

# **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:** 

- 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.

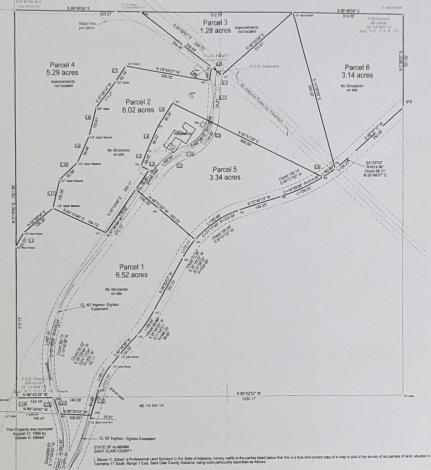
### **Legal Description**

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



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M	Date	Badics	Arc Lenoth	Tangent	Degree	Chord	Ch Bear	PC Tangent	PT Tangent
173	8'47'20"	484 65	Arc Length	Tangent 37.24	11'49'20"	74.27	S 7"38"45" W	3 12'02'25' W	3 3"15'05" W
CZ	27"54"34"	201.22	98.02	50 D0	28"28"27"	97.05	S 51"26"01" W	S 65°23'17" W	S 37'28'44" V
C3	62'08'12'	132.78	144 00	80.00	43"08"57"	137.05	S 34°19'11" W	S 3"15"05" W	S 65"23"17" W
CA.	4'43'59"	814.90	50.60	25.41	9,18,04,	50.78	N 55"54"A" E	N 58"10"42" E	N 53"32"43" E



Commercing is 177. Geor pipe found at the BW corner of the SE 14 the MW 144 of Section 14. Towards 15 Subs. Ramps 1 East, Sect Class County Autoreas, budge at the CHEST 15 SECTION 15 SECT

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the 1" spen pipes based at the MM contract of the SE 145 the WM 144 of Dection 14. Towards to 18 Seat Class County Authorises, being the POINT OF BEGINNONS, therein 5 Se<sup>2</sup> 455 \*\* Elector the Notify to a seal 14 Seat 16 Seat Class County Authorises, being the POINT OF BEGINNONS, therein 5 Se<sup>2</sup> 45 Seat Class County Authorises, being the Seat Class County Authorises County Class County Authorises County Class County

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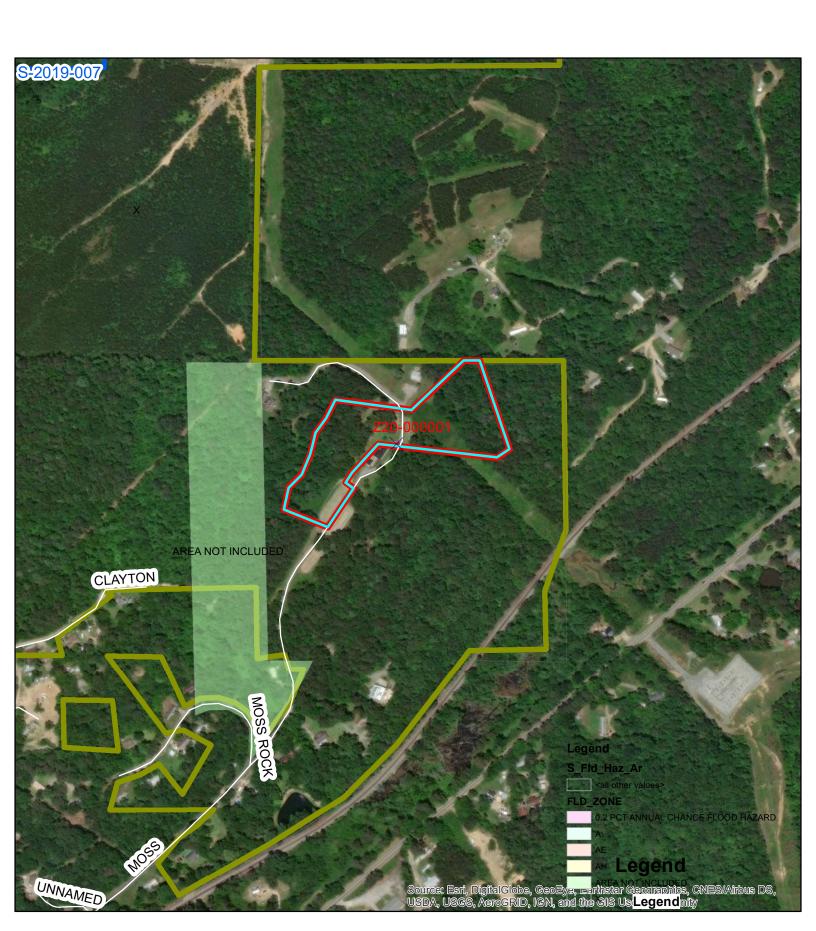
Commencing at 2T group tighe hand at the ME corner of the SET. MI the NM SA4 disclane 14. Towards 12 South, Range 1 Each, Eart Clair Courty Autonomy, bump to PORT OF ECCRAPNIX, bence in 164 4054 W doing the north line of each 14-14 for 374.37b at 107 refear FVM.
Models 110 Each Server 5 4-45 (1976 12 South Server) as 164 February 8 South Server 10 South Server 10

Commercing of a 1" coam pole board at the IMV commercing of the SEC 144 the IMV is not described. As Countries 17 South Burgers Exec. Spars Class Country Address, Two on 1 50°455°C W shorty the for the North Inner of seal 144. Bit or CS 67, thereon 8 50°720°C Execution (Countries of the Countries of the Countri

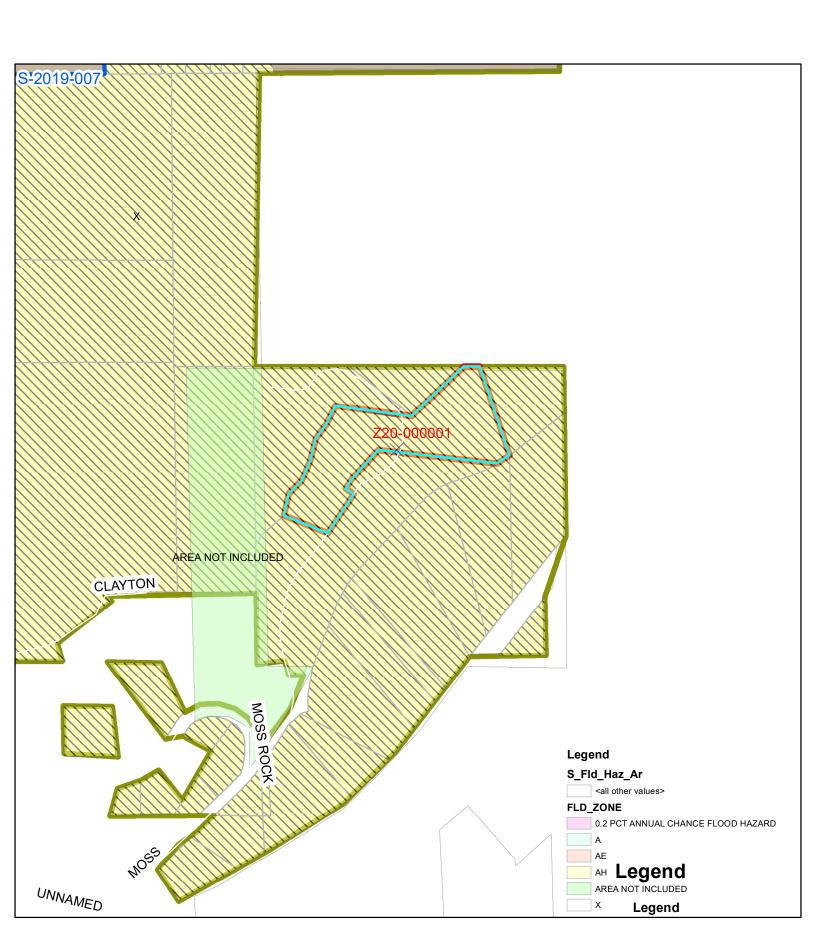
ADDITIONS OR DELETIONS TO SURVEY DRAWINGS BY ANY OTHER PE

As Built Survey Rolli Property 2300 Moss Avenue Leeds, Alabama As Built Survey Southeastern Surveyors Inc. 5160 Scenic View Drive Birmingham AL 35210 205-956-7125 Fax 956-7146

## Z20-000001 2606140002012000 2300 Moss Ave - Site Only AERIAL



## 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

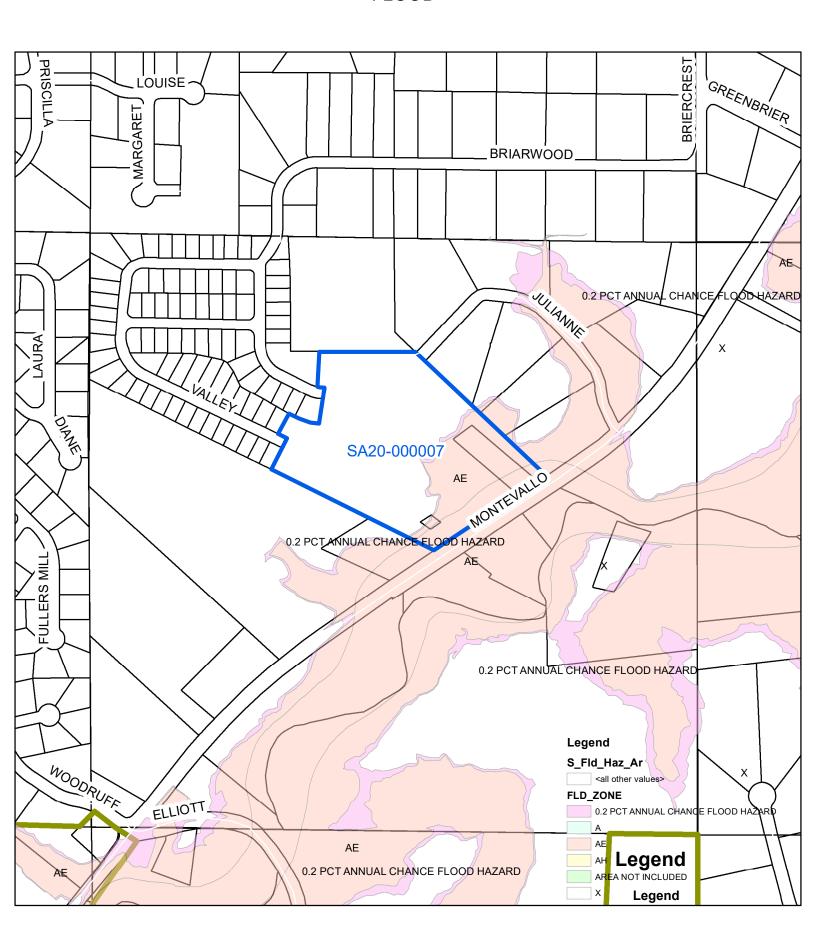
#### **Mailing Address:**

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

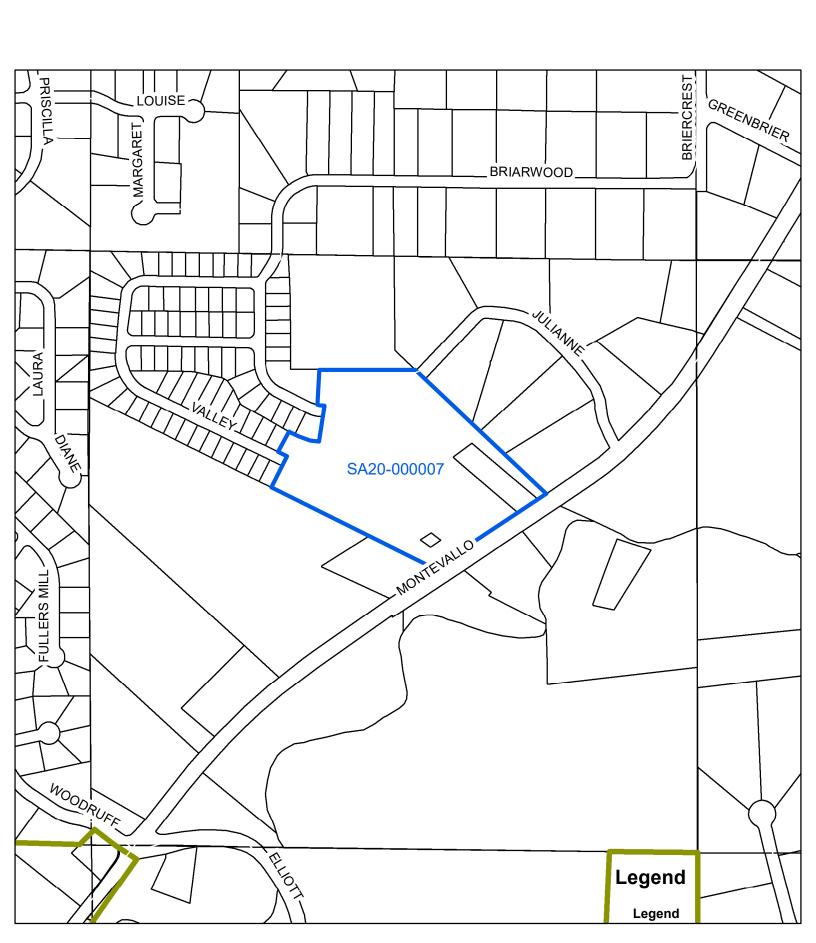
## SA20-000007 SPRING VALLEY PHASE 4 SECTOR 1 2500301001002000 1620 MONTEVALLO RD, U-1 AERIAL



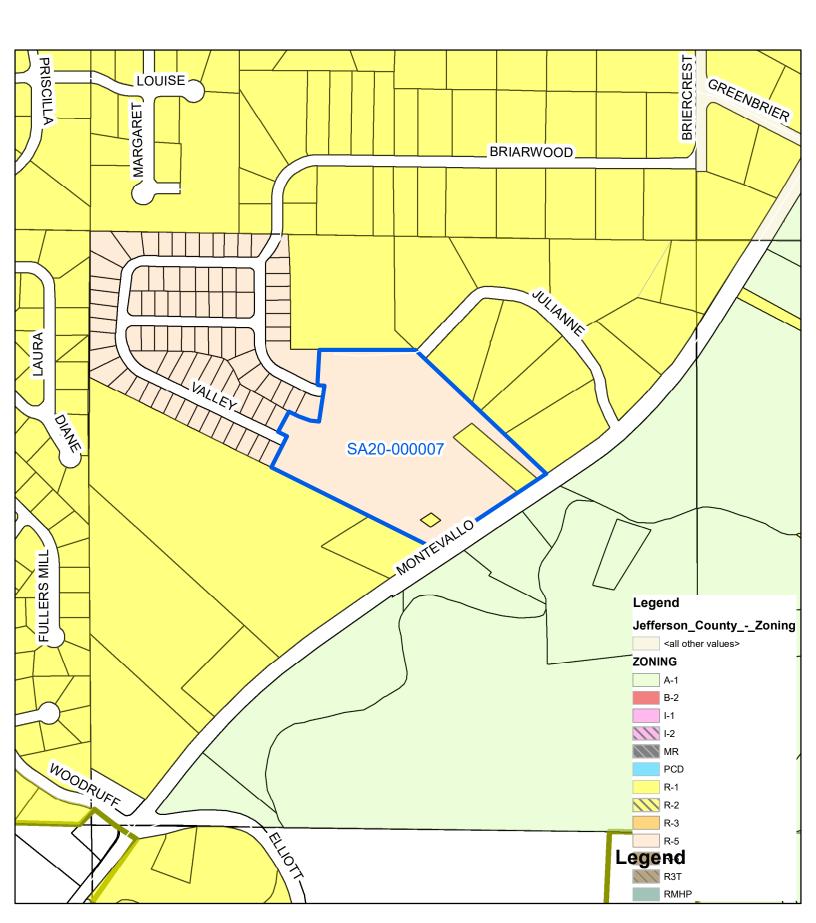
## SA20-000007 SPRING VALLEY PHASE 4 SECTOR 1 2500301001002000 1620 MONTEVALLO RD, U-1 FLOOD



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

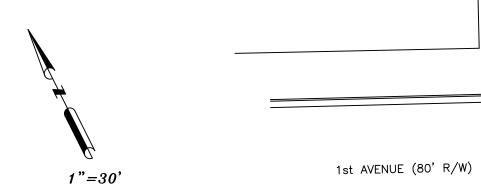


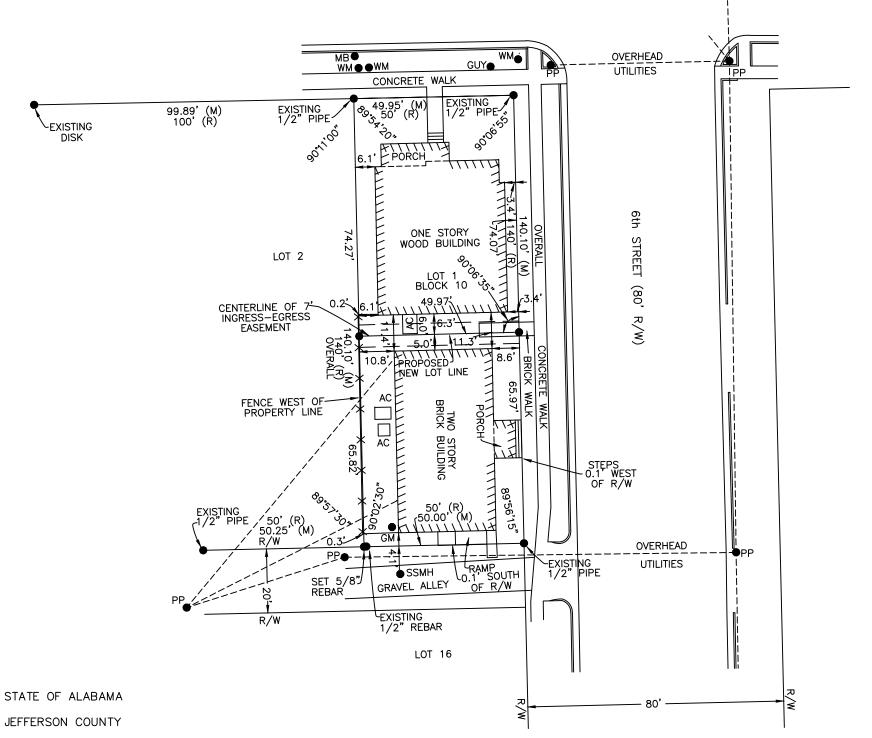
## SA20-000007 SPRING VALLEY PHASE 4 SECTOR 1 2500301001002000 1620 MONTEVALLO RD, U-1 ZONING



### File Attachments for Item:

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





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

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- 3. MB = MAIL BOX 4. AC = AIR CONDITIONER 5. PP = POWER POLE
- 5. PP = POWER POLICE6. GM = GAS METER7. (M) = MEASURED
- 8. (R) = RECORD

# REVISIONS

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

30'

Desch

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

No. 2306

PROFESSIONAL

LAND

BOUNDARY SURVEY OF LOT 1, BLOCK 10 OF IDABURG SUBDIVISION, CITY OF LEEDS JEFFERSON COUNTY, ALABAMA

60'

DRAWN
DATE
1/30/2020

REVISIONS

REVISIONS

DATE
LUKER AND COMPANY
LAND SURVEYING
DERROL D. LUKER
P.O. BOX 305
PELL CITY, AL 35125
(205) 338-2425

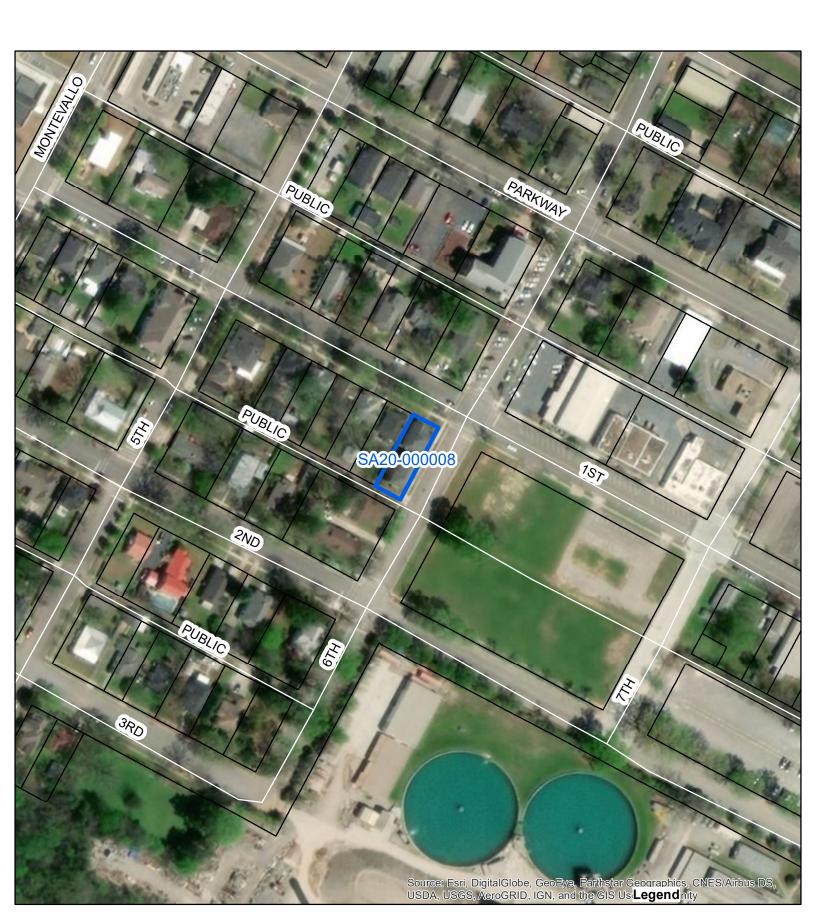
8349 1ST AVE, LEEDS, ALABAMA

SCALE | lukerandco@gmail.com | STREET ADDRESS:

90'

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.

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



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

