



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

June 11, 2020 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

NEW BUSINESS:

1. Z20-000001 - A request by Justin Moon, Applicant, and Owner, to rezone certain parcel(s) at 2351 Moss Ave, Leeds, AL 35094, from R-1, Single-Family District to A-1, Agriculture District, TPID 26-06-14-0-002-012.000, St. Clair Co.
2. SA20-000007 - Spring Valley Phase 4 Sec 1 - Final
3. SA20-000008 Blair's Resurvey of Lot 1 Blk 10 Idaburg

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:

Z20-000001 - A request by Justin Moon, Applicant, and Owner, to rezone certain parcel(s) at 2351 Moss Ave, Leeds, AL 35094, from R-1, Single-Family District to A-1, Agriculture District, TPID 26-06-14-0-002-012.000, St. Clair Co.

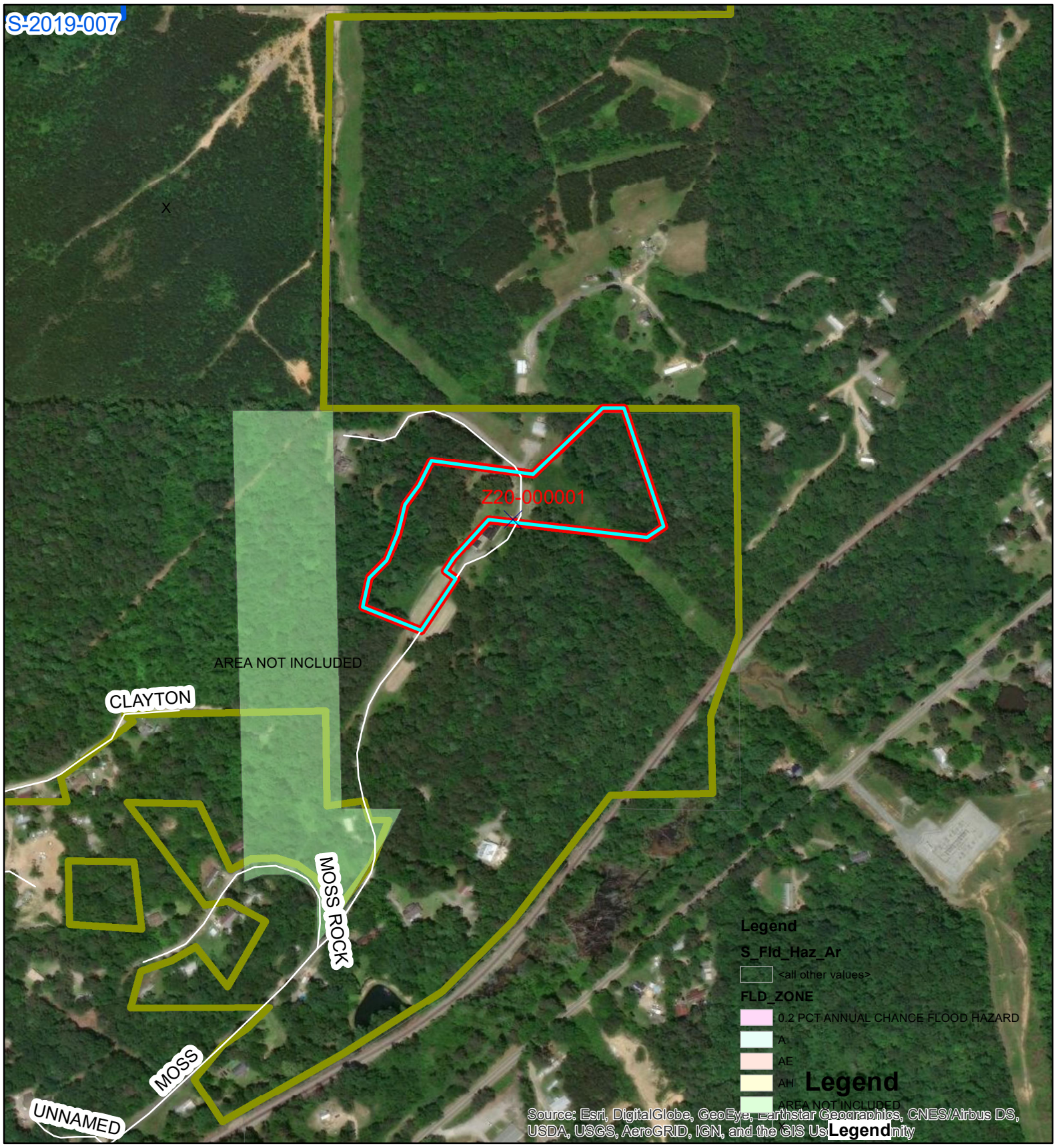
Legal Description

Commencing at a 1" open pipe found at the NW corner of the SE 1/4 the NW 1/4 of Section 14, Township 17 South, Range 1 East, Saint Clair County Alabama; thence N 88°48'54" W along the North line of said 1/4- 1/4 for 425.64'; thence S 50°27'28" E 304.40' to a 1/2" rebar (Meade 9124) found at the POINT OF BEGINNING; being the beginning of a curve to the left having a radius of 504.64', a central angle of 5°25'14", a chord of 47.72' bearing S 10°24'40" W, thence S along said curve 47.74' to a 5/8" rebar set (Gilbert 17507); thence N 78°49'37" W 286.30' to a 1/2" rebar found; thence S 33°15'34" W 62.18' to a 1/2" rebar found, thence S 37°06'14" W 111.21' to a 1/2" rebar found; thence S 15°04'19" W 100.61' to a 1/2" rebar found (Meade 9124); thence S 24° 12'37" W 98.46' to a 1/2" rebar found (Meade 9124); thence S 46°16'55" W 82.90' to a 1/2" rebar found (Meade 9124); thence S 13°51'44" W 100.35' to a 1/2" rebar found (Meade 9124); thence S 64°13'46" E 194.72' to a 5/8" rebar set (Gilbert 17507); thence N 35°10'09" E 259.17' to a 5/8" rebar set (Gilbert 17507); thence N 61°52'44" W 30.09' to a 5/8" rebar set (Gilbert 17507); thence N 22°08'09" E 58.05' to a 5/8" rebar set (Gilbert 17507); thence N 24°35'11" E 90.42'; thence N 33°26'58" E 90.56' to a 5/8" rebar set (Gilbert 17507); thence S 62°51'35" E 566.59' to a 5/8" rebar set (Gilbert 17507) of a point of curvature of a curve to the left, having a radius of 614.90' a central angle of 4°43'59", and a chord of 50.78' bearing N 55°54'43" E; thence Northeast along said curve 50.80' to a 5/8" rebar set (Gilbert 17507); thence N 14°09'55" W 550.83' to a 1/2" rebar found (Meade 9124); thence S 48°59'28" W 322.61' to a 5/8" rebar set (Gilbert 17507); thence N 50°19'31" W 44.62' to the POINT OF BEGINNING; said described tract containing 6.02 acres, more or less.

Parcel ID: 26-06-14-0-002-012.000

Z20-000001
2606140002012000
2300 Moss Ave - Site Only
AERIAL

S-2019-007



Legend

S_Fld_Haz_Ar
[Symbol] <all other values>

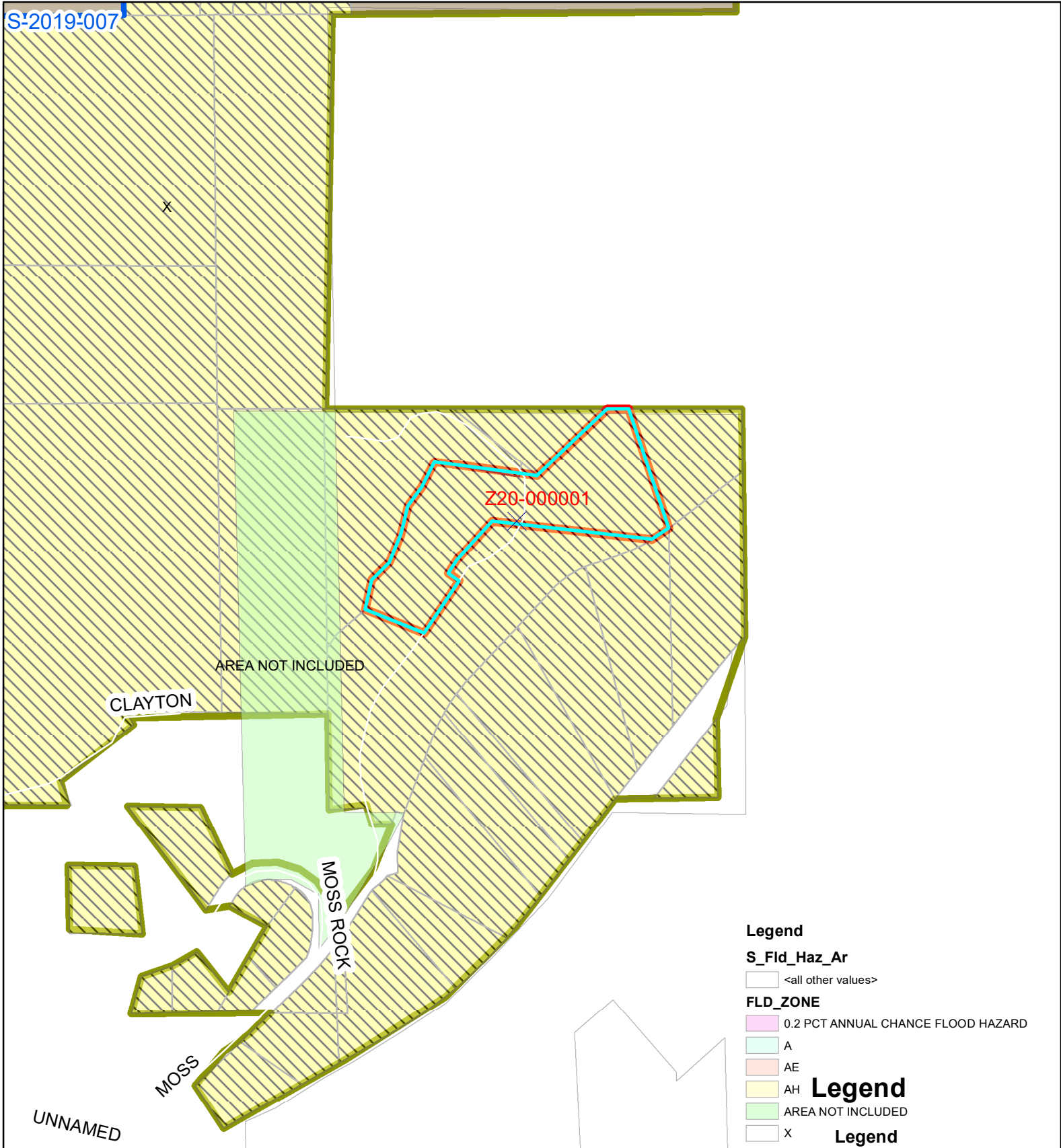
FLD_ZONE

- [Pink Box] 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- [Light Green Box] A
- [Light Blue Box] AE
- [Yellow Box] AH
- [Light Green Box] AREA NOT INCLUDED

Legend

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Z20-000001
2606140002012000
2300 Moss Ave - Site Only
ZONING



File Attachments for Item:

2. SA20-000007 - Spring Valley Phase 4 Sec 1 - Final

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Planning and Zoning Commission

Application for Subdivision SPRING VALLEY LLC

APPLICATION

An application for final subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "SPRING VALLEY LLC".

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 #:	SA20-000007
APPLICANT NAME:	Christal Grammer
PROPERTY OWNER:	SPRING VALLEY LLC
TAX PARCEL ID#S:	2500301001002000
CASE ADDRESS:	1620 MONTEVALLO RD U1; 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: 06/11/2020
 Time: 5:00 p.m.
 Place: Leeds Municipal Complex
 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.

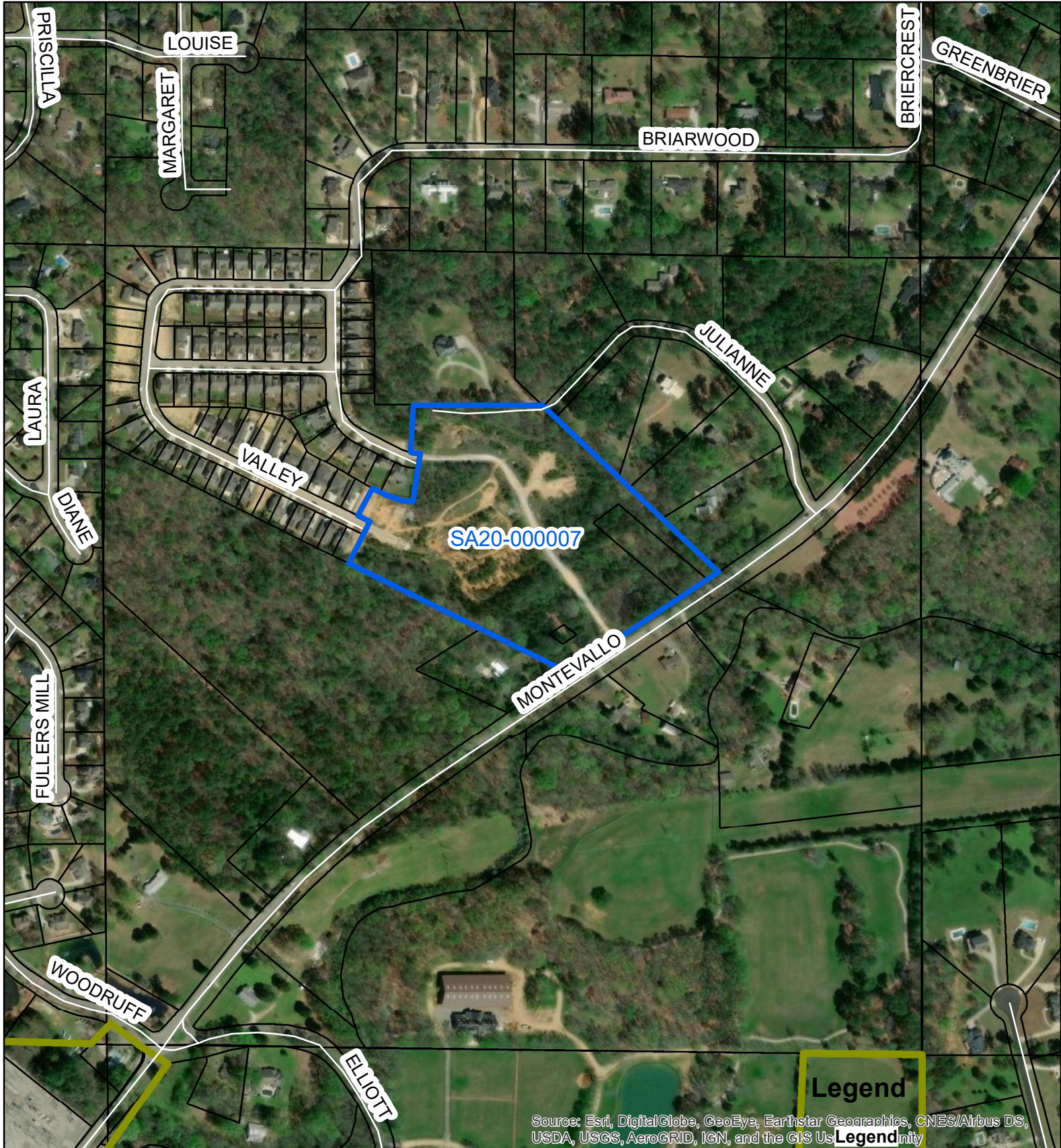
For more information about the application and related issues or to schedule an appointment:

Contact Person: Brad Watson **Phone:** 205-699-0907
E-mail: bwatson@leedsalabama.gov **Fax:** 205-381-4077

Mailing Address:

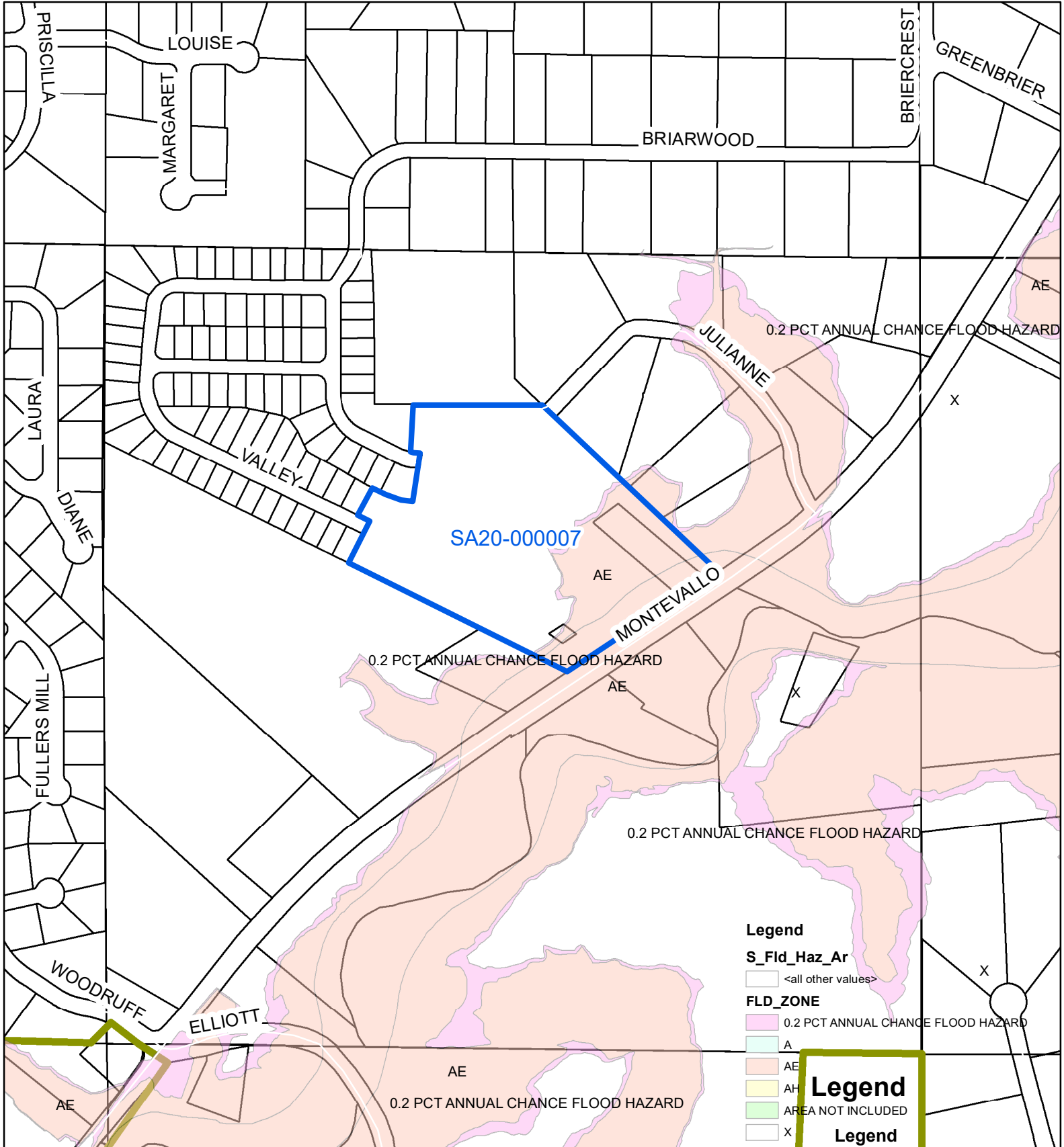
City of Leeds
 Planning and Zoning commission
 1404 9th Street
 Leeds, AL 35094

SA20-000007
SPRING VALLEY PHASE 4 SECTOR 1
2500301001002000
1620 MONTEVALLO RD, U-1
AERIAL

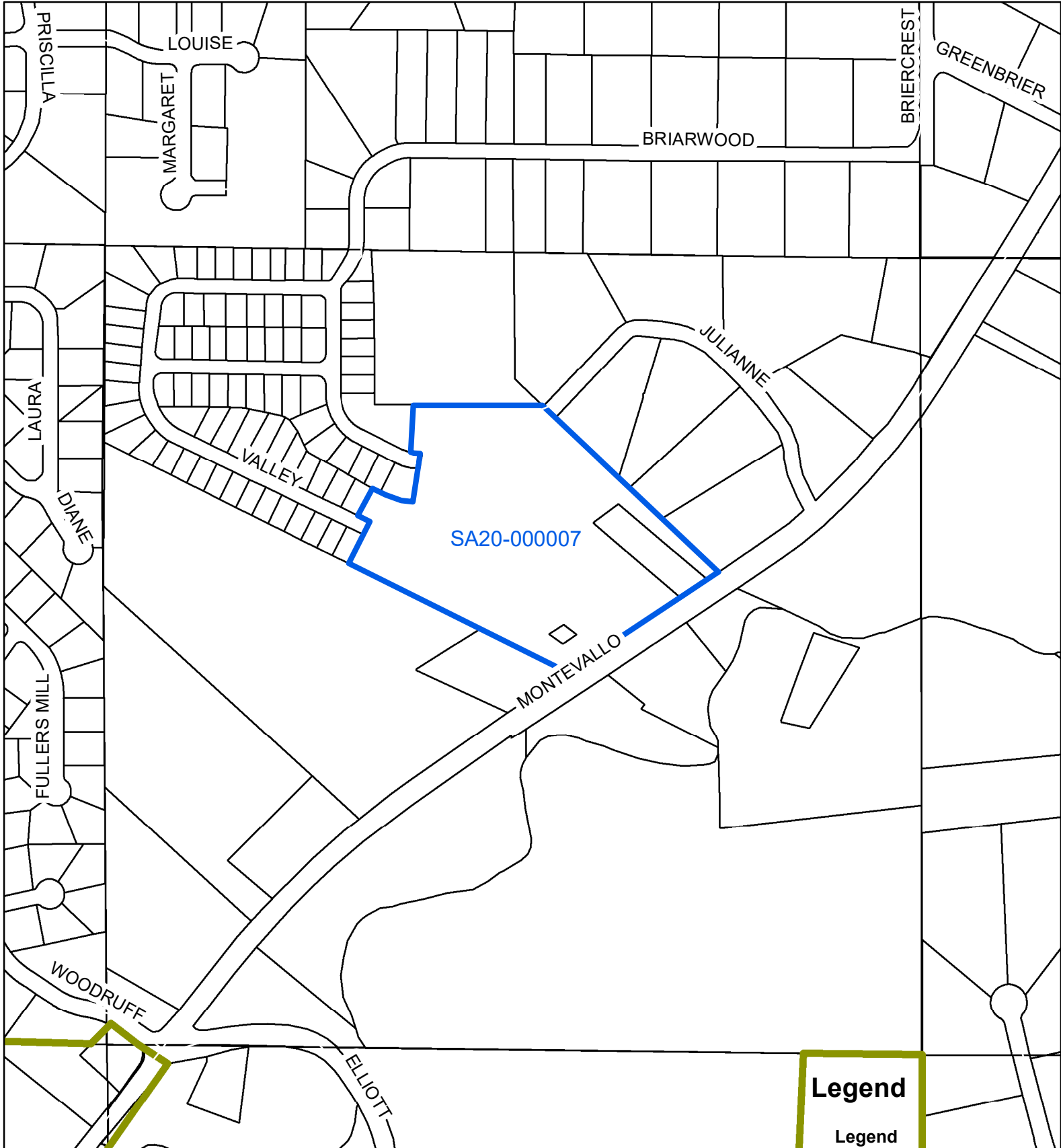


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

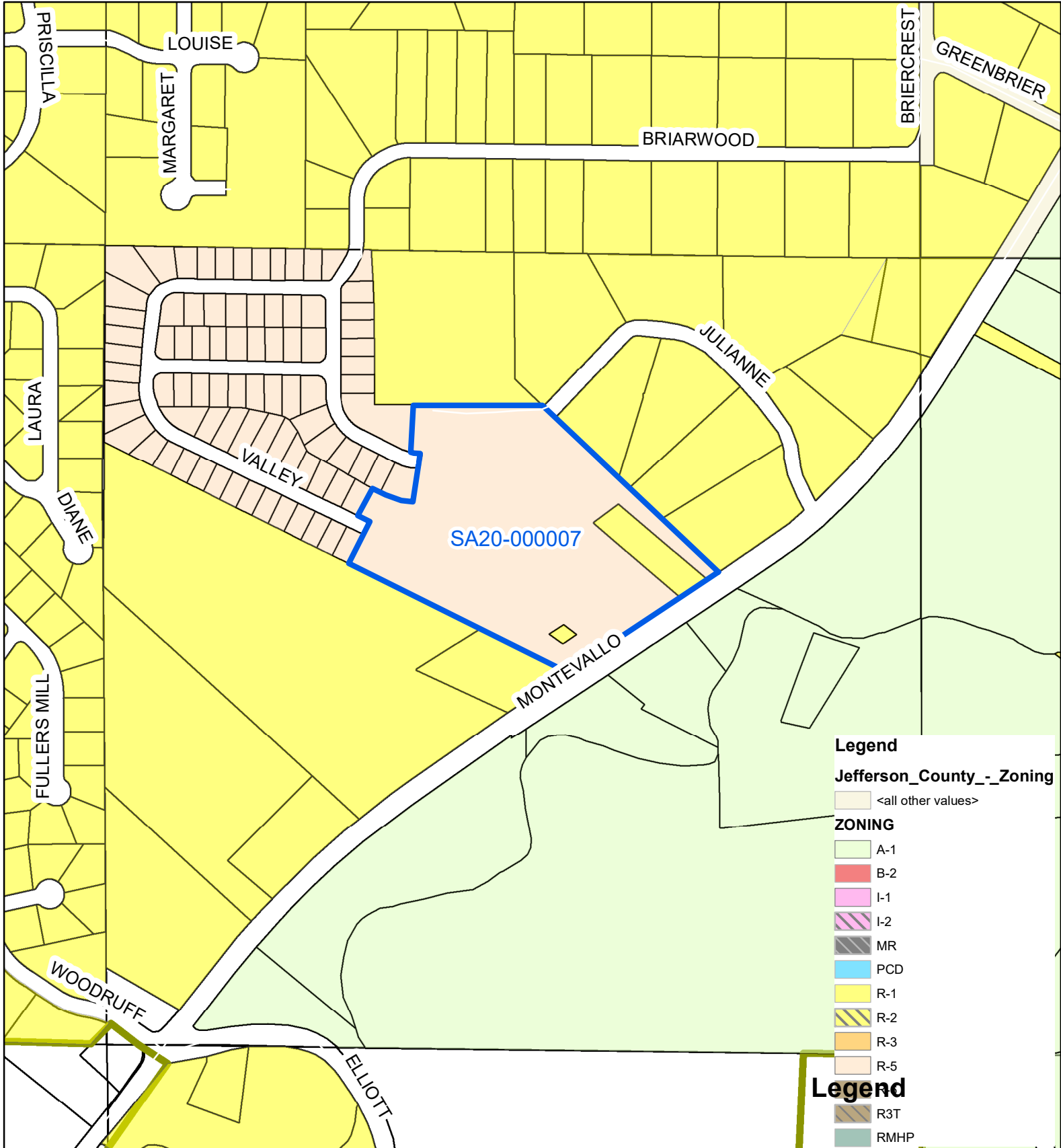
SA20-000007
SPRING VALLEY PHASE 4 SECTOR 1
2500301001002000
1620 MONTEVALLO RD, U-1
FLOOD



SA20-000007
SPRING VALLEY PHASE 4 SECTOR 1
2500301001002000
1620 MONTEVALLO RD, U-1

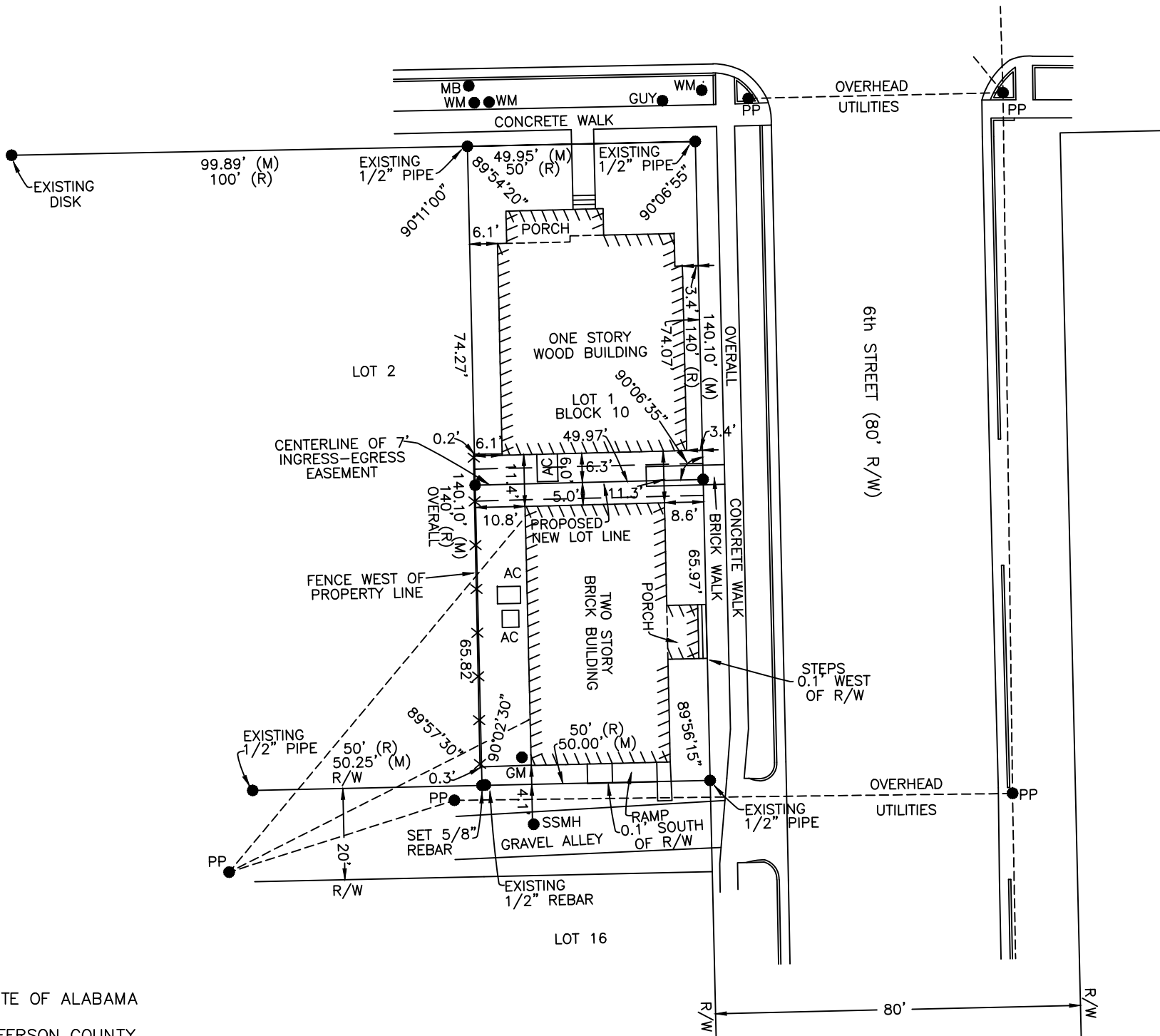
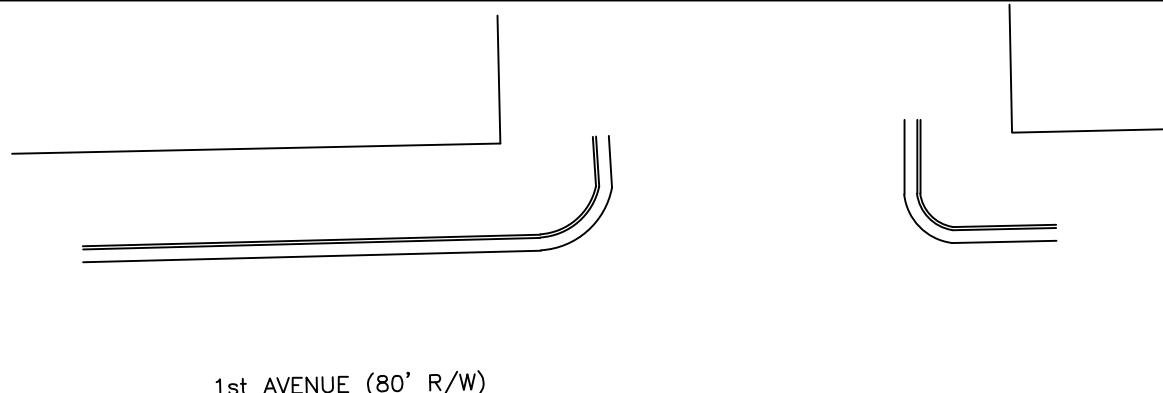
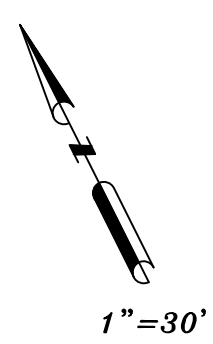


SA20-000007
SPRING VALLEY PHASE 4 SECTOR 1
2500301001002000
1620 MONTEVALLO RD, U-1
ZONING



File Attachments for Item:

3. SA20-000008 Blair's Resurvey of Lot 1 Blk 10 Idaburg



STATE OF ALABAMA
JEFFERSON COUNTY

I, Derrol D. Luker, a Licensed Professional Land Surveyor in the State of Alabama hereby certify that the above is a true and correct plat of a resurvey of the property herein described and that the above has been completed in accordance with the requirements of the Standards of Practice for surveying in the State of Alabama to the best of my information, knowledge and belief:

Lot 1, Block 10 according to the survey of Idaburg Subdivision as recorded in the Office of the Judge of Probate of Jefferson County, Alabama in Map Book 1, Page 17.

A 7 foot wide Ingress-Egress Easement located in Lot 1, Block 10 of Idaburg Subdivision, Said subdivision being on record in the Office of the Judge of Probate of Jefferson County, Alabama in Map Book 1, Page 17 and being more particularly described as follows:
Commence at an existing 1/2" pipe at the Northeast corner of said Lot 10 and run Southerly along the East line of Lot 10 for 74.07 feet to a point in the centerline of said easement and the Point of Beginning. Thence turn a deflection angle to the right of 89° 53' 25" and run in a Westerly direction along the centerline of said easement for 49.97 feet to a point on the West line of said Lot 10 and the end of said easement.

That said property was surveyed by me on the 29th day of January 2020. This is the 30th day of January 2020.

NOTES:

1. R/W = RIGHT-OF-WAY
2. WM = WATER METER
3. MB = MAIL BOX
4. AC = AIR CONDITIONER
5. PP = POWER POLE
6. GM = GAS METER
7. (M) = MEASURED
8. (R) = RECORD

REVISIONS

INGRESS-EGRESS EASEMENT ADDED TO THIS SURVEY 2/28/2020.



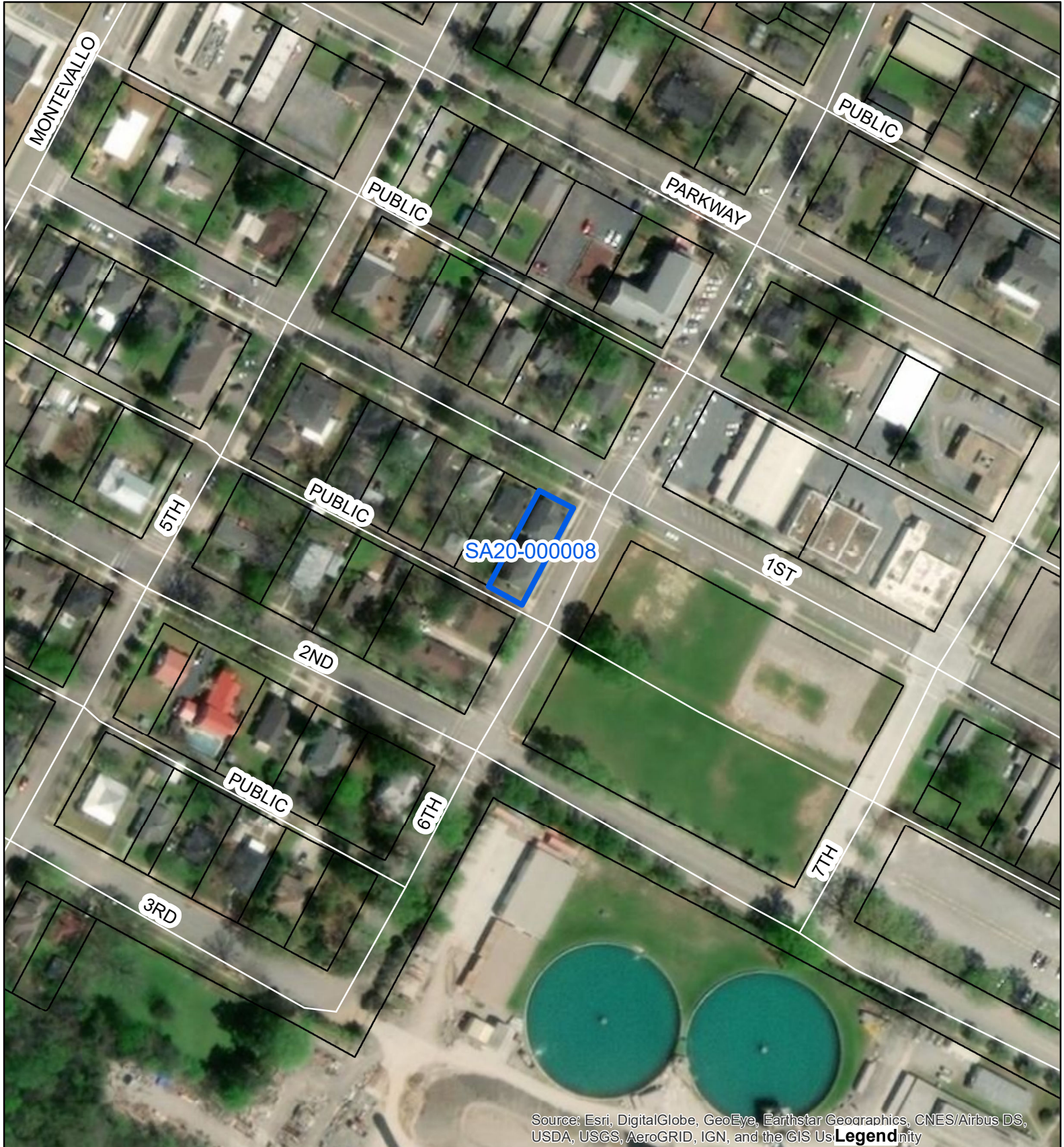
Derrol D. Luker
License No. 23006
Luker and Company Land Surveying
CA-0587-LS



THE ABOVE DOES NOT LIE IN THE SPECIAL FLOOD HAZARD AREA PER FIRM MAP 01073C0441G FOR THE CITY OF LEEDS, JEFFERSON COUNTY, ALABAMA DATED 9/29/2006.

BOUNDARY SURVEY OF LOT 1, BLOCK 10 OF IDABURG SUBDIVISION, CITY OF LEEDS JEFFERSON COUNTY, ALABAMA		
DRAWN	DATE	LUKER AND COMPANY LAND SURVEYING DERROL D. LUKER P.O. BOX 305 PELL CITY, AL 35125 (205) 338-2425
	1/30/2020	
REVISIONS		
SCALE	lukerandco@gmail.com	
1" = 30'	STREET ADDRESS: 8349 1ST AVE, LEEDS, ALABAMA	

SA20-000008
BLAIR RESURVEY OF LOT 1 BLK 10 IDABURG
2500212013001000
AERIAL



SA20-000008
BLAIR RESURVEY OF LOT 1 BLK 10 IDABURG
2500212013001000
ZONING

