



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

Virtual - GotoMeeting

October 08, 2020 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

- [1.](#) Minutes of September 10, 2020.

OLD BUSINESS:

NEW BUSINESS:

- [2.](#) SA20-000004 - A request by John Bahakel, Applicant, Barbara Martin, Owner, for a minor subdivision consisting of three (3) lots located at 327 Forest Dr, Leeds, AL 35094, TPID 2500313000007010, Jefferson County, AL.

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 September 10, 2020.



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

September 10, 2020 @ 5:00 PM

CALL TO ORDER:

5:00PM

ROLL CALL:

PRESENT

Commissioner Mike Cauble
Commissioner Eddie Cook
Commissioner Dave Mackey
Commissioner Sam Pezzillo
Commissioner Roland Isbell
Commissioner Brad Watson

ABSENT

Commissioner Ken Mudd
Commissioner Ryan Bell
Kelly Washburn

DETERMINATION OF QUORUM:

Quorum was determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

Motion made by Commissioner Cauble, Seconded by Commissioner Pezzillo.

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

1. Minutes of the August 13, 2020, meeting.

OLD BUSINESS:

NONE

NEW BUSINESS:

2. A20-000012 - A request by United States Steel, Applicant, and Owner, for final plat approval of Grand River Residential South Phase 1, Rex Lake Rd, Leeds, AL 35094,

TPID 2400264000001000, Jefferson County, ZOned PUD - Planned Unit Development. Fifty-Six (56) Lots.

A20-000012 - A request by United States Steel, Applicant, and Owner, for final plat approval of Grand River Residential South Phase 1, Rex Lake Rd, Leeds, AL 35094, TPID 2400264000001000, Jefferson County, ZOned PUD - Planned Unit Development. Fifty-Six (56) Lots.

Mr. John Harris and Mr. Mark Clarke, 1001 22nd St S. Birmingham, AL., presented the case for Unites States Steel Corp.

Motion made by Commissioner Watson, to approve subject to technical and engineering review, Seconded by Commissioner Cauble.

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

PUBLIC ADDRESS:

NONE

OTHER BUSINESS:

NONE

CHAIRPERSON'S COMMUNICATION:

NONE

ADJOURNMENT:

5:10 PM

Mr. Eddie Cook, Chairman

Mr. Sam Pezzillo, Secretary

File Attachments for Item:

2. SA20-000004 - A request by John Bahakel, Applicant, Barbara Martin, Owner, for a minor subdivision consisting of three (3) lots located at 327 Forest Dr, Leeds, AL 35094, TPID 2500313000007010, Jefferson County, AL.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Planning and Zoning Commission

Application for Subdivision MARTIN BARBARA

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "Martin Subdivision". This proposed subdivision consists of 3 lots.

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 #:	SA20-000004
APPLICANT NAME:	John Bahakel
PROPERTY OWNER:	MARTIN BARBARA
TAX PARCEL ID#S:	2500313000007010
CASE ADDRESS:	327 FOREST LN; 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: October 8, 2020
 Time: 5:00 p.m.
 Place: GotoMeeting - See Back

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: bwatson@leedsalabama.gov **Fax:** 205-381-4077

Mailing Address:

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

PZC - City of Leeds
Thu, Oct 8, 2020 5:00 PM - 6:30 PM (CDT)

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"MARTIN SUBDIVISION"
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 1 EAST,
JEFFERSON COUNTY, ALABAMA

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF
LAND PLATTED:
STATE OF ALABAMA
JEFFERSON COUNTY

I, Charles D. Roberts, a registered Land Surveyor
in the State of Alabama, hereby certify that the
hereon is a representation of a survey which
was conducted under my supervision on the
lands of Barbara H. Martin, situated in the
jurisdiction of the City of Leeds, Jefferson
County, Alabama, said survey being in
accordance with the current requirements of the
Standards of Practice for Land Surveying in the
State of Alabama, to the best of my knowledge,
information, or belief, and more particularly
described as follows:

A parcel of land located in the Southwest
Quarter of Section 31, Township 17 South,
Range 1 East, Jefferson County, Alabama,
containing 14.40 acres, more or less, and being
more particularly described as follows:

Commence at a 1" crimped pipe, representing
the Northwest corner of the Northwest Quarter
of the Southwest Quarter of said Section 31;
thence run S 00°30'15" W along the
monumented West boundary of the Northwest
Quarter of the Southwest Quarter of said Section
31 for 670.35' to a point; thence run
S 89°30'06" E for 14.70' to a 3/4" capped rebar,
and the point of beginning of the parcel herein
described; thence continue S 89°30'06" E for
644.96' to a 1/2" pipe; thence run S 01°21'44" E
for 314.72' to a 1/2" crimped pipe; thence run
S 88°31'41" E for 671.00' to a 1/2" crimped pipe at
the point of intersection with the monumented
East line of the Northwest Quarter of the
Southwest Quarter of said Section 31; thence run
S 00°47'59" W along said East line for
335.69' to a 2 1/2" x 2 1/2" angle iron; thence run
S 00°50'53" W along said East line for 282.65'
to a 2 1/2" x 2 1/2" angle iron; thence run
S 00°28'46" W along said East line for 67.20' to
a 1/2" rebar; thence leaving said East line, run
N 88°42'44" W for 398.07' to a 1/2" rebar at a
2 1/2" angle iron; thence run S 00°37'17" W for
399.81' to a 1/2" rebar; thence run
N 89°23'24" W for 268.26' to a 1 1/2" pipe; thence
run N 00°24'12" E for 763.52' to a 1/2" crimped
pipe at the point of intersection with the
monumented South line of the Northwest Quarter
of the Southwest Quarter of said Section 31;
thence run N 89°17'41" W along said South line
for 40.0' to a 1/2" rod set; thence run
N 00°29'39" E for 634.31' to a 1/2" rod set;
thence run N 89°30'06" W for 614.49' to a 3/4"
pipe; thence run N 01°02'28" W for 30.13' to
the point of beginning.

Said parcel being subject to any legal easements
or rights-of-way over or across said parcel,
and being a portion of the parcel described in
Deed Book 1639, at Page 98 in the Office of the
Judge of Probate of Jefferson County,
Alabama.

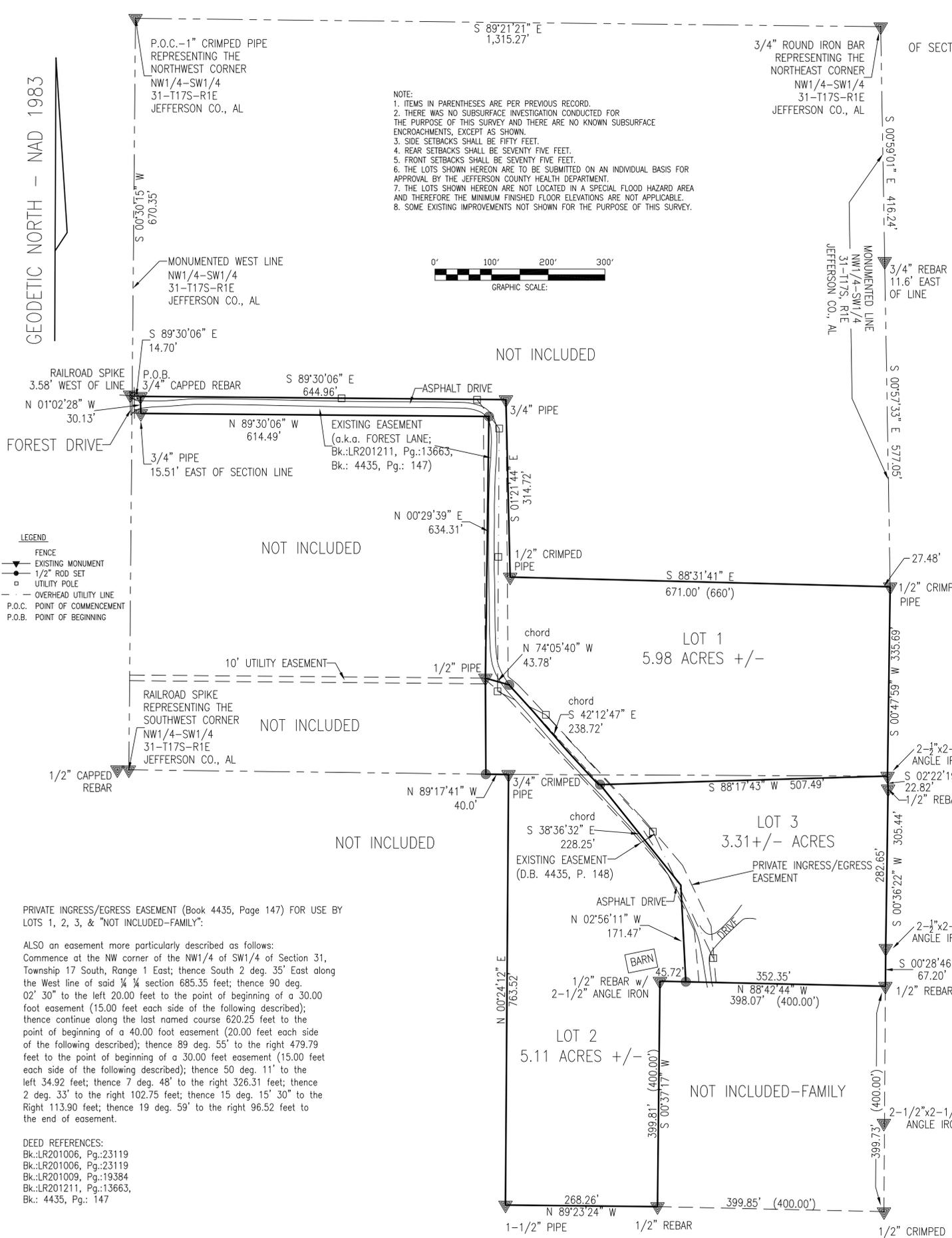
And that the plot or map contained hereon is a
true and correct map showing the subdivision
into which the land described is divided giving
the length and bearings of the boundaries of
each lot and its number and showing the
streets, alleys and public grounds and giving the
bearings, length, width, and name of the streets,
said map further shows the relation of the land
so platted to the Government Survey, and that
monuments have been placed at points marked
thus (●) as hereon shown, unless existing
otherwise.

Witness my hand this the 20th day of March,
2020.

Charles D. Roberts
P.L.S.
Charles D. Roberts
AL Registration No. 17520



- NOTE:
1. ITEMS IN PARENTHESES ARE PER PREVIOUS RECORD.
2. THERE WAS NO SUBSURFACE INVESTIGATION CONDUCTED FOR
THE PURPOSE OF THIS SURVEY AND THERE ARE NO KNOWN SUBSURFACE
ENCROACHMENTS, EXCEPT AS SHOWN.
3. SIDE SETBACKS SHALL BE FIFTY FEET.
4. REAR SETBACKS SHALL BE SEVENTY FIVE FEET.
5. FRONT SETBACKS SHALL BE SEVENTY FIVE FEET.
6. THE LOTS SHOWN HEREON ARE TO BE SUBMITTED ON AN INDIVIDUAL BASIS FOR
APPROVAL BY THE JEFFERSON COUNTY HEALTH DEPARTMENT.
7. THE LOTS SHOWN HEREON ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
AND THEREFORE THE MINIMUM FINISHED FLOOR ELEVATIONS ARE NOT APPLICABLE.
8. SOME EXISTING IMPROVEMENTS NOT SHOWN FOR THE PURPOSE OF THIS SURVEY.



- LEGEND
FENCE
EXISTING MONUMENT
1/2" ROD SET
UTILITY POLE
OVERHEAD UTILITY LINE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

PRIVATE INGRESS/EGRESS EASEMENT (Book 4435, Page 147) FOR USE BY
LOTS 1, 2, 3, & "NOT INCLUDED-FAMILY":

ALSO an easement more particularly described as follows:
Commence at the NW corner of the NW1/4 of Section 31,
Township 17 South, Range 1 East; thence South 2 deg. 35' East along
the West line of said 1/4 section 685.35 feet; thence 90 deg.
02' 30" to the left 20.00 feet to the point of beginning of a 30.00
foot easement (15.00 feet each side of the following described);
thence continue along the last named course 620.25 feet to the
point of beginning of a 40.00 foot easement (20.00 feet each side
of the following described); thence 89 deg. 55' to the right 479.79
feet to the point of beginning of a 30.00 foot easement (15.00 feet
each side of the following described); thence 50 deg. 11' to the
left 34.92 feet; thence 7 deg. 48' to the right 326.31 feet; thence
2 deg. 33' to the right 102.75 feet; thence 15 deg. 15' 30" to the
Right 113.90 feet; thence 19 deg. 59' to the right 96.52 feet to
the end of easement.

DEED REFERENCES:
Bk.:LR201006, Pg.:23119
Bk.:LR201006, Pg.:23119
Bk.:LR201009, Pg.:19384
Bk.:LR201211, Pg.:13663,
Bk.: 4435, Pg.: 147

DEDICATION:

I, Barbara H. Martin, Owner, have caused the land embraced in the within plat to be surveyed, laid out,
and platted to be known as Martin Subdivision, a part of the Northeast Quarter of the Southeast
Quarter and part of the Southeast Quarter of the Southeast Quarter of Section 36, Township 17 South,
Range 1 West, Jefferson County, Alabama.

Signed and sealed in the presence of:

Witness _____ Property Owner _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public in and for said county, in said State,
hereby certify that
Barbara H. Martin, whose name is signed to the foregoing instrument, and who is known to me,
acknowledged before me on this day that, being informed of the contents of the instrument, executed
the same voluntarily.

GIVEN under my hand and official seal this _____ day of _____ 20____.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION

The within plat of Martin Subdivision, Jefferson County, Alabama, is hereby approved by the Planning and
Zoning Commission of the City of Leeds, Alabama, this _____ day of 20____.

Planning and Zoning Commission for the City of Leeds, Alabama

Chairman _____

APPROVED IN FORMAT ONLY

Jefferson County Health Department

CERTIFICATE OF APPROVAL BY WATER WORKS BOARD

The undersigned, as authorized by the Water Works Board, hereby approved the within plat for the
recording of same in the Office of the Judge of Probate of Jefferson County, Alabama, this _____ day
of _____ 20____.

Leeds Waterworks Board

SHEET: 1 of 1	CERTIFIED PLAT OF: Martin Subdivision FOR: Barbara H. Martin LOCATED IN THE SOUTHWEST QUARTER SECTION 31, TOWNSHIP 17 SOUTH, RANGE 1 EAST JEFFERSON COUNTY, ALABAMA	REVISIONS		SCALE: 1"=100'	DATE: 03/18/2020	FIELD SURVEY DATE: 04/27/10, 05/05/10, 09/28/15
		DATE:	BY:	DRAWN BY: TLM	APPROVED BY: CDR	FIELD BOOK No.: 233 & 262
				C.D. ROBERTS ASSOCIATES, Inc. CA-385-LS 128 NORTH EAST STREET P.O. BOX 78 TALLADEGA, AL 35161 PHONE: (256) 761-0094		JOB No.: 03068-SUBDIV
				File: Z:\Carlson2007\WORK\03068 SUBDIVISION.dwg		Printed: Mar 20, 2020 - 1:21pm

PZC - City of Leeds
Thu, Oct 8, 2020 5:00 PM - 6:30 PM (CDT)

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