



# CITY OF LEEDS, ALABAMA

## PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

December 14, 2023 @ 5:00 PM

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### CALL TO ORDER:

### ROLL CALL:

### DETERMINATION OF QUORUM:

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

### OLD BUSINESS:

1. SA23-000012 - A request by MTTR Engineers, Inc., applicant, SHERIDAN SOUTH, LLC / JOHN R. FRAWLEY, JR., Owner, for a preliminary plat - PARKSTONE MEADOWS SUBDIVISION - 29 llots, located at 1198 MAPLEWOOD DR LEEDS AL 35094 (Site Only), TPID: 2500204002020000, Zoned: R-3, Multi-Family District, Jefferson County.

### NEW BUSINESS:

2. RA23-000004 - A request by Kenneth Dawkins, owner and applicant, to rezone a certain parcel of land from R-1, Single Family District to A-1, Agriculture District, located at 1901 Hawkins Rd, Leeds, AL 35094, TPID: 2500303000036000, Jefferson County.
3. SA23-000006 - A request by Gonzalez-Strength and Associates, Applicant, United States Steel, Owner, for a resurvey of Grand River Rex Lake Road, Parcel 3.2, located at 1155 Payton Way, Leeds, AL 35094, TPID: 2400244000001006, Jefferson County, B-2, General Business District.
4. SA23-000015 - A request by Heather May, Applicant, Cahaba Estates/Parkstone Communities, Owner to create two (2) additional lots within the mobile home park, located at 103 Madison Dr., Trussville, AL 35173, TPID 2400143000006000, Zoned RMHP - Residential Mobile Home Park - Jefferson County.

### PUBLIC ADDRESS:

### OTHER BUSINESS:

### 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.

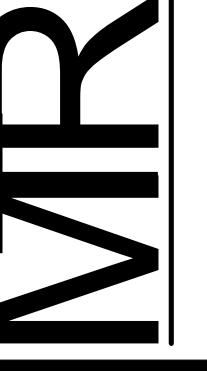
**File Attachments for Item:**

1. SA23-000012 - A request by MTTR Engineers, Inc., applicant, SHERIDAN SOUTH, LLC / JOHN R. FRAWLEY, JR., Owner, for a preliminary plat - PARKSTONE MEADOWS SUBDIVISION - 29 llots, located at 1198 MAPLEWOOD DR LEEDS AL 35094 (Site Only), TPID: 2500204002020000, Zoned: R-3, Multi-Family District, Jefferson County.

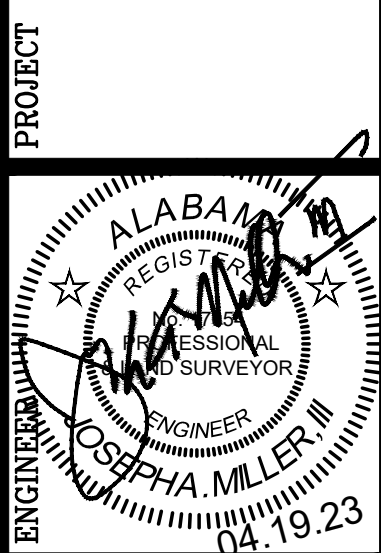
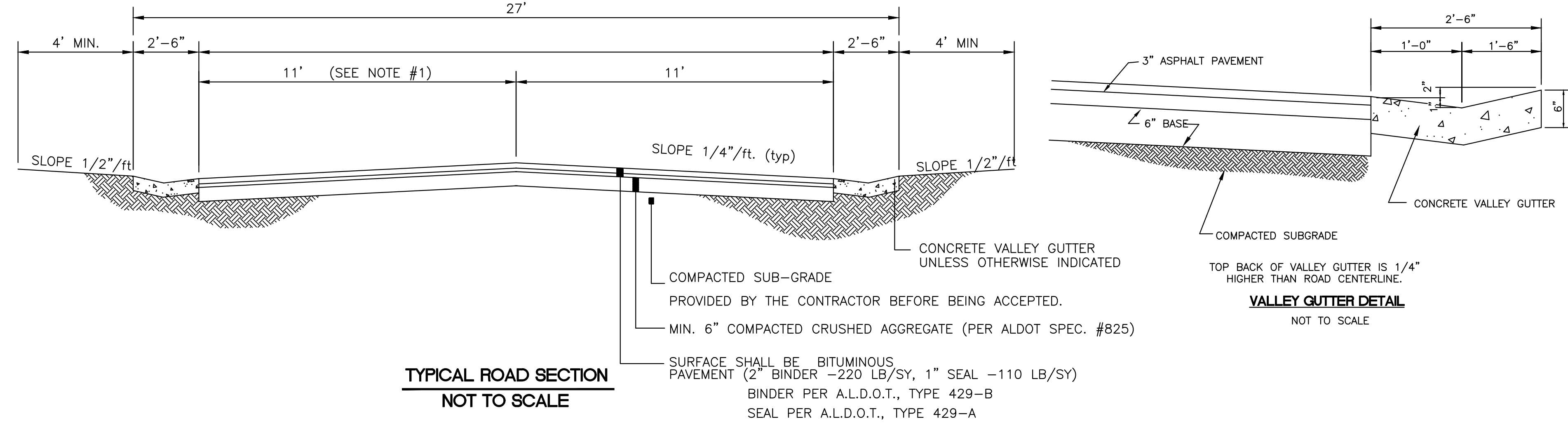
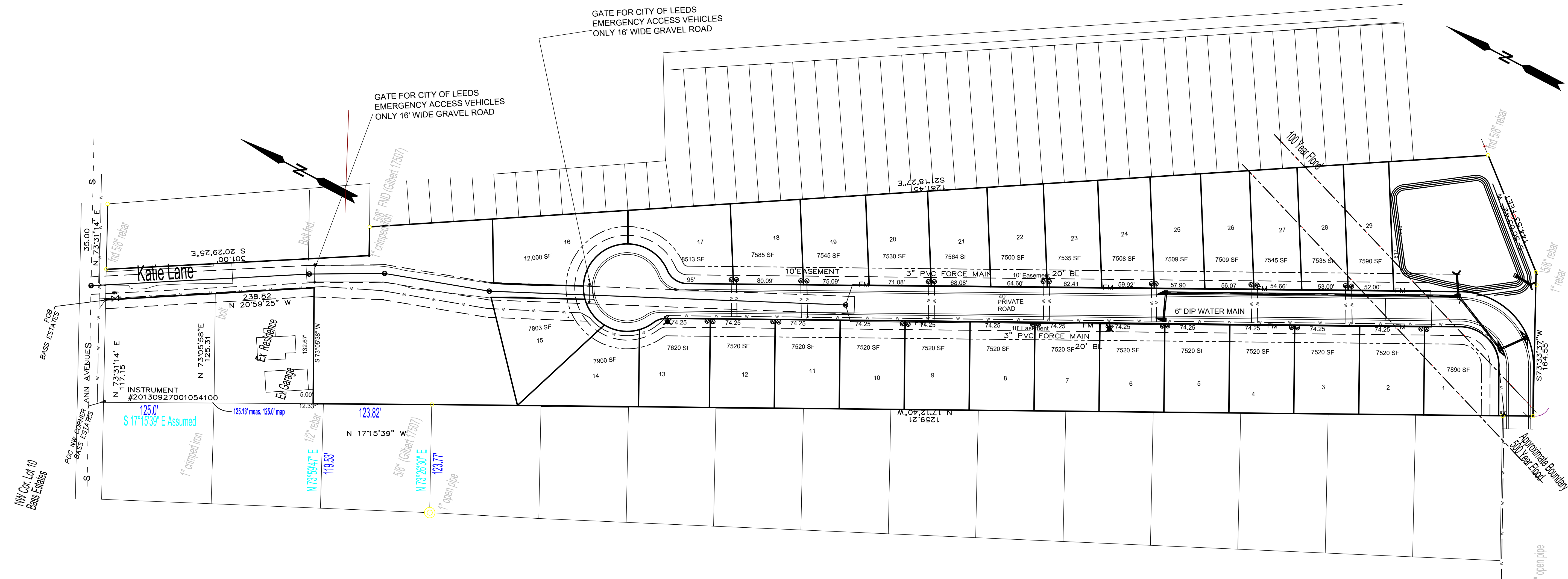
**Owner / Developer:**  
 Steve French  
 Parkstone Meadows, LLC,  
 1309 Coffeen Avenue, Suite 1200  
 Sheridan, Wyoming, 82801

**Engineer:**  
 Joseph A. Miller, III  
 MTTR ENGINEERS, INC.  
 CONSULTING ENGINEERS-LAND SURVEYORS  
 3 RIVERCHASE RIDGE, HOOVER, AL.  
 Hoover, AL. 35244

**MTTR ENGINEERS, INC.**  
 CONSULTING ENGINEERS-LAND SURVEYORS  
 3 RIVERCHASE RIDGE  
 HOOVER, AL. 35244  
 TELEPHONE: (205) 969-0444



**PRELIMINARY PLAN**  
 PARKSTONE MEADOWS  
 KATIE LANE  
 LEEDS ALABAMA  
**Parkstone Meadows, LLC,**  
 Sheridan, Wyoming, 82801



DATE	REVISIONS

JOB NO.:  
 SUBDIVISIONS:  
 FILE NAME: PARKSTONE MEADOWS SUB. 07.27.22  
 DATE: 04.18.23  
 DRAWN: JAM III  
 CHECKED: JAM III  
 SCALE: 1"=60'  
 SHEET

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**NOTICE OF PUBLIC HEARING**

**City of Leeds, Alabama**  
**Planning and Zoning Commission**

**Application for Subdivision**  
**PARKSTONE MEADOWS SUBDIVISION**

**APPLICATION**

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "PARKSTONE MEADOWS SUBDIVISION". This proposed subdivision consists of 29.

**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

<b>CASE #:</b>	SA23-000012
<b>APPLICANT NAME:</b>	
<b>PROPERTY OWNER:</b>	SHERIDAN SOUTH, LLC / JOHN R. FRAWLEY, JR.
<b>TAX PARCEL ID#S:</b>	2500204002020000
<b>CASE ADDRESS:</b>	1198 MAPLEWOOD DR; 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: 10/12/2023  
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](mailto:development@leedsalabama.gov)

**Mailing Address:**

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

**File Attachments for Item:**

2. RA23-000004 - A request by Kenneth Dawkins, owner and applicant, to rezone a certain parcel of land from R-1, Single Family District to A-1, Agriculture District, located at 1901 Hawkins Rd, Leeds, AL 35094, TPID: 2500303000036000, Jefferson County.

**NOTICE OF PUBLIC HEARING**

City of Leeds, Alabama  
 Planning and Zoning Commission

**Application for Rezoning**

**Site Addresses: 1901 HAWKINS RD LEEDS, AL 35094**

**APPLICATION**

This request for zoning change is initiated by DAWKINS KENNETH W. The City of Leeds Planning & Zoning Commission will consider the Request to Rezone from R-1, Single Family District to A-1, Agriculture District. The applicant wishes to have a horse for the grandkids and the property was previously zoned A-1, Agriculture District..

**PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission is an advisory body to the City of Leeds City Council. The recommendation of the Planning and Zoning Commission is non-binding and final determination of this request for rezoning is vested solely with the City Council.

<b>CASE #:</b>	RA23-000004
<b>PROPERTY OWNERS:</b>	DAWKINS KENNETH W
<b>TAX PARCEL IDs:</b>	2500303000036000
<b>SITE ADDRESSES:</b>	1901 HAWKINS RD; 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: 12/14/2023  
 Time: 5:00 p.m.  
 Place: Leeds Annex Meeting Room  
 1412 9th Street  
 Leeds, AL 35094

**Public Information:** Any interested persons or their representative may appear at the meeting and comment on the application - Comments are limited to two (2) minutes. 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:** 205-699-0943  
**E-mail:** bwatson@leedsalabama.gov

**Mailing Address:**

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

SEND TAX NOTICE TO:

Kenneth W. Dawkins

2018 Montevillo Rd, Leeds AL 35094

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This instrument was prepared by:

VERNON N. SCHMITT, ATTORNEY AT LAW

P. O. BOX 521, LEEDS, AL 35094

Warranty Deed

200601 / 5468

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of SEVENTY-NINE THOUSAND AND NO/100 (\$79,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Ronald Muir, a married person, Richard Muir, a married person, Marvin R. Muir, a married person, and Cindy Muir Davis, a married person, all being the heirs of Geraldine Muir, deceased, (herein referred to as GRANTOR, whether one or more), do grant, bargain, sell, and convey unto Kenneth W. Dawkins, (herein referred to as GRANTEE, whether one or more), the following described real estate, situate in Jefferson County, Alabama, to-wit:

Part of the South Half of the SW 1/4 of Section 30, Township 17 South, Range 1 East, situate in Jefferson County, Alabama, more particularly described as follows: Begin at the north-west corner of the SW 1/4 of the SW 1/4 of said Section 30, and run thence southwardly along the west line thereof for a distance of 200 feet, thence turn an angle of 77 degrees 15 minutes to the left and run southeastwardly for a distance of 1407.90 feet, thence turn an angle of 109 degrees to the right and run southwardly for a distance of 28.56 feet to the point of beginning of the tract herein described, from the point of beginning thus obtained continue southwardly along the same course last described for a distance of 148.16 feet, thence turn an angle of 93 degrees 15 minutes to the right and run northwestwardly for a distance of 218.75 feet, thence turn an angle of 90 degrees to the left and run southwestwardly for a distance of 200 feet, thence turn an angle of 90 degrees to the right and run northwestwardly for a distance of 336.75 feet, thence turn an angle of 66 degrees 08 minutes to the right and run northwardly for a distance of 115.22 feet, run thence eastwardly in a straight line for a distance of 641.40 feet, to the point of beginning, less and except that part of the above described tract included within the right of way of the public road running in a northerly and southerly direction across the east side thereof

The property described herein is not the homestead of the Grantor or the Grantor's spouse.

TO HAVE AND TO HOLD unto the said GRANTEE his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

## JeffersonCountyParcels - PID and Owner Information (37)

ParcelNo	OWNERNAME	PROP_MAIL	City Configured	State Configured	ZIP_MAIL
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25 00 30 3 0	BROWN VAN	335 POOLE	LEEDS,	AL	35094
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25 00 30 3 0	DAWKINS KE	2018 MONTE	LEEDS,	AL	35094-3724
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25 00 30 3 0	JONES EDW	2329 MONR	IRONDALE,	AL	35210
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25 00 30 3 0	SOUTHERN	1689 SOUTHE	LEEDS,	AL	35094
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25 00 30 3 0	PALMER LAU	342 POOL DF	LEEDS,	AL	35094-3880
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25 00 30 3 0	BEARINGTOI	2034 LITTLE	HOOVER,	AL	35216
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25 00 30 3 0	WREN WALT	6539 HAWKS	LEEDS,	AL	35094-8100
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25 00 30 3 0	MOORE JR P	338 POOL DF	LEEDS,	AL	35094
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25 00 30 3 0	NAVARRETE	2044 MONTE	LEEDS,	AL	35094
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25 00 30 3 0	VALADEZ EN	3680 HWY 1	PELHAM,	AL	35124
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25 00 30 3 0	JONES EDW	2329 MONR	IRONDALE,	AL	35210
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25 00 30 3 0	LEWIS DONE	6521 HAWKS	LEEDS,	AL	35094-8100
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25 00 30 3 0	SMITH JERRY	6527 HAWKS	LEEDS,	AL	35094
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25 00 30 3 0	CAMPOS FR	6533 HAWKS	LEEDS,	AL	35094-8100
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Approximate location of barn

Existing house to be removed and new house constructed in approximate footprint

335

343

2030

2018

2036

HAWKINS RD

HAWKINS RD

EVALLO RD

POOL DR

1959

1959

2000

6533

6539

600

**File Attachments for Item:**

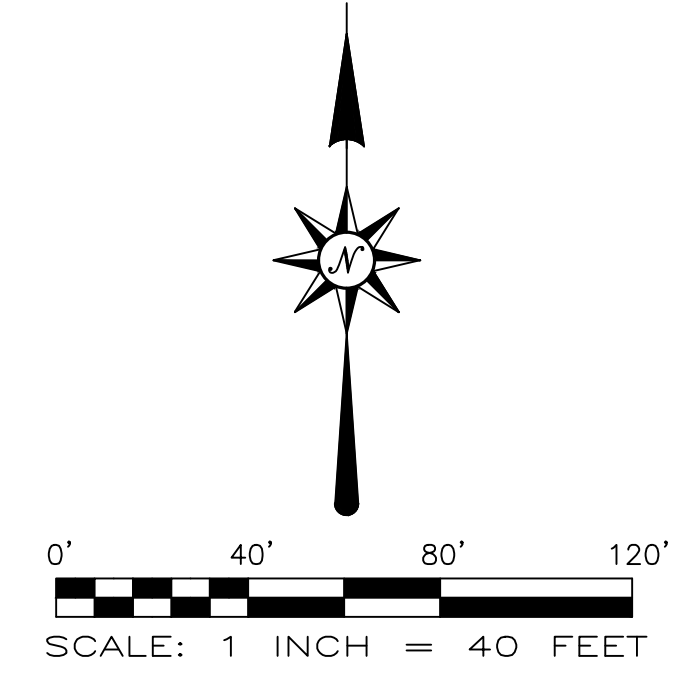
3. SA23-000006 - A request by Gonzalez-Strength and Associates, Applicant, United States Steel, Owner, for a resurvey of Grand River Rex Lake Road, Parcel 3.2, located at 1155 Payton Way, Leeds, AL 35094, TPID: 2400244000001006, Jefferson County, B-2, General Business District.

LEGEND	
■	FOUND CONCRETE MONUMENT
●	IRON PIN FOUND
●	IRON PIN SET (5/8" REBAR w/CAP)
○	CALCULATED POINT
—	RIGHT OF WAY
(R)	MAP BOOK 238 PAGE 100

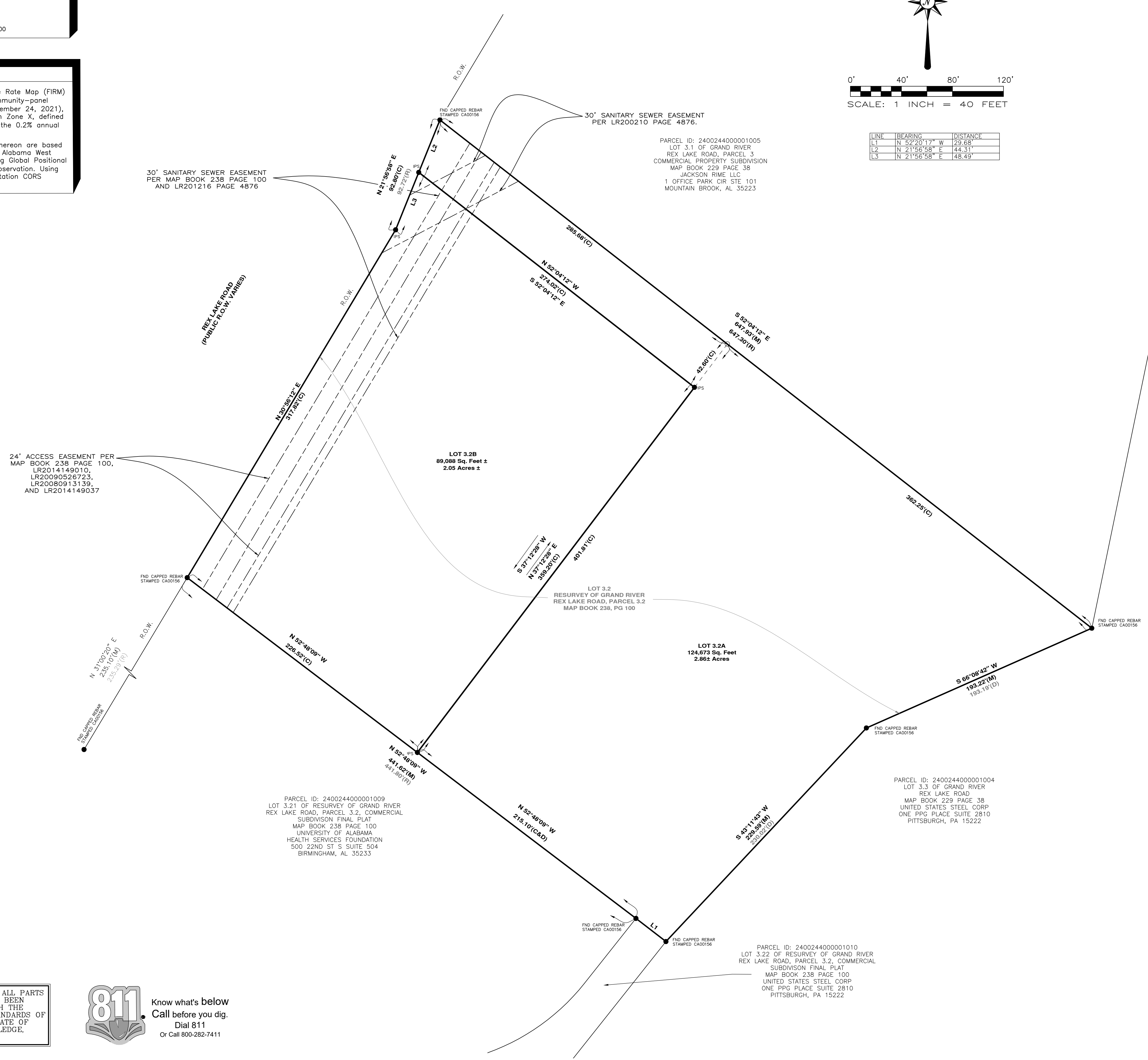
**NOTES**

1. According to the Flood Insurance Rate Map (FIRM) for the City of Leeds, Alabama (community-panel number 010125 0437 H, dated September 24, 2021), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."

2. North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by RTK observation. Using the Alabama Department of Transportation CORS Network (IMAX).



LINE	BEARING	DISTANCE
L1	N 52°20'17" W	29.68'
L2	N 21°56'58" E	44.31'
L3	N 21°56'58" E	48.49'



STATE OF ALABAMA  
JEFFERSON COUNTY

The undersigned, Derek S. Meadows, a Registered Land Surveyor in the State of Alabama hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said owners; that this plat or map is a true and correct map of lands shown therein and known as JACKSON HOSPITALITY SERVICES RESURVEY OF GRAND RIVER REX LAKE ROAD, PARCEL 3.2, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys, and public grounds, giving the bearings length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey and that iron pins have been installed at all lot corners and curve points as shown and designated by small solid circles on said plat or map and that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama to the best of my knowledge and belief. Said owners also certify that they are the owners of said lands and that the same are not subject to a mortgage.

SURVEYOR: GONZALEZ - STRENGTH & ASSOC., INC.  
By: Derek S. Meadows, Reg. No. 29996

OWNER: UNITED STATES STEEL CORPORATION  
By: Jammie Cowden

DATED: \_\_\_\_\_, 2023.

ITS: \_\_\_\_\_  
DATED: \_\_\_\_\_, 2023.

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Derek S. Meadows, whose name is signed to the foregoing certificate as surveyor and who is known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA  
\_\_\_\_\_ COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that \_\_\_\_\_, whose name is signed to the foregoing certificate as owner and who are known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, they executed same voluntarily as such individual with full authority therefor.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
City of Leeds Planning & Zoning Commission

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
City of Leeds Water Works Board

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Director of Environmental Services

Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right of Way or Easement boundaries after this date may void this approval.

## FINAL PLAT

# JACKSON HOSPITALITY SERVICES RESURVEY OF GRAND RIVER REX LAKE ROAD, PARCEL 3.2

BEING A RESURVEY OF RESURVEY OF GRAND RIVER REX LAKE ROAD, PARCEL 3.2, COMMERCIAL SUBDIVISION FINAL PLAT AS RECORDED IN MAP BOOK 238, PAGE 100 IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA.

Prepared by:

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
ENGINEERING, LAND PLANNING, & SURVEYING  
1550 WOODS OF RIVERCHASE DRIVE SUITE 200  
HOOPER, ALABAMA 35244  
PHONE: (205) 942-2486  
FAX: (205) 942-3033  
Gonzalez-Strength.com

I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN THE ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

**811** Know what's below  
Call before you dig.  
Dial 811  
Or Call 800-282-7411

PARCEL ID: 240024400001010  
LOT 3.22 OF RESURVEY OF GRAND RIVER  
REX LAKE ROAD, PARCEL 3.2, COMMERCIAL  
SUBDIVISION FINAL PLAT  
MAP BOOK 238 PAGE 100  
UNITED STATES STEEL CORP  
ONE PPG PLACE SUITE 2810  
PITTSBURGH, PA 15222

PARCEL ID: 240024400001009  
LOT 3.21 OF RESURVEY OF GRAND RIVER  
REX LAKE ROAD, PARCEL 3.2, COMMERCIAL  
SUBDIVISION FINAL PLAT  
MAP BOOK 238 PAGE 100  
UNIVERSITY OF ALABAMA  
HEALTH SERVICES FOUNDATION  
500 22ND ST S SUITE 504  
BIRMINGHAM, AL 35235

PARCEL ID: 240024400001004  
LOT 3.3 OF GRAND RIVER  
REX LAKE ROAD  
MAP BOOK 229 PAGE 38  
UNITED STATES STEEL CORP  
ONE PPG PLACE SUITE 2810  
PITTSBURGH, PA 15222

**File Attachments for Item:**

4. SA23-000015 - A request by Heather May, Applicant, Cahaba Estates/Parkstone Communities, Owner to create two (2) additional lots within the mobile home park, located at 103 Madison Dr., Trussville, AL 35173, TPID 2400143000006000, Zoned RMHP - Residential Mobile Home Park - Jefferson County.

