



# CITY OF LEEDS, ALABAMA

## PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

August 12, 2021 @ 5:00 PM

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### CALL TO ORDER:

### ROLL CALL:

### DETERMINATION OF QUORUM:

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

### OLD BUSINESS:

### NEW BUSINESS:

1. SA21-000011 - FINAL PLAT - SPRING VALLEY - 1620 MONTEVALLO RD - TPID 2500301001002000 - JEFFERSON COUNTY
2. SA21-000009 - SOUTHERN TRACE SECTOR 5 - ENGINEERING DESIGN GROUP, APPLICANT - WELLINGTON DEVELOPMENT, OWNER - THIRTY-SIX (36) LOTS - PRELIMINARY PLAT - 669 SOUTHERN TRACE PKWY, LEEDS, AL 35094, TPID 2500303000038000
3. RA21-000005 - A request by Gregory Consultants Inc, Owner, Matthew Gregory to rezone a parcel at 1615 Ashville Rd, 35094 - TPID 2605150001026002 - from B-2, General Business District to I-1, Light Industrial District to allow for climate-controlled storage.
4. RA21-000003 - A REQUEST BY ENGINEERING DESIGN GROUP TO REZONE CERTAIN PARCELS FROM R-1, SINGLE FAMILY DISTRICT TO R-5, GARDEN HOME DISTRICT AT 850 WOOD TRACE CIR (SITE ONLY) TPID: 2500302000003000; 2400251000001008; 2400251000001003; AND 2500302000004000, JEFFERSON COUNTY
5. RA21-000004 - A REQUEST BY ENGINEERING DESIGN GROUP TO REZONE CERTAIN PARCEL(S) FROM A-1, AGRICULTURE DISTRICT TO R-5, GARDEN HOEM DISTRICT AT 6396 ZEIGLER RD (SITE ONLY) - TPID 2400254000002000 - 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. SA21-000011 - FINAL PLAT - SPRING VALLEY - 1620 MONTEVALLO RD - TPID  
2500301001002000 - JEFFERSON COUNTY

**NOTICE OF PUBLIC HEARING**

City of Leeds, Alabama  
 Planning and Zoning Commission

Application for Subdivision  
Spring Valley Phase IV Sec II

**APPLICATION**

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "Spring Valley Phase IV Sec II" - Final Plat. This proposed subdivision consists of 22.

**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>	SA21-000011
<b>APPLICANT NAME:</b>	Christal Grammer
<b>PROPERTY OWNER:</b>	SPRING VALLEY LLC
<b>TAX PARCEL ID#S:</b>	2500301001002000
<b>CASE ADDRESS:</b>	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: 07/19/2021  
 Time: 5:00 p.m.  
 Place: Leeds Annex Meeting Room  
 1412 9th St  
 Leeds, AL 35094

**Public Information:** Any interested persons or their representatives 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

**Mailing Address:**

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



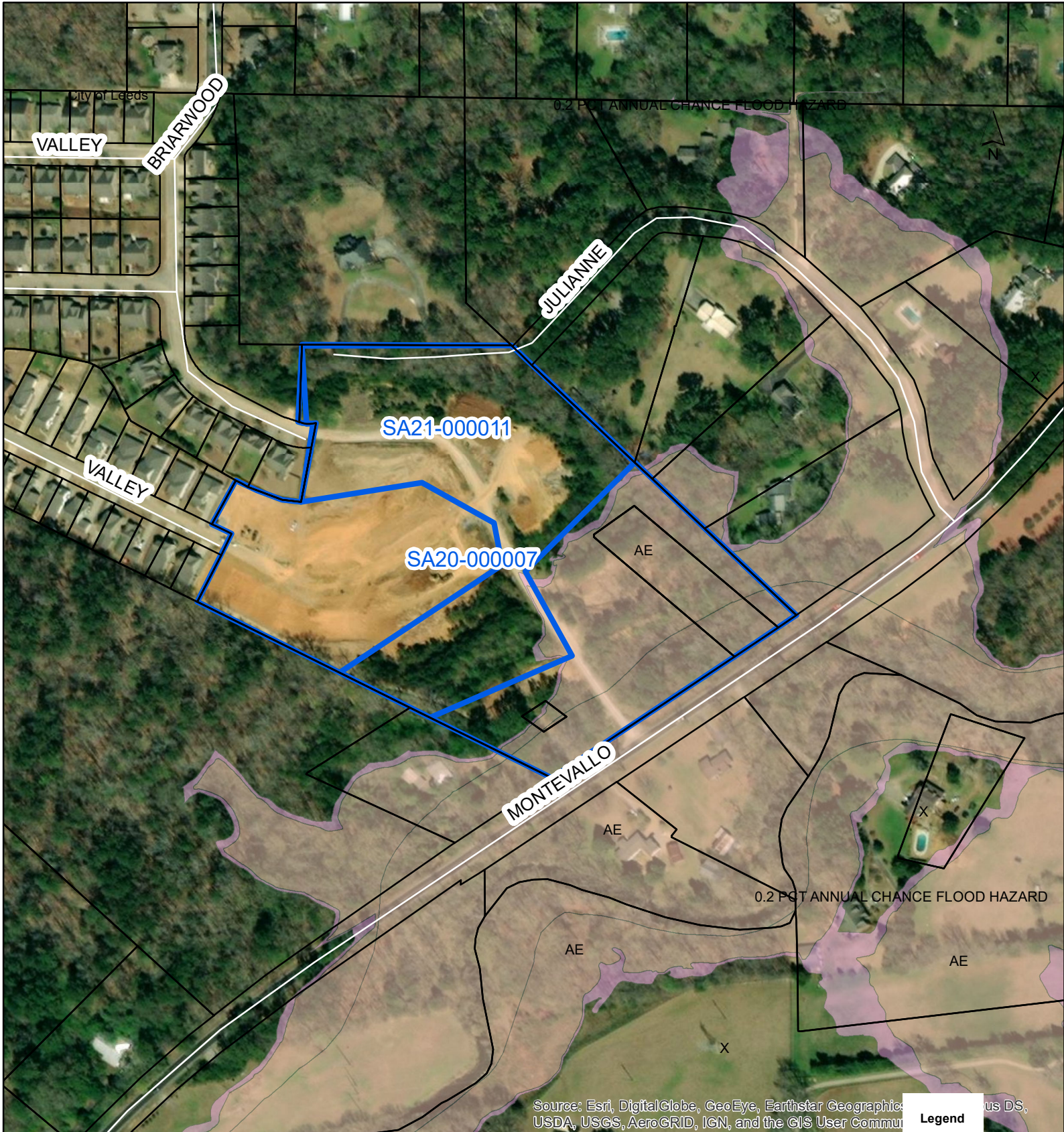
SA21-000011  
MTTR ENGINEERS  
1620 MONTEVALLO RD  
PART OF 2500301001002000  
AERIAL



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographic, USDA, USGS, AeroGRID, IGN, and the GIS User Commu

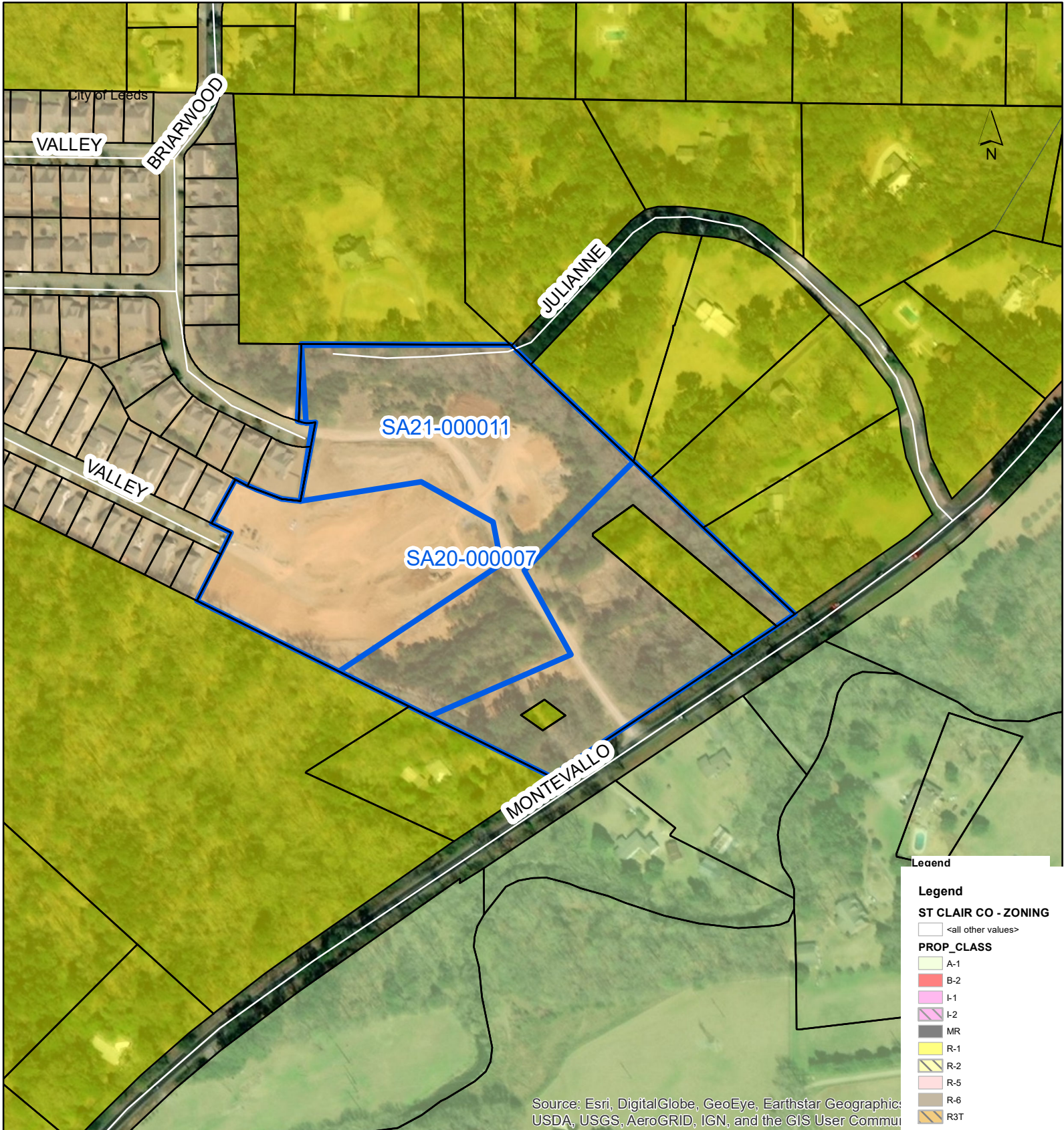


SA21-000011  
MTTR ENGINEERS  
1620 MONTEVALLO RD  
PART OF 2500301001002000  
FLOOD





SA21-000011  
MTTR ENGINEERS  
1620 MONTEVALLO RD  
PART OF 2500301001002000  
ZONING



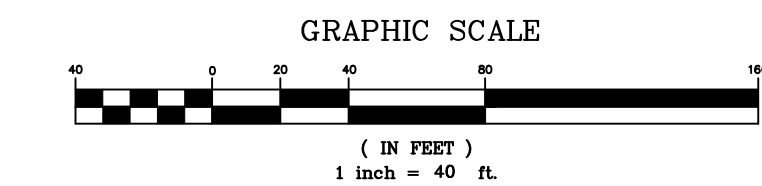
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographic, USDA, USGS, AeroGRID, IGN, and the GIS User Commu



# As Built Utility Survey SPRING VALLEY PH IV SECTOR II

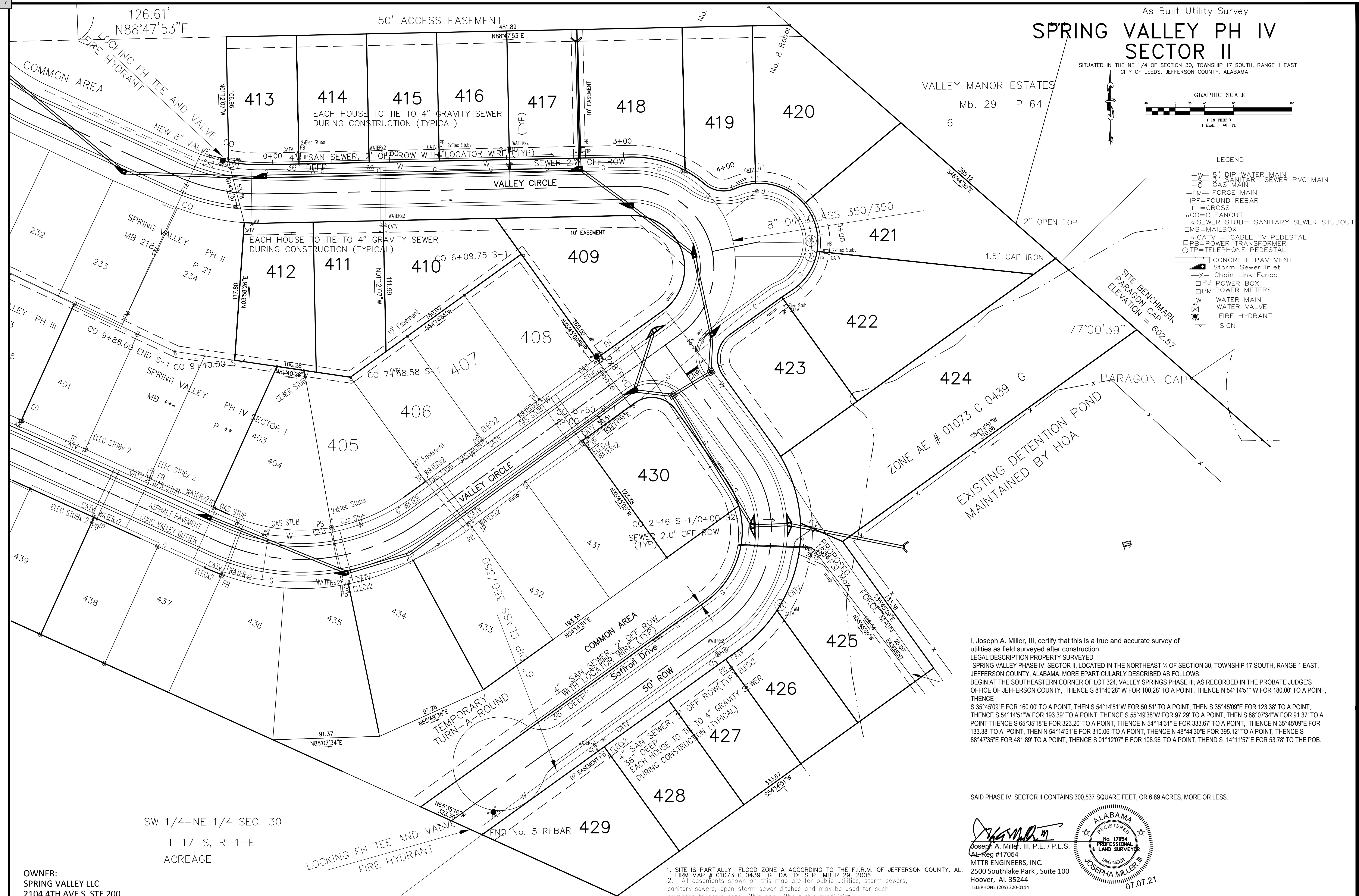
SITUATED IN THE NE 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 1 EAST  
CITY OF LEEDS, JEFFERSON COUNTY, ALABAMA

VALLEY MANOR ESTATES  
Mb. 29 P 64  
6



### LEGEND

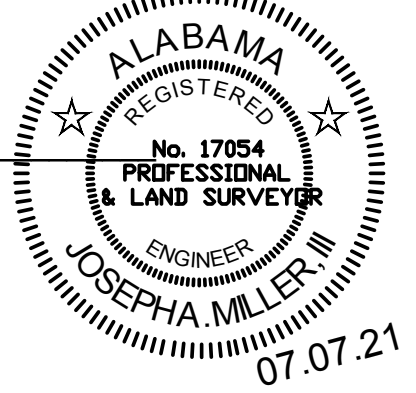
- W- 8" DIP WATER MAIN
- S- 8" SANITARY SEWER PVC MAIN
- G- GAS MAIN
- FM- FORCE MAIN
- IPF=FOUND REBAR
- + =CROSS
- oCO=CLEANOUT
- oSEWER STUB= SANITARY SEWER STUBOUT
- oMB=MAILBOX
- oCATV = CABLE TV PEDESTAL
- oPB=POWER TRANSFORMER
- oTP=TELEPHONE PEDESTAL
- CONCRETE PAVEMENT
- Storm Sewer Inlet
- X- Chain Link Fence
- oPB POWER BOX
- oPM POWER METERS
- W- WATER MAIN
- WV- WATER VALVE
- FH- FIRE HYDRANT
- S- SIGN



I, Joseph A. Miller, III, certify that this is a true and accurate survey of utilities as field surveyed after construction.  
LEGAL DESCRIPTION PROPERTY SURVEYED  
SPRING VALLEY PHASE IV, SECTOR II, LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 1 EAST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHEASTERN CORNER OF LOT 324, VALLEY SPRINGS PHASE III, AS RECORDED IN THE PROBATE JUDGE'S OFFICE OF JEFFERSON COUNTY, THENCE S 81°40'28" W FOR 100.28' TO A POINT, THENCE N 54°14'51" W FOR 180.00' TO A POINT, THENCE S 35°45'09" E FOR 160.00' TO A POINT, THEN S 54°14'51" W FOR 50.51' TO A POINT, THEN S 35°45'09" E FOR 123.38' TO A POINT, THENCE S 54°14'51" W FOR 193.39' TO A POINT, THENCE S 55°49'38" W FOR 97.29' TO A POINT, THEN S 88°07'34" W FOR 91.37' TO A POINT THENCE S 65°35'18" E FOR 323.20' TO A POINT, THENCE N 54°14'31" E FOR 333.67' TO A POINT, THENCE N 35°45'09" E FOR 133.38' TO A POINT, THEN N 54°14'51" E FOR 310.06' TO A POINT, THENCE N 48°44'30" E FOR 395.12' TO A POINT, THENCE S 88°47'35" E FOR 481.89' TO A POINT, THENCE S 01°12'07" E FOR 108.96' TO A POINT, THENCE S 14°11'57" E FOR 53.78' TO THE POB.

SAID PHASE IV, SECTOR II CONTAINS 300,537 SQUARE FEET, OR 6.89 ACRES, MORE OR LESS.

Joseph A. Miller, III, P.E. / P.L.S.  
AL Reg #17054  
MITR ENGINEERS, INC.  
2500 Southlake Park, Suite 100  
Hoover, AL 35244  
TELEPHONE (205) 320-0114



1. SITE IS PARTIALLY FLOOD ZONE A ACCORDING TO THE F.I.R.M. OF JEFFERSON COUNTY, AL. FIRM MAP # 01073 C 0439 G DATED: SEPTEMBER 29, 2006
2. All easements shown on this map are for public utilities, storm sewers, sanitary sewers, open storm sewer ditches and may be used for such purposes to serve both within and without this subdivision
3. ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.
4. DATE OF SURVEY: 07.07.21
5. FIELD WORK JBC 06.16.21

OWNER:  
SPRING VALLEY LLC  
2104 4TH AVE S, STE 200  
BIRMINGHAM, AL 35233  
Steve Mobley, Member

SW 1/4-NE 1/4 SEC. 30  
T-17-S, R-1-E  
ACREAGE

MTR ENGINEERS, INC.  
 CONSULTING ENGINEERS-LAND SURVEYORS  
 2500 Southlake Park, Suite 100  
 Hoover, AL 35244  
 TELEPHONE (205) 320-0114

MTR  
 MILLER • THOMPSON • TAYLOR • RANSOM

As Built Utility Survey  
 SPRING VALLEY PH IV  
 SECTOR II  
 SITUATED IN THE NE 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 1 EAST  
 CITY OF LEEDS, JEFFERSON COUNTY, ALABAMA

DATE	REVISIONS

JOB NO: 00-0013  
 FILE NAME VALLEY SPRING VALLEY  
 DATE: 07.07.21  
 DRAWN: BSP/JAM III  
 CHECKED: JAM III  
 SCALE: 1" = 50'  
 SHEET: 01



**File Attachments for Item:**

2. SA21-000009 - SOUTHERN TRACE SECTOR 5 - ENGINEERING DESIGN GROUP,  
APPLICANT - WELLINGTON DEVELOPMENT, OWNER - THIRTY-SIX (36) LOTS -  
PRELIMINARY PLAT - 669 SOUTHERN TRACE PKWY, LEEDS, AL 35094, TPID  
2500303000038000

# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
 Planning and Zoning Commission

## Application for Subdivision WELLINGTON DEVELOPMENT CORP

### APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "Southern Trace Sector 5". This proposed subdivision consists of 36.

### 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>	SA21-000009
<b>APPLICANT NAME:</b>	Joe Schifano
<b>PROPERTY OWNER:</b>	WELLINGTON DEVELOPMENT CORP
<b>TAX PARCEL ID#S:</b>	2500303000038000
<b>CASE ADDRESS:</b>	669 SOUTHERN TRACE PKWY; 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: 05/13/2021  
 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.

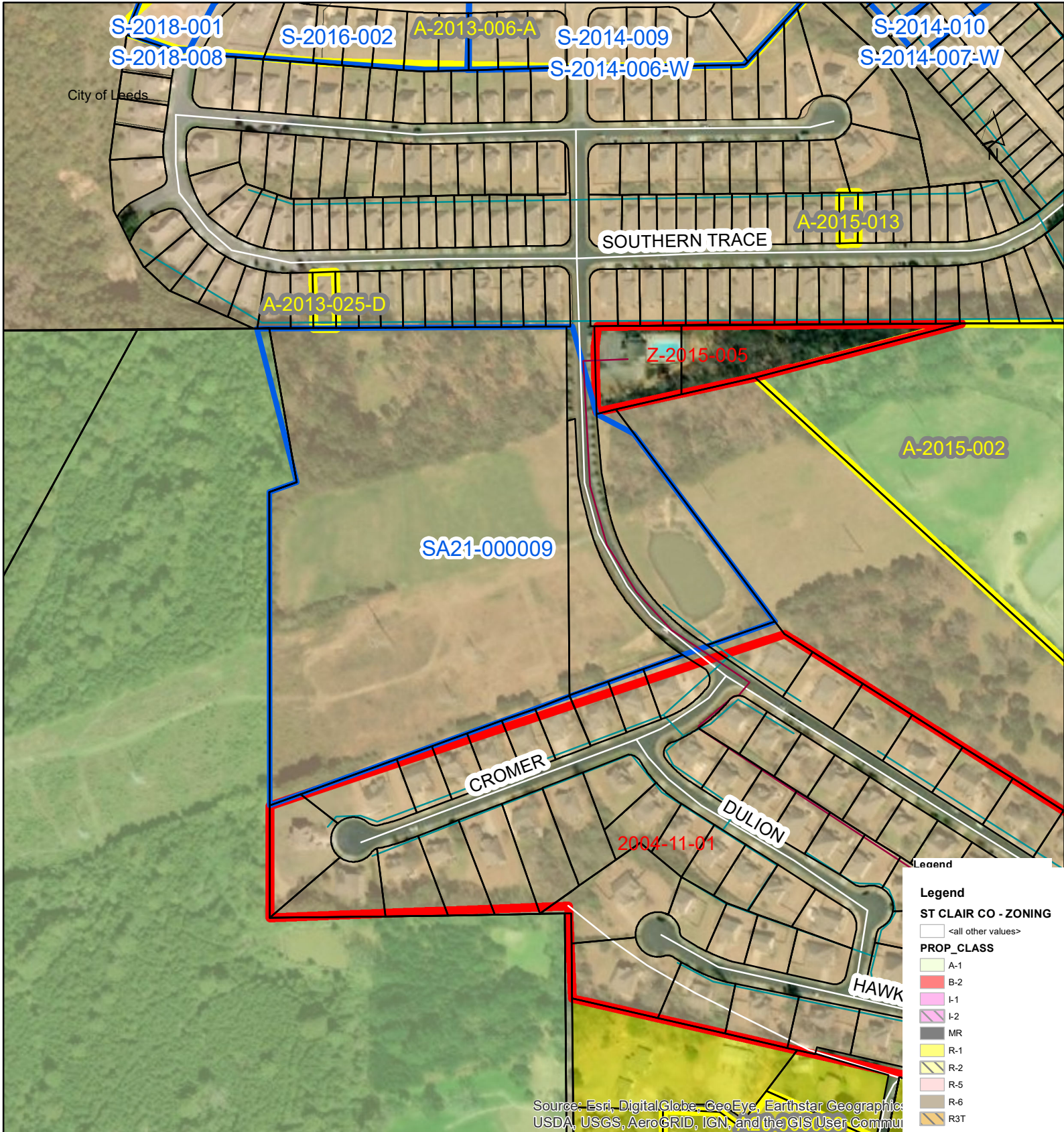
For more information about the application and related issues or to schedule an appointment:

**Contact Person:** Brad Watson      **Phone:** 205-699-0907  
**E-mail:** development@leedsalabama.gov

#### **Mailing Address:**

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

SA21-000009  
WELLINGTON DEVLEOPMENT  
669 SOUTHERN TRACE PKWY  
2500303000038000  
AERIAL



Legend

**ST CLAIR CO - ZONING**

<all other values>

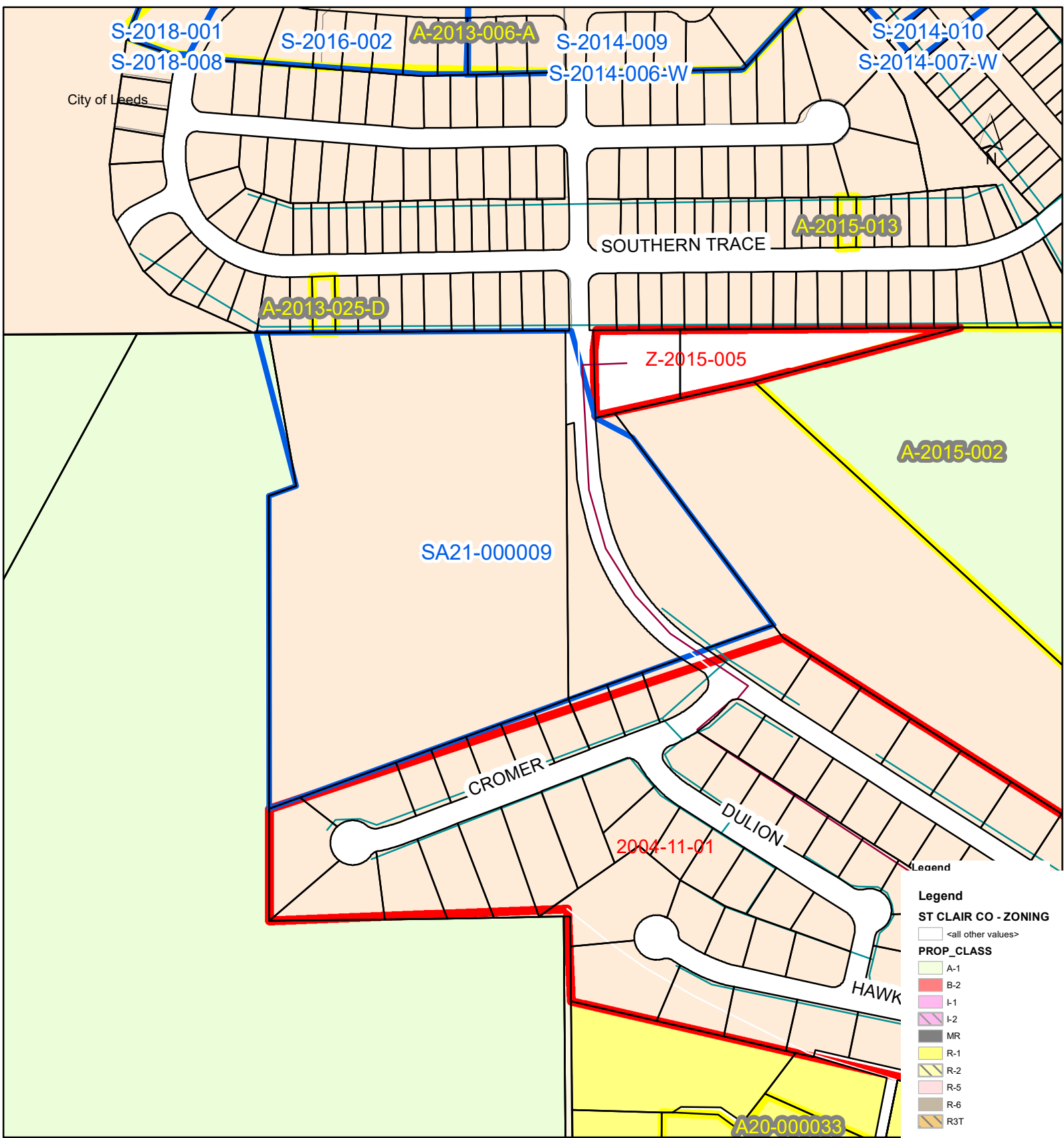
**PROP\_CLASS**

- A-1
- B-2
- I-1
- I-2
- MR
- R-1
- R-2
- R-5
- R-6
- R3T

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



# SA21-000009 WELLINGTON DEVLEOPMENT 669 SOUTHERN TRACE PKWY 2500303000038000 ZONING



Legend

ST CLAIR CO - ZONING

<all other values>

PROP\_CLASS

A-1	Light Green
B-2	Red
I-1	Pink
I-2	Purple
MR	Grey
R-1	Yellow
R-2	Light Blue
R-5	Light Orange
R-6	Dark Orange
R3T	Light Orange



- ① 24 00 25 1 000 016.000  
WATKINS BENNIE J  
6435 SOUTHERN TRACE DR  
LEEDS, AL 35094  
ZONING: R-5
- ② 24 00 25 1 000 015.000  
PORTERFIELD MARIANNE  
6439 SOUTHERN TRACE DR  
LEEDS, AL 35094  
ZONING: R-5
- ③ 24 00 25 1 000 014.000  
JONES EVAN M  
6445 SOUTHERN TRACE DR  
LEEDS, AL 35094  
ZONING: R-5
- ④ 24 00 25 1 000 013.000  
BARNEET AARON GEORGE  
6449 SOUTHERN TRACE DR  
LEEDS, AL 35094  
ZONING: R-5
- ⑤ 24 00 25 1 000 012.000  
CALVO EDUARDO &  
DOPORTO OLGA  
6455 SOUTHERN TRACE DR  
LEEDS, AL 35094  
ZONING: R-5
- ⑥ 24 00 25 1 000 011.000  
CRAIG TASIA  
6459 SOUTHERN TRACE DR  
LEEDS, AL 35094  
ZONING: R-5
- ⑦ 24 00 25 1 000 010.000  
STEWART MAGEE MARINA  
6465 SOUTHERN TRACE DR  
LEEDS, AL 35094  
ZONING: R-5
- ⑧ 24 00 25 1 000 009.000  
GOFORTH BILLY R & FRANCES G  
6469 SOUTHERN TRACE DR  
LEEDS, AL 35094  
ZONING: R-5
- ⑨ 24 00 25 1 000 008.000  
MCGUIRE FEBRA D  
6475 SOUTHERN TRACE DR  
LEEDS, AL 35094  
ZONING: R-5
- ⑩ 24 00 25 1 000 007.000  
SOLDEVILLA MARIA D & ROGELIO  
6481 SOUTHERN TRACE DR  
LEEDS, AL 35094  
ZONING: R-5
- ⑪ 24 00 25 1 000 006.000  
MENNEN KERI & BEARDEN JAMES  
6485 SOUTHERN TRACE DR  
LEEDS, AL 35094  
ZONING: R-5
- ⑫ 24 00 25 1 000 005.000  
GRIGGS ROBERT  
6491 SOUTHERN TRACE DR  
LEEDS, AL 35094  
ZONING: R-5
- ⑬ 24 00 25 1 000 004.000  
LINDER ALISHA NICOLE  
6495 SOUTHERN TRACE DR  
LEEDS, AL 35094  
ZONING: R-5

24 00 25 4 000 002.000  
SOUTHALL OF IRONDALE LLC  
6392 ZEIGLER ROAD  
LEEDS, AL 35094  
ZONING: A-1



### LAYOUT PLAT OF SOUTHERN TRACE SECTOR 5

SITUATED IN THE NE ¼ OF SECTION 25 TOWNSHIP 17 SOUTH, RANGE 1 WEST  
AND THE SE ¼ OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 1 EAST  
JEFFERSON COUNTY, ALABAMA

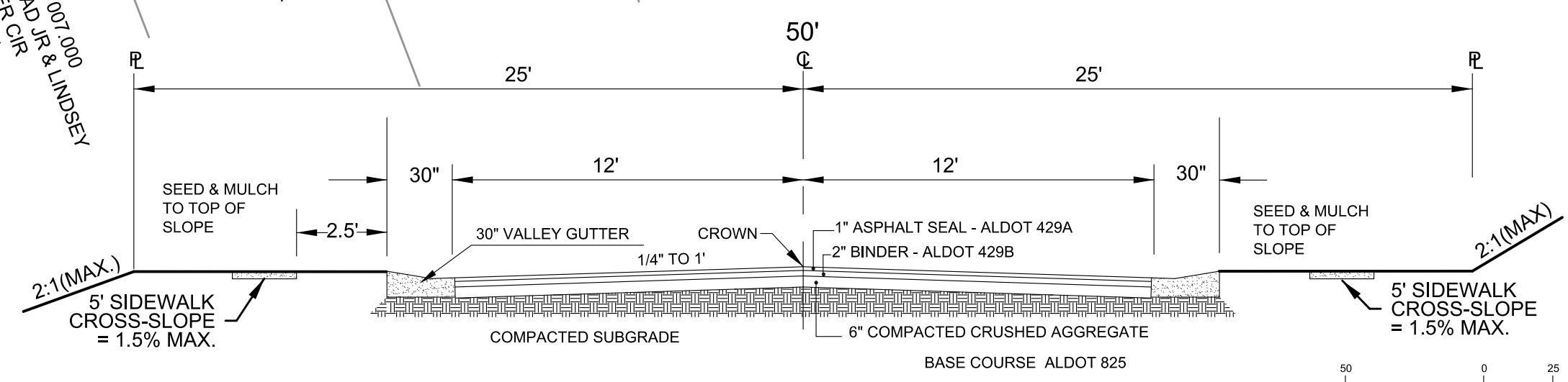
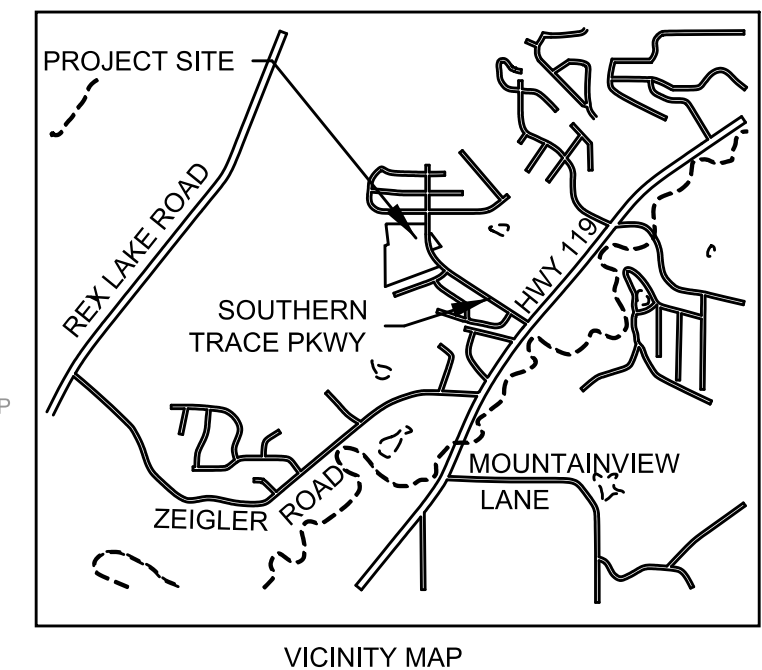
**OWNER/DEVELOPER**  
WELLINGTON DEVELOPMENT CO. LLC  
2700 HIGHWAY 280 SUITE 425  
BIRMINGHAM AL 35223  
(205) 985-7171  
CONTACT: CHARLES KESSLER

**OWNER**  
COMMUNITY UTILITIES OF ALABAMA INC  
500 W MONROE ST STE 3600  
CHICAGO IL 60661  
AGENT CONTACT: CHARLES KESSLER  
(205) 985-7171

**ENGINEERING & SURVEYING BY**  
ENGINEERING DESIGN GROUP, LLC  
120 BISHOP CIRCLE, SUITE 300  
PELHAM, ALABAMA 35124  
PHONE: (205) 403-9158  
FAX: (205) 403-9175

- NOTES:**
1. TOPOGRAPHY IS FROM 2013 JEFFERSON COUNTY GIS.
  2. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
  3. ALL UTILITIES SHALL BE BACK FILLED WITH STONE.
  4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF LEEDS SPECIFICATIONS.
  5. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS FOR THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
  6. ALL CONSTRUCTION TO MEET OSHA SAFETY GUIDELINES. SAID SAFETY PROCEDURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  7. ALL COMPACTION ON LOTS OR IN BUILDING AREAS SHALL BE CERTIFIED BY A LICENSED GEOTECHNICAL ENGINEER TO MEET BUILDING CODE REQUIREMENTS OR PROJECT SPECIFICATIONS, WHICHEVER IS GREATER.
  8. REAR OF LOTS IN CUT SHALL HAVE A DRAINAGE SWALE TO CONVEY WATER WITHIN A PRIVATE DRAINAGE EASEMENT (MIN. 10' WIDE).
  9. DETENTION POND DESIGN IS FOR 100 YEAR STORM EVENT.
  10. THE SUBDIVISION SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE OF THE 100 YEAR FLOODPLAIN ACCORDING TO GRAPHIC PLOTTING OF FIRM PANEL 01073C04396, EFFECTIVE DATE SEPTEMBER 29, 2006.
  11. MAINTENANCE OF STORM SEWER EASEMENTS OUTSIDE OF THE PUBLIC RIGHT OF WAY IS NOT THE RESPONSIBILITY OF THE CITY OF LEEDS.
  12. DETENTION POND WILL BE ACCESSED FROM THE POWER EASEMENT LOCATED ON THE PROPERTY.
  13. ALL DECORATIVE STREET SIGNS AND MARKERS WILL BE THE DEVELOPER'S RESPONSIBILITY.
  14. ALL STREET SIGNS SHALL COMPLY WITH THE LATEST EDITION OF MUTCD STANDARDS.
  15. THE LOW PRESSURE DESIGN WILL DICTATE THE LOCATION OF THE NECESSARY SEWER EASEMENTS.
  16. SURVEY BASED ON AWSPCS.

SITE DATA TABLE	
CURRENT ZONING:	R-5 - GARDEN HOME DISTRICT
SETBACKS:	FRONT: 20'
	REAR: 30'
	SIDE: 5'
*NO RESIDENCE CAN BE CONSTRUCTED CLOSER THAN 15 FEET TO ONE ANOTHER.	
TOTAL ACREAGE:	16.18 AC
SMALLEST LOT SIZE:	7500 SF
TOTAL NUMBER OF LOTS:	34
LINEAR FEET OF ROAD:	1300 LF



TYPICAL STREET SECTION

N.T.S.

GRAPHIC SCALE  
WGS 84  
( IN FEET )  
1 Inch = 50 FT.

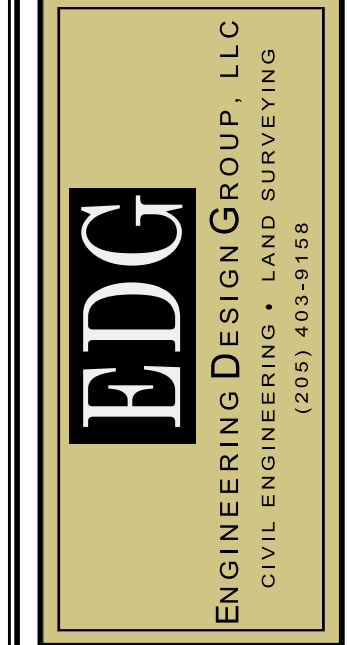


REVISIONS  
0 - 06-16-2020 - ISSUED FOR CITY REVIEW  
1 - 12-16-2020 - ADDRESS CITY COMMENTS

DRAWN BY: CLG  
CHECKED BY: WHL  
PROJECT NO.: KESS0088  
SUB FILE: PLOT LAYOUT OVERALL.DGN  
DATE: APRIL 16, 2021

PROJECT: SECTOR 5 SOUTHERN TRACE LEEDS, ALABAMA  
TITLE: LAYOUT PLAT

120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35124  
TEL - (205) 403-9158  
FAX - (205) 403-9175





**File Attachments for Item:**

3. RA21-000005 - A request by Gregory Consultants Inc, Owner, Matthew Gregory to rezone a parcel at 1615 Ashville Rd, 35094 - TPID 2605150001026002 - from B-2, General Business District to I-1, Light Industrial District to allow for climate-controlled storage.



# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
Planning and Zoning Commission

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Application for Rezoning  
**Site Addresses: 1615 ASHVILLE RD LEEDS, AL 35094**

## APPLICATION

This request for zoning change is initiated by Matthew Gregory. The City of Leeds Planning & Zoning Commission will consider the request to rezone a certain parcel of property from B-2, General Business District to I-1, Light Industrial District to allow for climate-controlled storage.

## 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 the final determination of this request for rezoning is vested solely with the City Council.

<b>CASE #:</b>	RA21-000005
<b>PROPERTY OWNERS:</b>	KEATEN STEPHEN MARK
<b>TAX PARCEL IDs:</b>	2605150001026002
<b>SITE ADDRESSES:</b>	1615 ASHVILLE 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: 08/12/2021  
Time: 5:00 p.m.  
Place: Leeds Annex Meeting Room  
1412 9th Street  
Leeds, AL 35094

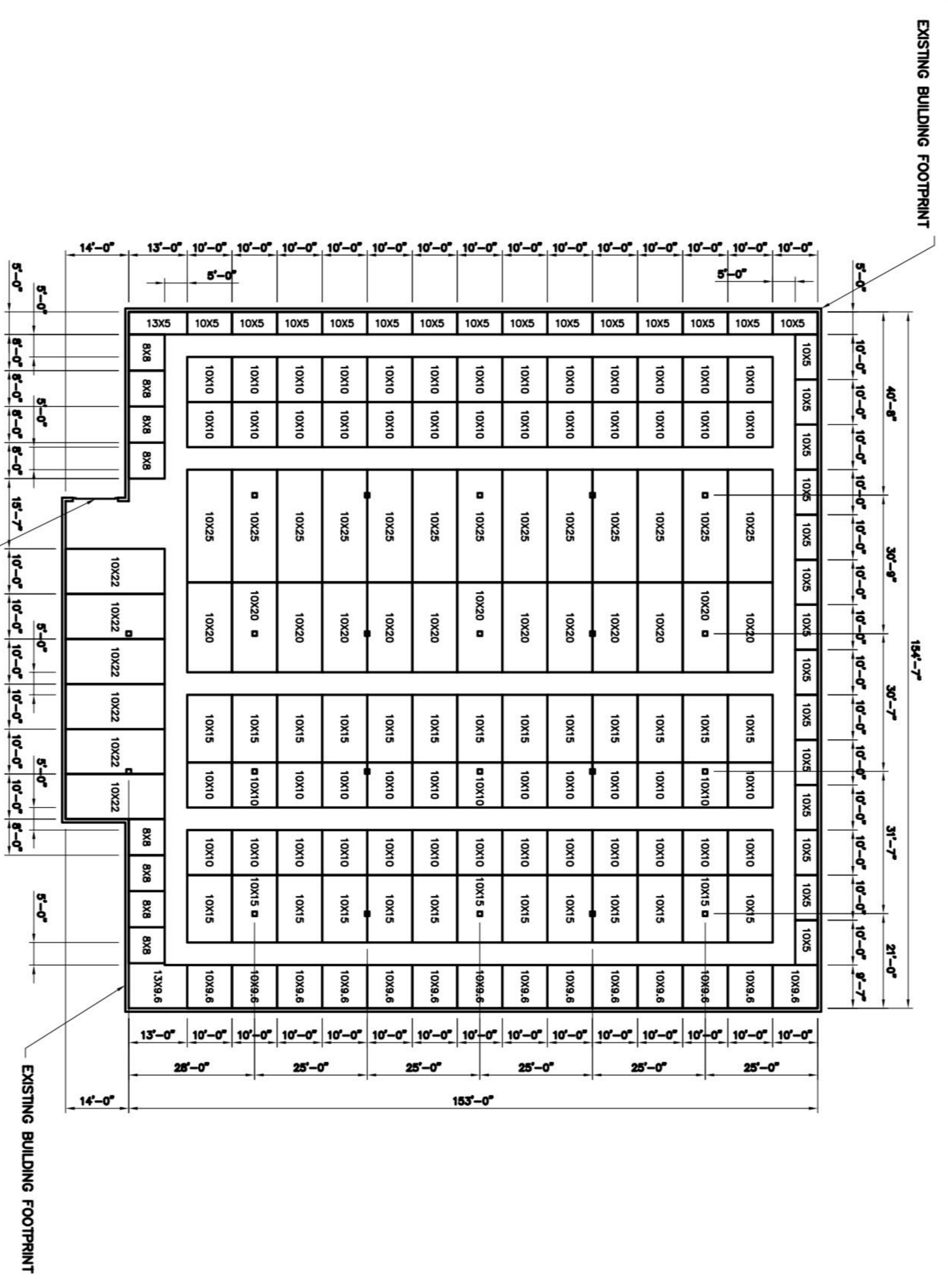
**Public Information:** Any interested persons or their representative may appear at the meeting and comment on the application - Comments are limited to two (2) minutes. Written comments may also be mailed to the Commission. For more information about the application and related issues or to schedule an appointment:

**Phone:** 205-699-0943

**E-mail:** [bwatson@leedsalabama.gov](mailto:bwatson@leedsalabama.gov)

### Mailing Address:

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



**TRACHTE BUILDING SYSTEMS, Inc.**  
*This drawing and all parts thereof is the exclusive property of Trachte Building Systems, Inc.*  
 314 Wilburn Road, Sun Prairie, Wisconsin  
 (800/356-5824) (Local 608/837-7899)  
 and may not be reproduced in whole



**File Attachments for Item:**

4. RA21-000003 - A REQUEST BY ENGINEERING DESIGN GROUP TO REZONE CERTAIN PARCELS FROM R-1, SINGLE FAMILY DISTRICT TO R-5, GARDEN HOME DISTRICT AT 850 WOOD TRACE CIR (SITE ONLY) TPID: 2500302000003000; 2400251000001008; 2400251000001003; AND 2500302000004000, JEFFERSON COUNTY



**NOTICE OF PUBLIC HEARING**

City of Leeds, Alabama  
 Planning and Zoning Commission

Application for Rezoning  
**Site Addresses: 870 WOOD TRACE CIR LEEDS, AL 35094**

**APPLICATION**

This request for zoning change is initiated by Joe Schifano. The City of Leeds Planning & Zoning Commission will consider the Sector 10: Rezone portions of land within the Southern Trace community from R-1 to R-5. The parcels included in this request are as follows: 25 00 30 2 000 003.000, 24 00 25 1 000 001.008, 24 00 25 1 000 001.003, and 25 00 30 2 000 004.000. Sector 12 (formerly a portion of the Woodruff Farms Development): Rezone land from R-1 to R-5. the parcel included in this request is identified by parcel ID number 25 00 30 2 000 003.000..

**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>	RA21-000003
<b>PROPERTY OWNERS:</b>	KESSLER CHARLES G JR
<b>TAX PARCEL IDs:</b>	2500302000003000...
<b>SITE ADDRESSES:</b>	870 WOOD TRACE CIR; 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: 07/08/2021  
 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:

**Phone:** 205-699-0943

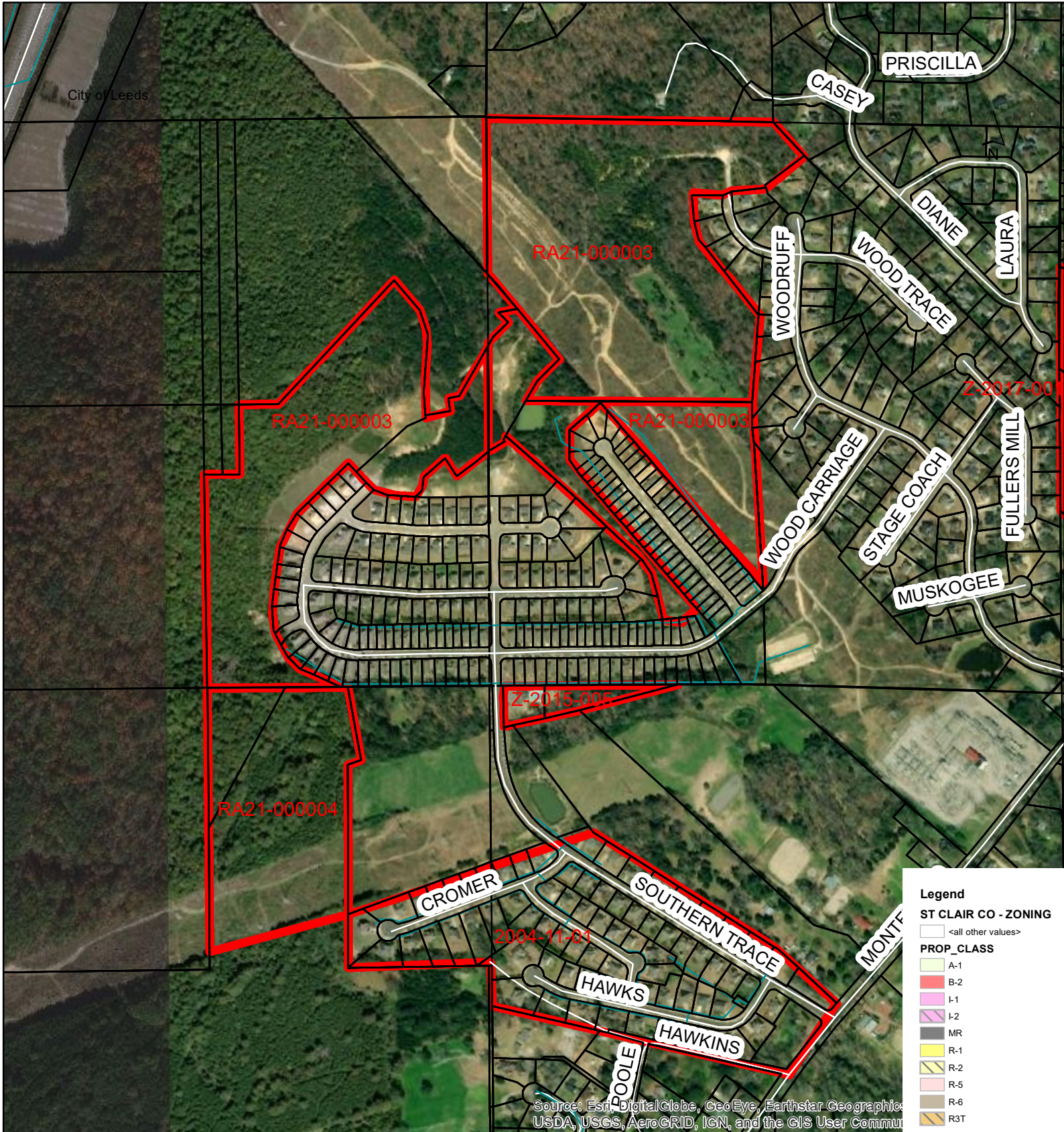
**E-mail:** [development@leedsalabama.gov](mailto:development@leedsalabama.gov)

**Mailing Address:**

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

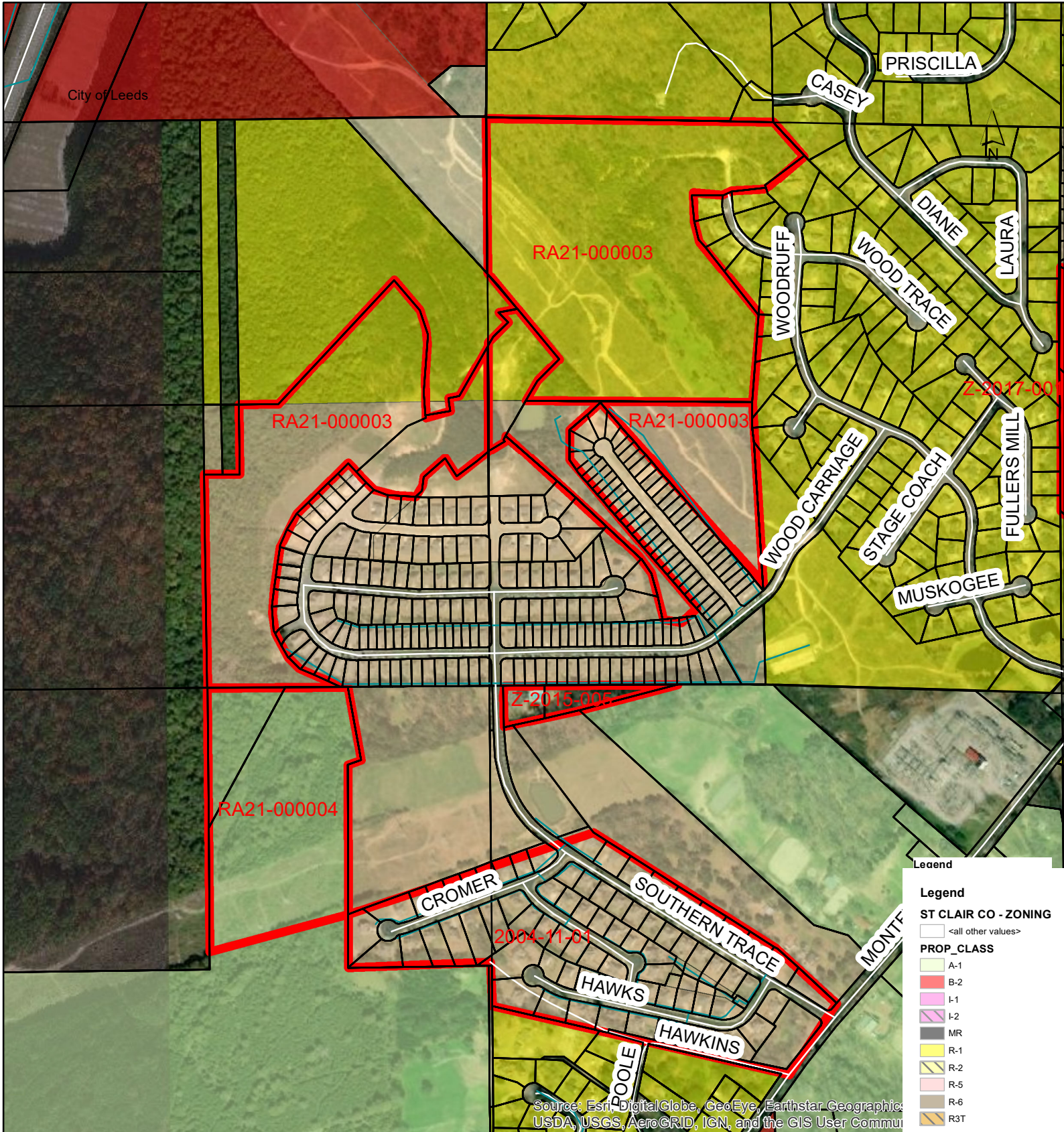
# RA21-000003 ENGINEERING DESIGN GROUP 870 WOOD TRACE CIR

2500302000003000;004.000;2400251000001.008; 001.003  
AERIAL





# RA21-000003 ENGINEERING DESIGN GROUP 870 WOOD TRACE CIR 2500302000003000;004.000;2400251000001.008; 001.003 ZONING





PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS

DRAWN BY:	EAF
CHECKED BY:	WHL
PROJECT NO.:	KESS0088
CAD FILE:	PLOT LAYOUT-60' LOTS.DGN
DATE:	MAY 18, 2021

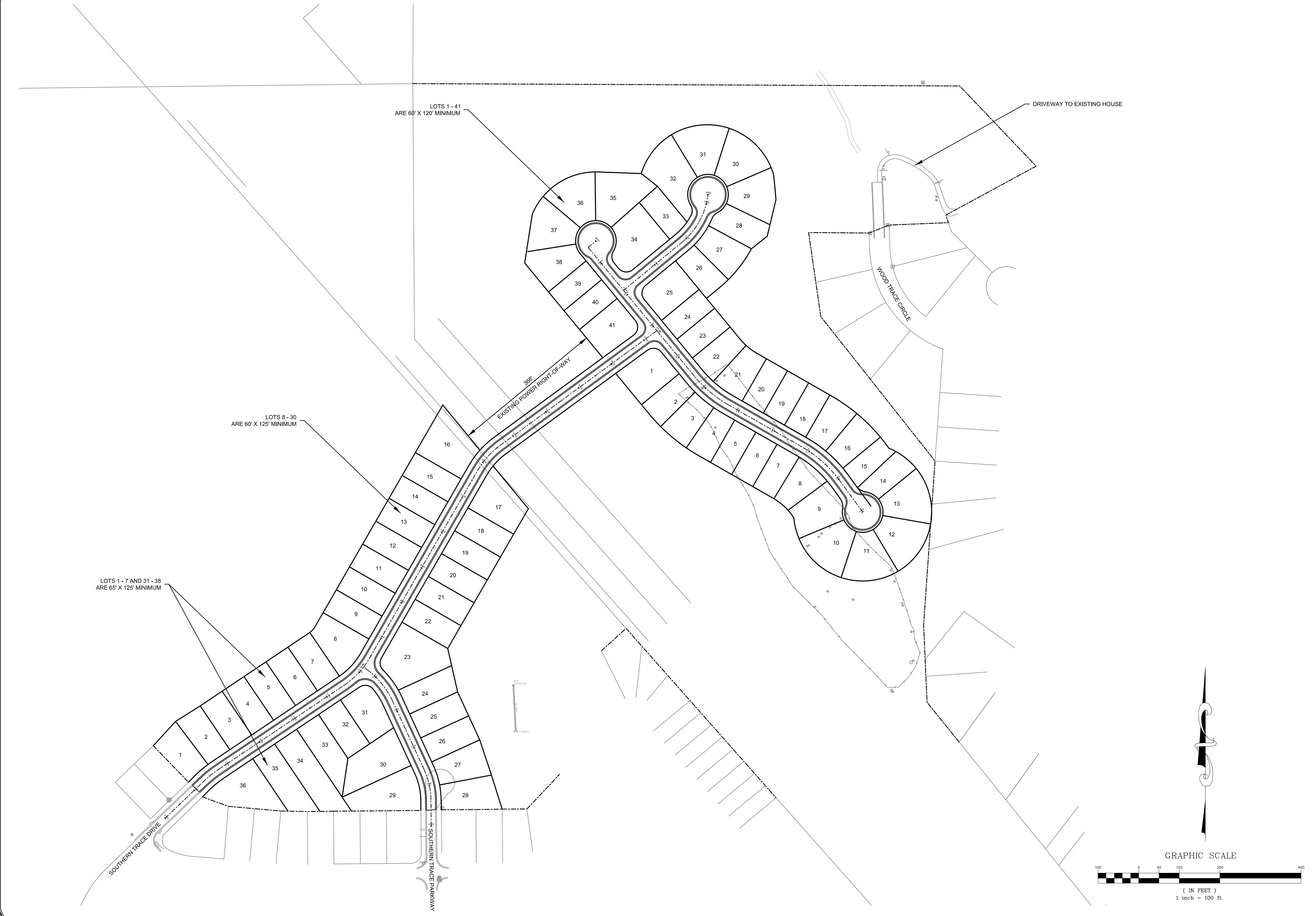
PROJECT: SECTOR 10 AND 12  
SOUTHERN TRACE  
LEEDS, ALABAMA

TITLE: CONCEPTUAL LAYOUT 2

120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35124  
TEL - (205) 403-9158  
FAX - (205) 403-9175

**BDG**  
ENGINEERING DESIGN GROUP, LLC  
CIVIL ENGINEERING • LAND SURVEYING  
(205) 403-9158

SHEET NO. **EXB**



**File Attachments for Item:**

5. RA21-000004 - A REQUEST BY ENGINEERING DESIGN GROUP TO REZONE CERTAIN PARCEL(S) FROM A-1, AGRICULTURE DISTRICT TO R-5, GARDEN HOEM DISTRICT AT 6396 ZEIGLER RD (SITE ONLY) - TPID 2400254000002000 - JEFFERSON COUNTY



**NOTICE OF PUBLIC HEARING**

City of Leeds, Alabama  
 Planning and Zoning Commission

Application for Rezoning  
**Site Addresses: 6396 ZEIGLER RD LEEDS, AL 35094**

**APPLICATION**

This request for zoning change is initiated by SOUTHHALL OF IRONDALE LLC. The City of Leeds Planning & Zoning Commission will consider the Sector 5: Rezone a portion of Parcel 2400254000002000 from A-1 to R-5, increasing the overall size of Sector 5. Also included in the rezone request is parcel 2400254000002001, currently zoned A-1 and requesting R-5..

**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>	RA21-000004
<b>PROPERTY OWNERS:</b>	SOUTHHALL OF IRONDALE LLC
<b>TAX PARCEL IDs:</b>	2400254000002000
<b>SITE ADDRESSES:</b>	6396 ZEIGLER 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: 07/08/2021  
 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

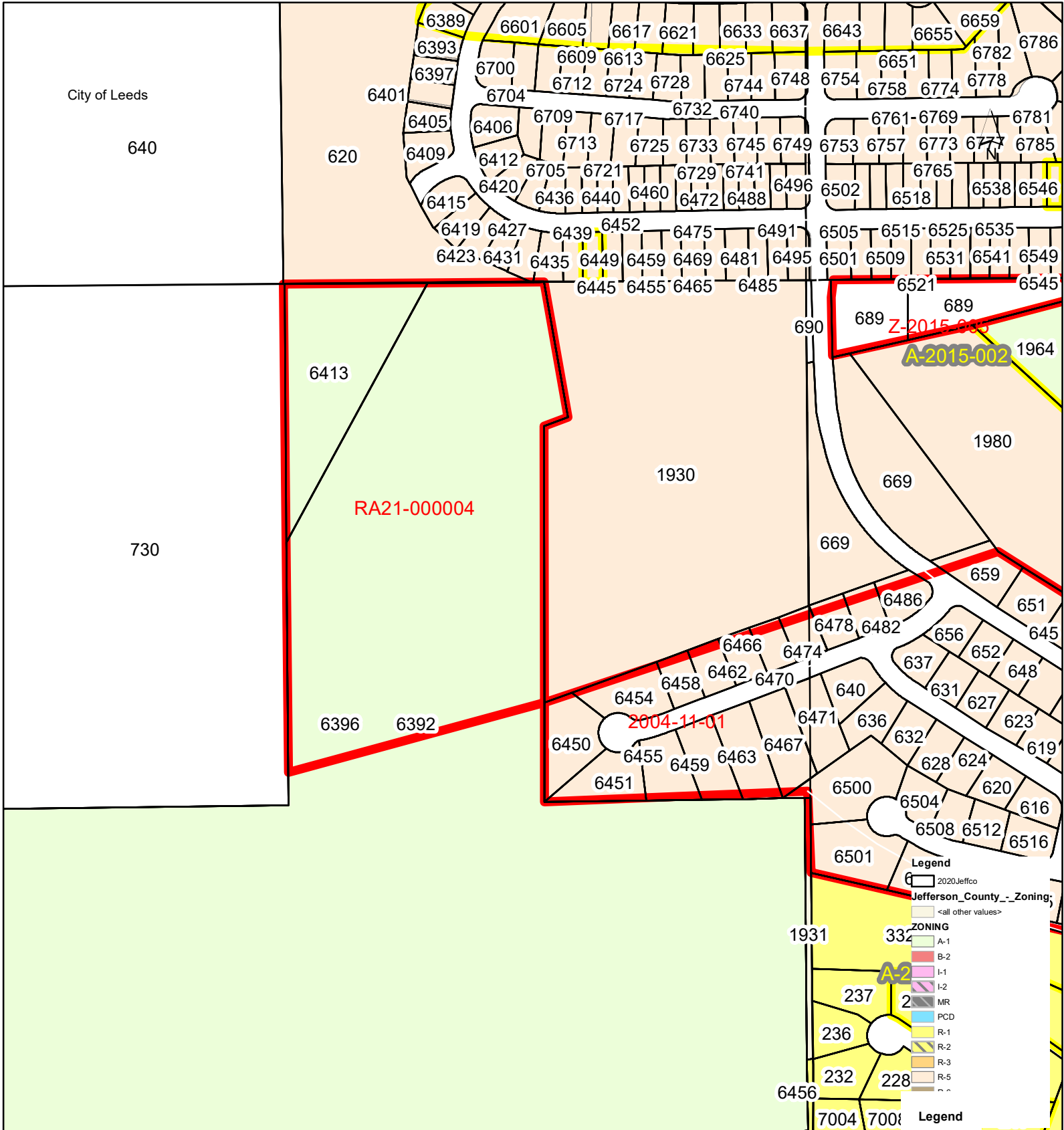
# RA21-00004

## 6396 ZEIGLER RD

### 2400254000002001

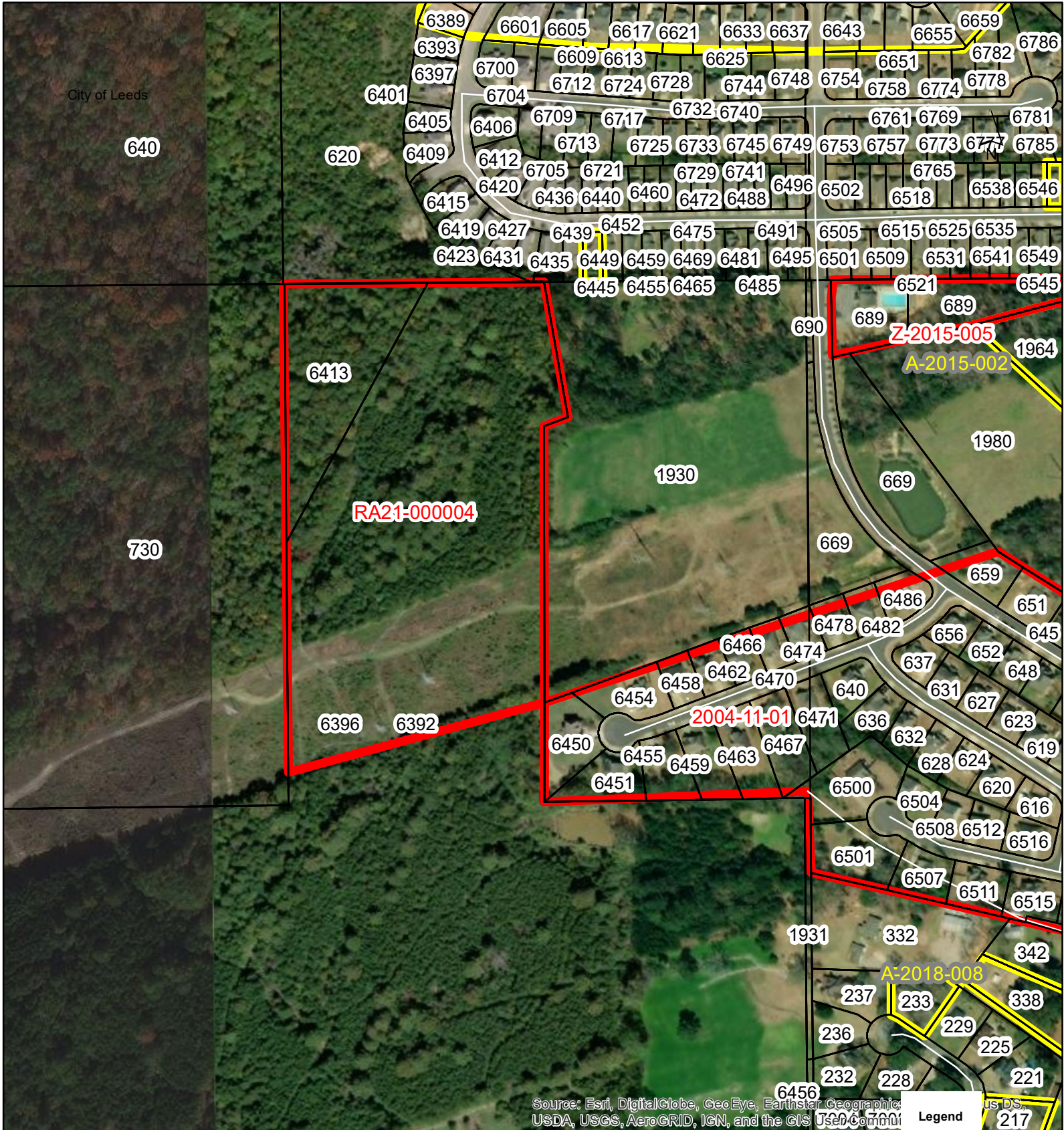
### PART OF 2400254000002000

## ZONING





RA21-00004  
6396 ZEIGLER RD  
2400254000002001  
PART OF 2400254000002000  
AERIAL



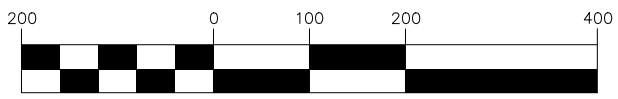


RA21-00004  
6396 ZEIGLER RD  
2400254000002001  
PART OF 2400254000002000  
CONTOUR





GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

Storm Sewer Summary	
Item	Quantity
18" RCP	1367
24" RCP	791
36" RCP	142
48" RCP	325
54" RCP	313
Yard Inlet	5
Single Wing Inlet	12
Double Wing Inlet	3
Manhole	4
24" Headwall	3
36" Headwall	2
48" Headwall	1
54" Headwall	2
Ditch	1128

SOUTHERN TRACE DRIVE

SOUTHERN TRACE COTTAGES

SOUTHERN TRACE PARKWAY

Wellington Development Corp  
Parcel no. 24 00 25 4 000 002.001

Southhall Of Irondale Llc  
Parcel no. 24 00 25 4 000 002.000

AREA RESERVED FOR  
STORMWATER DETENTION

DATA TABLE

- SETBACKS  
FRONT 20  
REAR 30  
SIDE 5
- MIN LOT SIZE 6000 SQ FT
- MINIMUM LOT WIDTH 60'
- Cut 134,448 CY  
Fill 110,543 CY  
Net 23,905 CY
- 36 ZONED LOTS
- 40 LOTS ON PROPERTY  
REQUIRING REZONING,  
DENOTED WITH A \*
- 6,149 LF CURB AND GUTTER
- 8,934 SY ASPHALT
- 3,300 LF 8" DIP WATER LINE
- 360 LF 2" PVC FORCE MAIN
- 5,500 LF 3" PVC FORCE MAIN
- 4 FIRE HYDRANTS

SOUTHERN TRACE  
SECTOR 5

REZONING EXHIBIT  
CONCEPTUAL LAYOUT AND GRADING  
CHARLES KESSLER PROPERTY/  
GARY BEARD PROPERTY  
LEEDS, ALABAMA  
APRIL 2, 2021

ENGINEERING DESIGN GROUP, LLC  
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