR A DISTANCE OF 140.90 FEET TO A FOUND 5/8" REBAR CAPPED "CLINKSCALES"; THENCE RUN S 57° 11' 24" E FOR A DISTANCE OF 256.03 FEET TO A FOUND 5/8" REBAR CAPPED "CLINKSCALES"; THENCE RUN S 86° 25' 08" E FOR A DISTANCE OF 490.61 FEET TO A FOUND 5/8" REBAR CAPPED "CLINKSCALES"; THENCE RUN N 25° 19' 57" W FOR A DISTANCE OF 308.00 FEET TO A SET 5/8" REBAR CAPPED "CLINKSCALES" IN OR NEAR THE CENTERLINE OF A POWER LINE (ALABAMA POWER COMPANY 125' RIGHT OF WAY); THENCE RUN N 84° 24' 58" W FOR A DISTANCE OF 658.95 FEET TO A SET 5/8" REBAR CAPPED "CLINKSCALES"; THENCE RUN N 67° 39' 17" W FOR A DISTANCE OF 548.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES, MORE OR LESS.

ALSO AN EASEMENT FOR INGRESS AND EGRESS ALONG THE EXISTING PAVED ROAD KNOWN AS RODGERS LANE.

SURVEYOR'S NOTES:
 1. ALL FOUND CAPPED REBARS STAMPED "CLINKSCALES" AT THIS SITE ARE 5/8" REBARS WITH YELLOW CAP.

STATE OF ALABAMA) **"PROPERTY BOUNDARY SURVEY"**
 COUNTY OF JEFFERSON)

I, Steven J. Clinkscales, a Registered Land Surveyor, hereby state 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; according to my survey of FEBRUARY 1, 2023. Survey invalid if not signed and sealed.

Order No.: 21-408.2
 Purchaser: KIZER
 Address: 401 RODGERS LANE

BY: *Steven J. Clinkscales* Date: JUNE 5, 2023
 Steven J. Clinkscales, PLS AL 37248
 12254 Hwy 280
 Sterrett, AL 35147
 (205) 671-1033



Notes: (a) No title search of the public records has been performed by this firm, and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are deed/record map unless otherwise noted in such form as Measured (Deed). (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above. (g) All iron pins set (IPS) by this firm are 5/8" rebars with a yellow cap inscribed CLINKSCALES CA-1084-LS or a 1/2" rebar with a red cap inscribed PLS #37248 CA-1084-LS and shall not be removed.

NOT A PART OF THIS SURVEY

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
ASP	ASPHALT
BLDG	BUILDING
RES	RESIDENCE
CALC	CALCULATED
(R)	RECORD
(M)	MEASURED
BRG	BEARING
CH	CHORD
R	RADIUS
TAN	TANGENT
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
OH	OVERHANG
POR	PORCH
COV	COVERED
R.O.W.	RIGHT OF WAY
A/C	AIR CONDITIONER
▲	CALCULATED POINT
●	IRON PIN SET (IPS)
●	IRON PIN FOUND (IPF)
●	1/4 SECTION CORNER
●	EXIST. CONC. MON.
AC	ACRES
S.F.	SQUARE FEET
±	PLUS OR MINUS
■	DECK
■	CONCRETE
■	RETAINING WALL
↓	GLY ANCHOR
—x—	FENCE
— —	OVERHEAD POWER
○PP	POWER POLE
○	MANHOLE
○	WATER METER
○	UTILITY PEDESTAL
○	GAS VALVE
○	WATER VALVE
○	FIRE HYDRANT
☆	LIGHT POLE

CLINKSCALES LAND SURVEYING, LLC

0' 100' 200' 300'

SCALE: 1" = 100'	APPROVED BY: Steven J. Clinkscales, PLS AL 37248	DATE OF SURVEY: 02/01/2023	TEL: 205-671-1033	12254 Hwy 280 Sterrett, AL 35147 ClinkSurveying.com	Job #: 21-408.2	GRAPHIC SCALE: 1" = 100'	Copyright ©
DATE: 06/05/2023	AL REG. NO. 37248	SURVEYED BY: SJC / DRAWN BY: TSD/CSM					