



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

November 14, 2024 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

- [1.](#) Minutes from September 12, 2024

OLD BUSINESS:

NEW BUSINESS:

- [2.](#) SA24-000014 - A request by Randy Beard, applicant, for Final Right of Way plat for Millie St, 1650 Millie St, Leeds, LA 35094, Site Only - TPID(s) 25 00 15 4 000 006.000, 25 00 15 4 000 006.001, 25 00 15 4 000 007.001, 25 00 15 4 000 007.002, 25 00 15 4 000 047.000, 25 00 15 4 000 047.000, 25 00 15 4 000 047.001, 25 00 15 4 000 047.002, 25 00 15 4 000 048.000, 25 00 15 4 000 048.001
- [3.](#) SA24-000013 - Resurvey of Lot 1-A and Lot 2-A of Plunkett's Resurvey , Weygand Surveyors, LLC, Applicant, 8902 Weaver Ave, 35094, (Site Only), Zoned R-2, Single Family District, TPID 2601110001022000 & 22001

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. Minutes from September 12, 2024



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

September 12, 2024 @ 5:00 PM

CALL TO ORDER:

The meeting was called to order at 5:02

ROLL CALL:

PRESENT

Commissioner Edward Cook
Commissioner Ken Mudd
Commissioner Mike Cauble
Commissioner Kelly Washburn
Commissioner Brad Watson

ABSENT

Commissioner Dave Mackey
Commissioner Roland Isbell

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. 2024-07-18 Meeting
Minutes approved with corrections.

OLD BUSINESS:

None.

NEW BUSINESS:

2. SA24-000010 - A request by Steve Gilbert, Applicant, Victor Kevin Sena, Owner for a Resurvey of Lots 20-22, Block 22 A, Leeds, located at 1408 8th St, 35094, Zoned B-2, General Business District, Jefferson County.

Steve Gilbert Applicant to speak regarding the case.

Motion made by Commissioner Washburn, Seconded by Commissioner Mudd.

Voting Yea: Commissioner Cook, Commissioner Mudd, Commissioner Cauble, Commissioner Washburn, Commissioner Watson Motion Passes.

PUBLIC ADDRESS:

None.

OTHER BUSINESS:

None.

CHAIRPERSON'S COMMUNICATION:

No communication.

ADJOURNMENT:

Mr. Eddie Cook, Chairman

Ms.. Kelly Washburn, Secretary

File Attachments for Item:

2. SA24-000014 - A request by Randy Beard, applicant, for Final Right of Way plat for Millie St, 1650 Millie St, Leeds, LA 35094, Site Only - TPID(s) 25 00 15 4 000 006.000, 25 00 15 4 000 006.001, 25 00 15 4 000 007.001, 25 00 15 4 000 007.002, 25 00 15 4 000 047.000, 25 00 15 4 000 047.000, 25 00 15 4 000 047.001, 25 00 15 4 000 047.002, 25 00 15 4 000 048.000, 25 00 15 4 000 048.001

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Planning and Zoning Commission

Application for Subdivision A Final Right of Way Plat for Millie Street

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "A Final Right of Way Plat for Millie Street". This proposed subdivision consists of .

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 #:	SA24-000014
APPLICANT NAME:	BEARD RANDY W & LISA M
PROPERTY OWNER:	BEARD RANDY W & LISA M
TAX PARCEL ID#S:	2500154000047001
CASE ADDRESS:	1650 MILLIE ST; 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: 11/14/2024
 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

st of Additional Applicants:

Allen & Carolyn Bryant

8732 Spruiell

Deed: 2022105310

Parcel ID: 25-00-15-4-000-066.000

Allen & Carolyn Bryant

1604 Millie Street

Deed: 2022105310

Parcel ID: 25-00-15-4-000-066.004

Ruth Jones

1625 Millie Street

Deed: N/A

Parcel ID: 25-00-15-4-000-047.000

Terry & Mark Murphy

1612 Millie Street

Deed:4471-269

Parcel ID: 25-00-15-4-000-048.001

Ann E. Wright

1618 Millie Street

Deed:200012-8609

Parcel ID: 25-00-15-4-000-048.000

Nancy Carol Alexander

1624 Millie Street

Deed: 2016135848

Parcel ID: 25-00-15-4-000-047.002

Randy & Lisa Beard

1650 Millie Street

Deed: 9701-7970

Parcel ID: 25-00-15-4-000-047.001

Geniruth Jones Martin

1675 Millie Street

Deed: 4436 Page 946

Parcel ID: 25-00-15-4-000-007.001

Heidi & Christopher Taylor

1651 Millie Street

Deed: 201005-13609

Parcel ID: 25-00-15-4-000-006.001

Ruth Jones

1625 Millie Street

Deed: N/A

Parcel ID: 25-00-15-4-000-047.000

Owen Alan Walker

1603 Millie Street

Deed: N/A

Parcel ID: 25-00-15-4-000-066.008

File Attachments for Item:

3. SA24-000013 - Resurvey of Lot 1-A and Lot 2-A of Plunkett's Resurvey , Weygand Surveyors, LLC, Applicant, 8902 Weaver Ave, 35094, (Site Only), Zoned R-2, Single Family District, TPID 2601110001022000 & 22001



NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Subdivision

Resurvey of Lot 1-A and Lot 2-A of Plunkett's Resurvey

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "Resurvey of Lot 1-A and Lot 2-A of Plunkett's Resurvey". This proposed subdivision consists of 2.

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 #:	SA24-000013
APPLICANT NAME:	
PROPERTY OWNER:	Elgin Properties LLC
TAX PARCEL ID#S:	2601110001022000
CASE ADDRESS:	8920 WEAVER AVE; 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: 11/14/2024
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

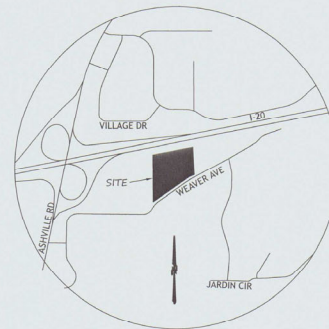
Mailing Address:

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

RESURVEY OF LOT 1-A AND LOT 2-A OF PLUNKETT'S RESURVEY

BEING A RESURVEY OF THE LOT 1-A & LOT 1-B, OF PLUNKETT'S RESURVEY, AS RECORDED IN PLAT BOOK:2022, PAGE:17, IN THE OFFICE OF THE JUDGE OF PROBATE ST. CLAIR COUNTY, ALABAMA.

SITUATED IN THE SW 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 1 EAST, ST. CLAIR COUNTY, ALABAMA



SQUARE FEET
ACRES
MORE OR LESS
DELTA ANGLE
SECTION ANGLE
TANGENT
RADIUS
CHORD
LENGTH
EASEMENT
EXISTING
MAP BOOK
PAGE
FOUND
OUT-OF-WAY
REBAR SET
MINIMUM
CENTERLINE
DEED BOOK
NOT TO SCALE

Thomas Scott Dreher, Professional Land Surveyor, State of Alabama, and ELGIN PROPERTIES LLC, as the Owners, plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the time that this plat or map is a true and correct plat or map of land shown therein and known or to be known as PLUNKETT'S RESURVEY, showing the subdivisions into which it is proposed to divide said lands, bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the name and number of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey of Section 11, Township 17 South, Range 1 East, and to government survey of Section 11, Township 17 South, Range 1 East, and to government survey of Section 11, Township 17 South, Range 1 East, been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map, and hereby state that all parts of this survey and drawing have been completed in accordance with the current standards of practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, and that they are the owner of said lands and that the same is subject to a mortgage on Lot 2-A from Metro Bank.

have hereunto set our hands this _____ day of _____, 2024.

Scott Dreher Date: OCTOBER 29, 2024
PLS AL 50407



ELGIN PROPERTIES LLC)

_____, a Notary Public in and for said County and State hereby certify that Thomas Scott Dreher, whose foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

I seal this _____ day of _____, 2024.

Commission expires:

_____, a Notary Public in and for said County and State hereby certify that JARROD PLUNKETT (MEMBER OF WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, INFORMED OF THE CONTENTS OF THE CERTIFICATE, SHE EXECUTED SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

I seal this _____ day of _____, 2024.

DATE:

MAN, PLANNING & ZONING DIVISION OF LEEDS

ENT SIGNATURE IS FOR RECORDING PURPOSES AND SIGNIFIES THAT THE DEPARTMENT IS AWARE OF THIS DEVELOPMENT IMPEDIMENTS TO THE PLANNED CENTRAL SEWER SYSTEMS SERVING THE LOTS AS IT WAS PRESENTED.

DATE:

DATE:

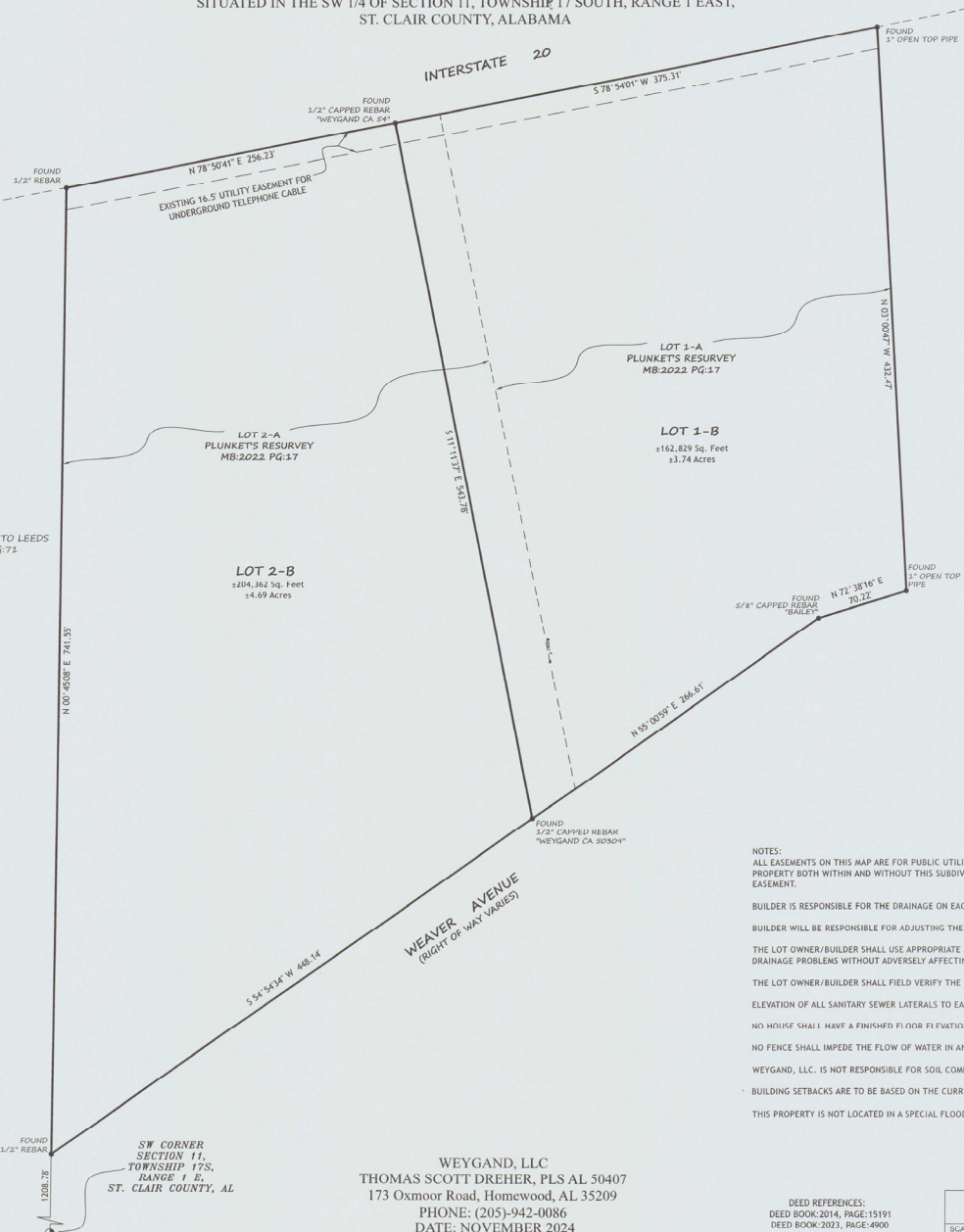
DATE:

Metro Bank, the owners of the mortgage of _____ shown hereon has authorized on this the _____ day of _____ to be executed by the undersigned officers, thereunto duly authorized on this the _____ day of _____

Senior Vice President

_____, a notary public in and for said county and state hereby certify that _____ whose name as _____ of _____ is signed to the foregoing foregoing certificate as owner, and who is known to me, acknowledged before me on this day that, being informed of the contents of this survey as such member, and with full authority execute the same voluntarily for and as the act and deed of _____ UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2024.

COMMISSION EXPIRES



SURVEY CONTROL:
THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE EAST ZONE GRID NORTH, NAD 83(11), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 18). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

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.
BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.
THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.
ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.
NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION 1 FEET THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.
NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.
WEYGAND, LLC, IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.
BUILDING SETBACKS ARE TO BE BASED ON THE CURRENT ZONING REQUIREMENTS OF THE SUBJECT PROPERTY.
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01115C0334H, DATED SEPTEMBER 24, 2021.

WEYGAND, LLC
THOMAS SCOTT DREHER, PLS AL 50407
173 Oxmoor Road, Homewood, AL 35209
PHONE: (205)-942-0086
DATE: NOVEMBER 2024

DEED REFERENCES:
DEED BOOK: 2014, PAGE: 15191
DEED BOOK: 2023, PAGE: 4908

WEYGAND logo and contact information. Includes a graphic scale of 1" = 50' and a north arrow.