



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

March 10, 2022 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

- [1.](#) SA21-000008 - A request by Chris Ray, Applicant, AMIC, Owner, to approve Rock Hampton Subdivision Phase 1 -38 Lots at 1250 Maitland Rd, Leeds, AL 35094, TPID 2500153001004001, Jefferson County.

NEW BUSINESS:

2. SA20-00005 - Cottages at Weaver - Road Acceptance and Bond
- [3.](#) S-2014-010 - Administrative - The Cove at Southern Trace - To request Develop place top coat on Johnny's Cv.

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. SA21-000008 - A request by Chris Ray, Applicant, AMIC, Owner, to approve Rock Hampton Subdivision Phase 1 -38 Lots at 1250 Maitland Rd, Leeds, AL 35094, TPID 2500153001004001, Jefferson County.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Planning and Zoning Commission

Application for Subdivision

ROCK HAMPTON SUBDIVISION PHASE 1 SECTOR 1 38 LOTS -

Duplicate entry.

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "ROCK HAMPTON SUBDIVISION PHASE 1 SECTOR 1 38 LOTS". This proposed subdivision consists of 38.

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 #:	SA21-000008
APPLICANT NAME:	CHRIS RAY
PROPERTY OWNER:	TASS INC
TAX PARCEL ID#S:	2500153001004001
CASE ADDRESS:	1250 MAITLAND RD; LEEDS, AL 35094

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a public hearing on the proposed final plat. The hearing is scheduled on.

Date: 01/13/2022
 Time: 5:00 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

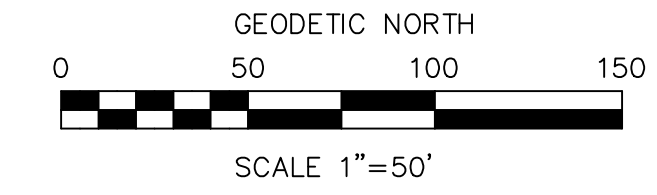
FINAL PLAT ROCK HAMPTON SUBDIVISION PHASE 1 SECTOR 1 A RESIDENTIAL SUBDIVISION

OWNER/DEVELOPER
ALLEN McWILLIAMS
AMAC DESIGN BUILDERS
608 FOREST DRIVE
LEEDS, AL 35094

RAY & GILLILAND, P.C.	
122 NORTH CALHOUN STREET P.O. BOX 1183 SYLACAUGA, ALABAMA 35150	TEL. NO. (256) 245-3243 FAX NO. (256) 245-3202 FILE: RECORDPLATPHASE
DRAWN BY: JMR	SCALE: 1" = 50'
BOUNDARY SURVEY	1-4-2022

CIVIL ENGINEERING
MTR ENGINEERS, INC.
2500 SOUTHLAKE PARK,
SUITE 100
HOOVER, AL 35244

PROPERTY LOCATED
NE 1/4 SW 1/4
NW 1/4 SW 1/4
SECTION 15 TOWNSHIP 17 SOUTH
RANGE 1 EAST
CITY OF LEEDS
JEFFERSON COUNTY AL



THE PURPOSE OF THIS SUBDIVISION IS TO CREATE 38 SINGLE FAMILY RESIDENTIAL LOTS

SIDE SETBACK-5 FEET
FRONT SETBACK-20' FEET
REAR SETBACK-30 FEET

FLOOD INFORMATION

THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY ALABAMA MAP NUMBER 01073C0442G MAP REVISED DATE SEPTEMBER 29, 2006

NOTES:

- ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION UNLESS OTHERWISE NOTED. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.
- NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.
- RAY AND GILLILAND P.C IS NOT RESPONSIBLE FOR SOIL COMPACTION FOR THIS SUBDIVISION
- THE COMMON AREA/DETENTION POND ALONG WITH ALL DRAINAGE INFRASTRUCTURE OUT OF THE R/W SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOA. SPECIFICALLY, A DEDICATED FIRE LINE PUMP AND HOUSING INSTALLED ON THE COMMON AREA PARCEL SHALL BE MAINTAINED BY THE HOA.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	S 78°26'25" E	35.36'
C2	113.72'	200.00'	32°34'46"	S 72°50'57" W	112.20'
C3	28.30'	200.00'	17°32'07"	S 87°05'36" E	26.38'
C4	54.15'	200.00'	15°30'47"	S 75°17'05" E	53.99'
C5	54.75'	200.00'	15°41'03"	N 59°41'11" W	54.58'
C6	39.27'	25.00'	90°00'00"	N 11°33'34" E	35.36'
C7	39.27'	25.00'	90°00'00"	S 78°26'25" E	35.36'
C8	39.27'	25.00'	90°00'00"	S 11°33'34" W	35.36'

State of Alabama
Jefferson County)

The undersigned, James Ray, Registered Land Surveyor, State of Alabama, and AMAC DESIGN BUILDERS, Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map is a true and correct plat or map of land shown therein and known or to be known as ROCK HAMPTON PHASE 1 SECTOR 1, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, 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, and to the government survey of Section 15, Township 17 South, Range 1 East, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, JAMES M. RAY, 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. Said owners also certify that they are the owners of said lands, and that the same is not subject to any mortgage

In Witness Whereof, we have hereunto set our hands this ____ day of _____, 2021.

By: James M Ray
Reg. L.S. #18383

By: ALLEN McWILLIAMS Manager

State of Alabama
Jefferson County)

I, _____, as Notary Public in and for said County and State, do hereby certify that James Ray, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of _____, 2021. By: _____
Notary Public - Commission Exp.:

State of Alabama
Jefferson County)

I, _____, as Notary Public in and for said County and State, do hereby certify that Allen McWilliams, whose name is signed to the foregoing certificate, and who are known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, they executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of _____, 2021. By: _____
Notary Public - Commission Expires:

I hereby certify that the subdivision plat for Rock Hampton Phase 1 Sector 1 has been found to comply with the Subdivision Regulations for Leeds, Alabama, with the exception of such variances, if any as are noted in the minutes of the Planning Commission, that it has been approved for recording the office of the Probate Judge of Jefferson County, Al

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE WATER WORKS BOARD

The undersigned, as authorized by the Water Works Board, hereby approve the within plat for the recording of the same in the Probate Office of Jefferson County, Alabama, this the ____ day of _____ 2021.

Water Works Board
City of Leeds, Alabama

DIRECTOR OF ENVIRONMENTAL SERVICES

DATE _____
ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR PROVISIONS OF FUTURE OR EXISTING SANITARY SEWERS, HOWEVER THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

OWNERS CERTIFICATE AND DEDICATION. We, the undersigned Member of AMAC Design Builders, do hereby certify that we are the owner of and only person having any right, title or interest in the land shown on the plat of Rock Hampton Phase 1 Sector 1 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 of all streets as shown on said plat. The easements as shown on the plats 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 abstractors certificate.

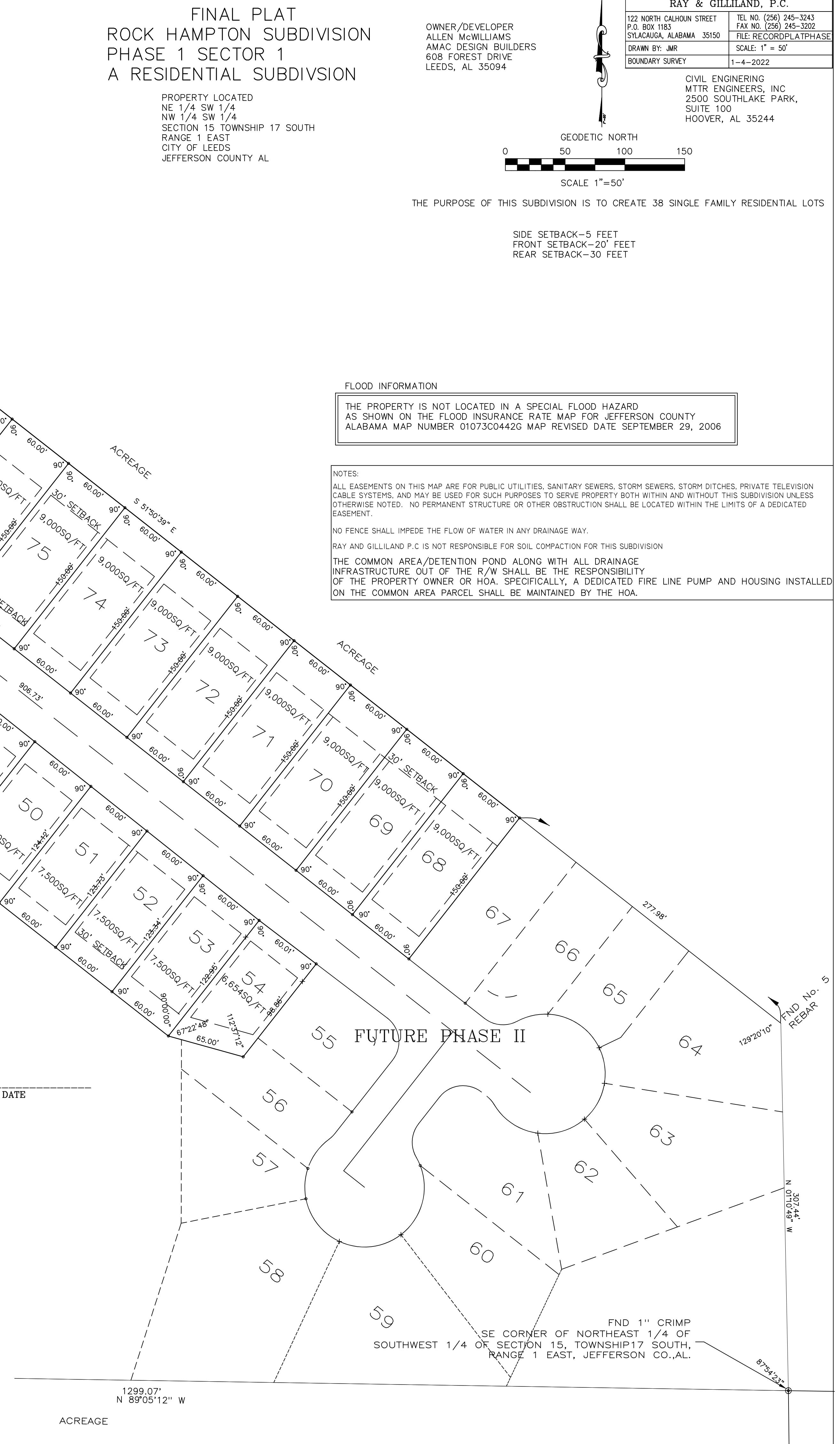
RESTRICTIONS: NONE

AMAC DESIGN BUILDERS
By: Allen McWilliams

Witness _____ hand this
____ day of June _____, 2021.

CITY ENGINEER CITY OF LEEDS DATE _____

- MINIMUM PAD ELEVATION
- LOT 1-683.0
 - LOT 2-683.0
 - LOT 3-686.0
 - LOT 4-686.0
 - LOT 5-685.0
 - LOT 39-687.0
 - LOT 40-694.0
 - LOT 41-704.0
 - LOT 42-718.0
 - LOT 43-727.0
 - LOT 44-735.0
 - LOT 45-745.0
 - LOT 46-757.0
 - LOT 47-765.0
 - LOT 48-771.0
 - LOT 49-776.0
 - LOT 50-779.0
 - LOT 51-779.0
 - LOT 52-782.0
 - LOT 53-783.0
 - LOT 54-784.0
 - LOT 58-786.0
 - LOT 69-786.0
 - LOT 70-786.0
 - LOT 71-784.0
 - LOT 72-783.0
 - LOT 73-781.0
 - LOT 74-778.0
 - LOT 75-775.0
 - LOT 76-787.0
 - LOT 77-760.0
 - LOT 78-753.0
 - LOT 79-742.0
 - LOT 80-732.0
 - LOT 81-724.0
 - LOT 82-718.0
 - LOT 83-704.0



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 James R + Nancy E. Heflin
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 Leeds, AL 35094-1357

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Sent To
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 Valerie A. Esbett
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 Leeds, AL 35094-1356

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 Christopher + Rebecca May
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 Leeds, AL 35094-1356

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7019 1120 0001 3517 5786

7019 1120 0001 3517 5991

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 Street and Apt. No., or PO Box No.: **8304 Cahaba Crossing**
 City, State, ZIP+4®: **Leeds, AL 35094**

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Sent To: **Sonya J. Hurst**
 Street and Apt. No., or PO Box No.: **Great Morning Pl**
 City, State, ZIP+4®: **Leeds, AL 35094-1362**

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Sent To: **Valabhbaist Asha Patel**
 Street and Apt. No., or PO Box No.: **8557 Rockhampton St.**
 City, State, ZIP+4®: **Leeds, AL 35094-1357**

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Sent To: **Ruth Jones**
 Street and Apt. No., or PO Box No.: **1025 Millie St.**
 City, State, ZIP+4®: **Leeds, AL 35094-3902**

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 Street and Apt. No., or PO Box No.: **1401 Maitland Rd.**
 City, State, ZIP+4®: **Leeds, AL 35094**

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 8228 Morning Pl
 Leeds, AL 35094-1361

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 608 Forest Dr
 Leeds, AL 35094

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Sent To: Jonathan S. Kirk
 8033 Blair St
 Leeds, AL 35094-1314

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Sent To: Robert J. Moore, III
 8245 Blair St
 Leeds, AL 35094-1314

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Sent To: Curtis B. and Kathie A. Frost
 8245 Blair St
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CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Leads, AL 35094

OFFICIAL USE

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$7.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$7.38

Sent To: Sandra L. Craft
 1104 Maplewood Dr
 Leeds, AL 35094-2561

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 3517 5861

7019 1120 0001 3517 5809

7019 1120 0001 3517 5823

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HEAVEN OFFICIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$11.00
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$11.00
- Adult Signature Required \$11.00
- Adult Signature Restricted Delivery \$11.00

Postage

\$0.58

Total Postage and Fees

\$7.38

Sent by

WILLIAM A. EMLE

Street and Apt. No., or P.O. Box No.

3 ENVYONS PKWY
 PRATON, AL 35200

City, State, ZIP+4®

JAN 05 2022

Postmark
 Here

01/05/2022

BIRMINGHAM, AL 35200

2029 1220 0021 3517 5830

File Attachments for Item:

3. S-2014-010 - Administrative - The Cove at Southern Trace - To request Develop place top coat on Johnny's Cv.

STREET PAVING JOHNNY'S CV

