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# CITY OF LEEDS, ALABAMA

## PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

June 09, 2022 @ 5:00 PM

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**CALL TO ORDER:**

**ROLL CALL:**

**DETERMINATION OF QUORUM:**

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

- [1.](#) Approval of minutes for March 10, 2022, meeting.
- [2.](#) Approval of minutes for April 14, 2022, meeting.

**OLD BUSINESS:**

**PUBLIC ADDRESS:**

**OTHER BUSINESS:**

**NEW BUSINESS:**

- [3.](#) Administrative - Amendment to R-5, Garden Home District / Delete R-6 Patio Home District
4. PZ2022-06-01 - Pre-submittal Meeting

**CHAIRPERSON'S COMMUNICATION:**

**ADJOURNMENT:**

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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. Approval of minutes for March 10, 2022, meeting.



# CITY OF LEEDS, ALABAMA

## PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

March 10, 2022 @ 5:00 PM

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### CALL TO ORDER:

5:00 PM

### ROLL CALL:

#### PRESENT

Commissioner Ken Mudd  
Commissioner Mike Cauble  
Commissioner Eddie Cook  
Commissioner Dave Mackey  
Commissioner Roland Isbell  
Commissioner Brad Watson

#### ABSENT

Commissioner Kelly Washburn

### DETERMINATION OF QUORUM:

Quorum is present.

### 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.  
Applicant presented case.  
Keith Hager stated that the bond presented was acceptable.  
Chief Parsons Okay with first sector.  
Bill Morris. Pressure test failed.  
Discussion on the failed pressure tests concluded with Mr. Hager stating that the pressure test failure was normal.  
Motion made by Commissioner Watson to approve the subdivision subject to the developer satisfying the requirements of the Leeds Water Works Board as it pertains to the pressure test on the potable water system,  
Seconded by Commissioner Mudd.  
Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner

Mackey, Commissioner Isbell, Commissioner Watson

**NEW BUSINESS:**

2. SA20-00005 - Cottages at Weaver - Road Acceptance and Bond

Mr. Hager stated road work has been done.

Motion made by Commissioner Watson to accept street infrastructure subject to the one-year maintenance bond and staff comments

Seconded by Commissioner Cauble.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson

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

Brad Watson asked to move the development into the enforcement phase.

Mr. Hager stated a meeting was scheduled for the following Monday. Stated movement should be seen by the next meeting of the Commission.

Motion made by Commissioner Watson to allow staff to move this case to enforcement action

Seconded by Commissioner Mackey.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson

**PUBLIC ADDRESS:**

NONE.

**OTHER BUSINESS:**

NONE.

**CHAIRPERSON'S COMMUNICATION:**

NONE.

**ADJOURNMENT:**

5:23 PM

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Mr. Eddie Cook, Chairman

**File Attachments for Item:**

2. Approval of minutes for April 14, 2022, meeting.



# CITY OF LEEDS, ALABAMA

## PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

April 14, 2022 @ 5:00 PM

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### CALL TO ORDER:

5:00 PM

### ROLL CALL:

PRESENT

Commissioner Ken Mudd  
Commissioner Mike Cauble  
Commissioner Eddie Cook  
Commissioner Dave Mackey  
Commissioner Roland Isbell  
Commissioner Brad Watson

ABSENT

Commissioner Kelly Washburn

### DETERMINATION OF QUORUM:

Quorum is present.

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

NONE.

### OLD BUSINESS:

NONE.

### NEW BUSINESS:

1. SA22-000004 - A request by JH Pugh Renovations LLC - Jason Pugh, Owner and Applicant, for a resurvey plat "Resurvey of Lots 17, 18, 19, 20, 21, 22 and 23 Block BA, according to the survey of Leeds" located at 1710 Morgan St, Leeds, TPID 2500164013004000, Jefferson County.

Jason Pugh of 1723 Morgan St spoke for the case.

Discussion of the board on the what the plan for the property would be.

Public Hearing opened.

No comments made.

Public Hearing closed.

Motion made to approve as requested by Commissioner Mackey, Seconded by Commissioner Mudd.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson

2. SA22-000005 - A request by Tiffany Joes, Owner, and Applicant, for a resurvey " Resurvey of Lots 335 & 336 of Final Plat Spring Valley Phase Three" located at 921 Valley Cir, Leeds, AL 35094, TPID PART OF 2500301001002000, Jefferson County, Zoned R-5, Garden Home District, Jefferson County.

Tiffany Jones of 6801 Valley Ln spoke for the case.

Public hearing was open.

No comments made.

Public hearing was closed.

Motion made to approve by Commissioner Mackey, Seconded by Commissioner Cauble.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson

3. SA22-000006 - Duplicate Case - Void- A request by Gonzalez, Strength & Associates, Applicant, Hillary Drummond, Owner for a preliminary plat "Hillary Drummond Add to Elliot Lane Plat No. 2" consisting of one (1) lot located at 7389 Elliot Ln, Leeds, AL 35094, TPID2500293000002001. Zoned, A-1, Agriculture, Jefferson County

4. SA22-000009 - A request by Schoel Engineering, Applicant, United States Steel, Owner for a preliminary plat - "Grand River Townhomes" located at 9995 Rex Lake Rd, Leeds, AL 35094, TPID 2400264000001000, Zoned PCD - Planned Community Development, Jefferson County

Fred Smith 1001 22nd ST S Birmingham AL 35205, spoke for the case.

City engineer Mr. Hagar identified the plans as almost complete, and items will be put in writing to the developing engineers that need to be addressed.

Discussion about storm drains.

Public Hearing opened.

No comments.

Public Hearing Closed.

Mr. Mackey spoke about future plans for the project conceptual plan.

Mr. Watson indicated that is on the city website.

Mr. Watson wanted to ensure notations were made on the final plat to include.

Notations that the HOA will maintain all streetlights and infrastructure that falls out of the right of way.

Very close to potential future school location and ensure that potential property owners are informed of this fact.

Proposed street name Grand River Ave should be changed to cut down confusion with public safety and to Coordinate with Public Safety.

Future divided roadway planning.

James Parsons from Schoel Engineering spoke about future road development. Classified as right of way.

Mr. Watson indicated the ROW not to be opened should be referred to as common area on the plat and that it would be maintained by the HOA until a future time when it is transitioned to a roadway. Add future school site to the plat on the land owned by the City Board of Education.

Chief Parsons indicated an existing fire hydrant is underground and will need to be brought back up to grade.

Motion made by Commissioner Watson subject to stipulations presented by staff, Seconded by Commissioner Cauble.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson

5. SA22-000010 - A request by Frank Sweatt, Owner, and Applicant, for a certified plat "Frank Sweatt's Addition to Elliot Ln" consisting of one (1) lot located at 7442 Elliot Lane, Leeds, AL 35094, TPID 2500294000002005, Zoned A-1, Agriculture, Jefferson County.

Frank Sweatt of 7049 Stoneybrook Crossing speaking for the case.

Public opened.

No Comment.

Public hearing closed.

Motion made to approve as presented by Commissioner Cauble, Seconded by Commissioner Watson.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson

6. SA22-000011 - A request by Gonzalez, Strength & Associates - Fred Cox, Applicant - Hillary Drummond, Owner - for a certified plat - HILLARY DRUMMOND ADD TO ELLIOT LANE PLAT NO. 2 - located at 7245 Elliot Ln, 35094, TPID: 2500294000002000 - Zoned A-1 Agriculture

Daniel Allen of 1550 River Chase Dr, Hoover to speak to the case.

Public Hearing Opened.

Public Hearing Closed.

Motion made to approve as presented by Commissioner Watson, Seconded by Commissioner Mudd.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson

**PUBLIC ADDRESS:**

NONE.

**OTHER BUSINESS:**

NONE.

**CHAIRPERSON'S COMMUNICATION:**

NONE.



**ADJOURNMENT:**

5:37 PM

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Mr. Eddie Cook, Chairman

**File Attachments for Item:**

3. Administrative - Amendment to R-5, Garden Home District / Delete R-6 Patio Home District

**§8.00 R-5 Garden Home Residential District**

**8.01 Intent**

To provide areas suitable for the development of residential garden homes along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

**8.02 Uses Permitted**

The following uses shall be permitted in the R-5 Garden Home District:

- A. Agricultural Uses
  - 1. Non-Commercial Greenhouses and Gardens
- B. Residential Uses
  - 1. Residential Garden Homes
  - 2. Accessory Structures and Buildings, subject to Article VII, § 6.00.
- C. Institutional Uses
  - 1. Home Instruction
  - 2. Public Utility Services
- D. Temporary Uses
  - 1. Garage of Yard Sales, subject to Article VII, § 9.00.

**8.03 Special Exception Uses**

The following uses may be permitted subject to approval of the Zoning Board of Adjustment and the appropriate permits being issued by the City. See Article VIII, Special Exception Uses, § 1.00 and subsections 1.01 and 1.02.

- A. Commercial Uses
  - 1. Home Occupations, subject to Article VIII, § 9.00.

**8.04 Area and Dimensional Regulations**

Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Width at	
The Building Line:	60 Feet

Minimum Lot Area: 6,000 Square Feet

Minimum Yards:

Front 7 Feet
Rear: 5 Feet
Side: 5 Feet

Maximum Height 38 Feet or 2 1/2 Stories

Minimum Livable Floor

Area in Square Feet: One Story – 1,200 Total
One and One-Half Story – 800 First Floor
Second Floor – 400 for total of 1,200
Two Story – First Floor – 700
Two Story – Second Floor – 700 for total of 1,400

Corner Lots: Setbacks shall be the same on streets, roads, or highways.

Note: A Site Development Plan is required for all garden home developments as per Article subsection 2.02.

8.05 Buffer Requirements

As described in the Buffer Matrix and subsection 1.05 of this Article. 8.06

8.06 Additional Regulations

- 1. No fence shall be permitted forward of the front building face of the house, other fences shall not exceed seven (7) feet in height.
2. No two homes constructed in this district shall be closer to one another than fifteen (15) feet.
3. All utilities shall be placed underground.
4. There shall be two (2) paved parking spaces provided for each dwelling, the depth of which shall be measured from the back of the curb. Twenty percent (20%) of the parking shall be dedicated to landscaping. There shall be no off-street parking along existing interior streets.
5. Customary accessory buildings or structures, one (1) per lot, shall not exceed two hundred (200) square feet.
6. All lots shall have vehicular access from the rear of the property (front access shall only be permitted by exception of the Planning Commission)

[END OF R-5, GARDEN HOME RESIDENTIAL DISTRICT]