



# CITY OF LEEDS, ALABAMA

## PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

February 10, 2022 @ 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. SA21-000008 - A request by Chris Ray, Applicant, AMIC, Owner, to approve Rock Hampton Subdivision Phase 1 -38 Lots at 1250 Maitland Rd, Leeds, AL 35094, TPID 2500153001004001, Jefferson County.

### NEW BUSINESS:

2. SA22-000009 - A request Jarrod Plunkett to allow a one (1) lot subdivision (Certified Plat) at 1346 Weaver Ave, 35094, TPID 2601110001022002, St. Clair Co., Zoned R-1, Single Family District.
3. SA22-000002 - A REQUEST BY DOWNING GLENDA F & DOWNING RANDALL P, FOR A TWO (2) LOT SUBDIVISION LOCATED AT 7230 MOUNTAIN VIEW, 35094, TPID 2500313000011004, ZONED A-1, AGRICULTURE, JEFFERSON COUNTY
4. SA22-000001 - A REQUEST BY MAXEY LYNN A & SUE G MAXEY FOR A ONE (1) LOT CERTIFIED PLAT AT 6156 BRASHER FARM RD; LEEDS, AL 35094 - TPID:2700013000001012 - ZONED A-1, AGRICULTURE - JEFFERSON COUNTY AL.
5. ZAA22-000002 - A request by Mason Isbell to replace existing fencing and install a new gate at 8691 Thornton Ave, 35094, TPID: 2500222001001000 Zoned, I-2, Heavy Industrial

### PUBLIC ADDRESS:

### OTHER BUSINESS:

6. Set open house for Subdivision and Zoning Ordinance Updates.

### 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. SA21-000008 - A request by Chris Ray, Applicant, AMIC, Owner, to approve Rock Hampton Subdivision Phase 1 -38 Lots at 1250 Maitland Rd, Leeds, AL 35094, TPID 2500153001004001, Jefferson County.

# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
 Planning and Zoning Commission

Application for Subdivision

## ROCK HAMPTON SUBDIVISION PHASE 1 SECTOR 1 38 LOTS -

Duplicate entry.

### APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "ROCK HAMPTON SUBDIVISION PHASE 1 SECTOR 1 38 LOTS". This proposed subdivision consists of 38.

### 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>	SA21-000008
<b>APPLICANT NAME:</b>	CHRIS RAY
<b>PROPERTY OWNER:</b>	TASS INC
<b>TAX PARCEL ID#S:</b>	2500153001004001
<b>CASE ADDRESS:</b>	1250 MAITLAND RD; LEEDS, AL 35094

**NOTICE IS HEREBY GIVEN** that the Planning and Zoning Commission will hold a public hearing on the proposed final plat. The hearing is scheduled on.

Date: 01/13/2022  
 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

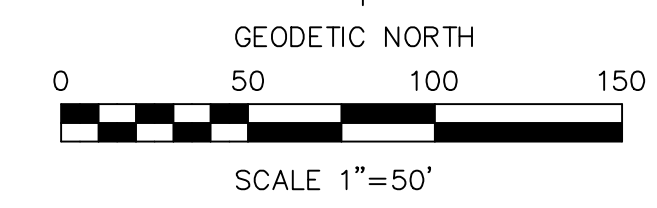
# FINAL PLAT ROCK HAMPTON SUBDIVISION PHASE 1 SECTOR 1 A RESIDENTIAL SUBDIVISION

OWNER/DEVELOPER  
ALLEN McWILLIAMS  
AMAC DESIGN BUILDERS  
608 FOREST DRIVE  
LEEDS, AL 35094

RAY & GILLILAND, P.C.	
122 NORTH CALHOUN STREET P.O. BOX 1183 SYLACAUGA, ALABAMA 35150	TEL. NO. (256) 245-3243 FAX NO. (256) 245-3202 FILE: RECORDPLATPHASE
DRAWN BY: JMR	SCALE: 1" = 50'
BOUNDARY SURVEY	1-4-2022

CIVIL ENGINEERING  
MTR ENGINEERS, INC.  
2500 SOUTHLAKE PARK,  
SUITE 100  
HOOVER, AL 35244

PROPERTY LOCATED  
NE 1/4 SW 1/4  
NW 1/4 SW 1/4  
SECTION 15 TOWNSHIP 17 SOUTH  
RANGE 1 EAST  
CITY OF LEEDS  
JEFFERSON COUNTY AL



THE PURPOSE OF THIS SUBDIVISION IS TO CREATE 38 SINGLE FAMILY RESIDENTIAL LOTS

SIDE SETBACK-5 FEET  
FRONT SETBACK-20' FEET  
REAR SETBACK-30 FEET

### FLOOD INFORMATION

THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY ALABAMA MAP NUMBER 01073C0442G MAP REVISED DATE SEPTEMBER 29, 2006

### NOTES:

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION UNLESS OTHERWISE NOTED. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

RAY AND GILLILAND P.C IS NOT RESPONSIBLE FOR SOIL COMPACTION FOR THIS SUBDIVISION

THE COMMON AREA/DETENTION POND ALONG WITH ALL DRAINAGE INFRASTRUCTURE OUT OF THE R/W SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOA. SPECIFICALLY, A DEDICATED FIRE LINE PUMP AND HOUSING INSTALLED ON THE COMMON AREA PARCEL SHALL BE MAINTAINED BY THE HOA.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	S 78°26'25" E	35.36'
C2	113.72'	200.00'	32°34'46"	S 72°50'57" W	112.20'
C3	28.30'	200.00'	17°32'07"	S 87°05'36" E	26.38'
C4	54.15'	200.00'	15°30'47"	S 75°17'05" E	53.99'
C5	54.75'	200.00'	15°41'03"	N 59°41'11" W	54.58'
C6	39.27'	25.00'	90°00'00"	N 11°33'34" E	35.36'
C7	39.27'	25.00'	90°00'00"	S 78°26'25" E	35.36'
C8	39.27'	25.00'	90°00'00"	S 11°33'34" W	35.36'

State of Alabama  
Jefferson County)

The undersigned, James Ray, Registered Land Surveyor, State of Alabama, and AMAC DESIGN BUILDERS, Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map is a true and correct plat or map of land shown therein and known or to be known as ROCK HAMPTON PHASE 1 SECTOR 1, 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 to the government survey of Section 15, Township 17 South, Range 1 East, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, JAMES M. RAY, hereby state that all parts of this survey and drawing have been completed in 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. Said owners also certify that they are the owners of said lands, and that the same is not subject to any mortgage

In Witness Whereof, we have hereunto set our hands this \_\_\_\_ day of \_\_\_\_\_, 2021.

By: James M Ray  
Reg. L.S. #18383

By: ALLEN McWILLIAMS Manager

State of Alabama  
Jefferson County)

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that James Ray, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2021. By: \_\_\_\_\_  
Notary Public - Commission Exp.: \_\_\_\_\_

State of Alabama  
Jefferson County)

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Allen McWilliams, whose name is signed to the foregoing certificate, and who are known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, they executed same voluntarily and with full authority therefor.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2021. By: \_\_\_\_\_  
Notary Public - Commission Expires: \_\_\_\_\_

I hereby certify that the subdivision plat for Rock Hampton Phase 1 Sector 1 has been found to comply with the Subdivision Regulations for Leeds, Alabama, with the exception of such variances, if any as are noted in the minutes of the Planning Commission, that it has been approved for recording the office of the Probate Judge of Jefferson County, Al

CHAIRMAN, PLANNING COMMISSION

### CERTIFICATE OF APPROVAL BY THE WATER WORKS BOARD

The undersigned, as authorized by the Water Works Board, hereby approve the within plat for the recording of the same in the Probate Office of Jefferson County, Alabama, this the \_\_\_\_ day of \_\_\_\_\_ 2021.

Water Works Board  
City of Leeds, Alabama

DIRECTOR OF ENVIRONMENTAL SERVICES

DATE \_\_\_\_\_

ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR PROVISIONS 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 RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

OWNERS CERTIFICATE AND DEDICATION. We, the undersigned Member of AMAC Design Builders, do hereby certify that we are the owner of and only person having any right, title or interest in the land shown on the plat of Rock Hampton Phase 1 Sector 1 and that the plat represents a correct survey of the above described property made with our consent, and that we hereby dedicate to the public use of all streets as shown on said plat. The easements as shown on the plats are created for the installation and maintenance of public utilities. We hereby guarantee a clear title to all lands so dedicated from ourselves and our heirs or assigns forever and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractors certificate.

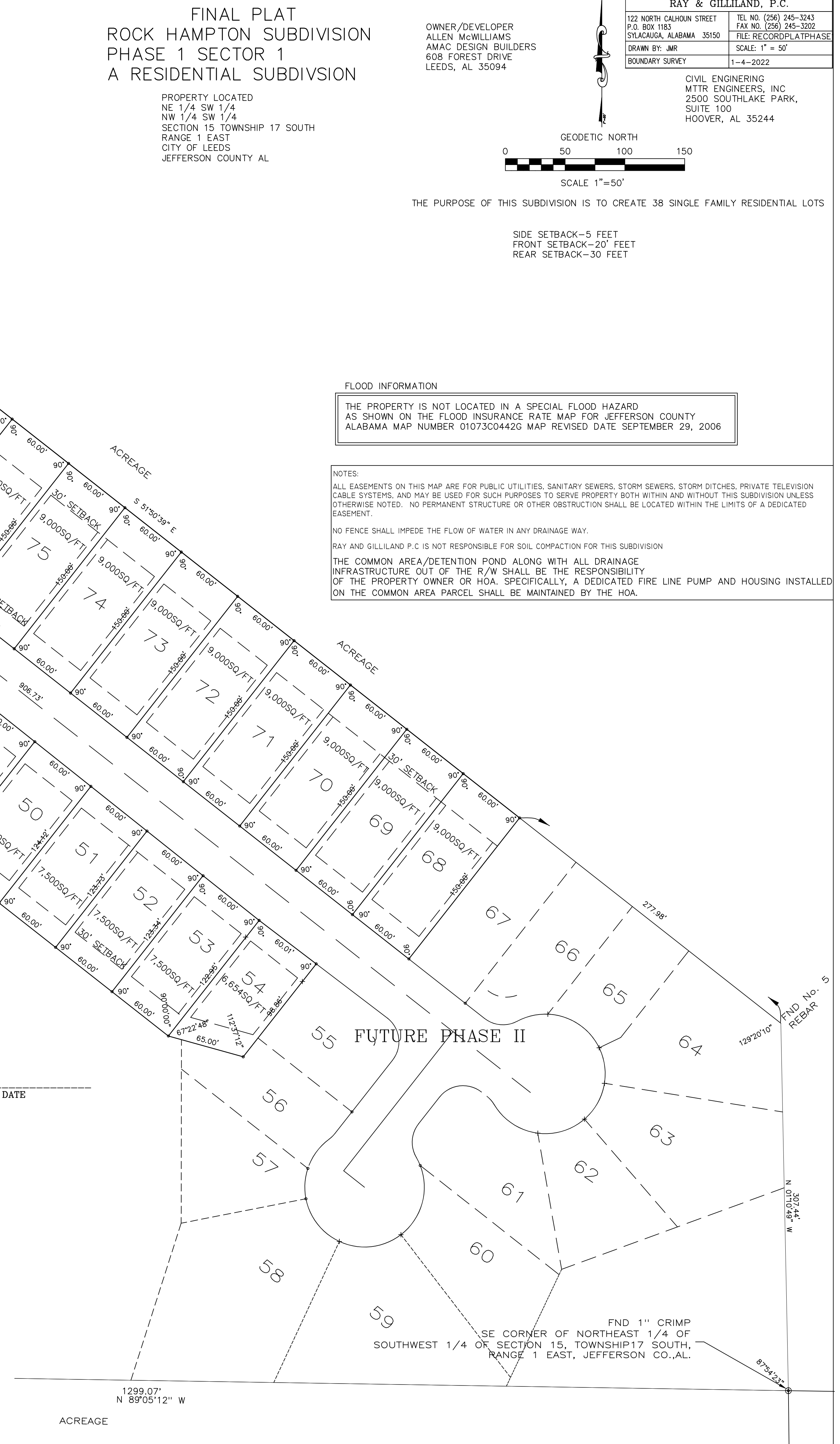
RESTRICTIONS: NONE

AMAC DESIGN BUILDERS  
By: Allen McWilliams

Witness \_\_\_\_\_ hand this  
\_\_\_\_ day of June \_\_\_\_\_, 2021.

CITY ENGINEER CITY OF LEEDS DATE \_\_\_\_\_

- MINIMUM PAD ELEVATION
- LOT 1-683.0
  - LOT 2-683.0
  - LOT 3-686.0
  - LOT 4-686.0
  - LOT 5-685.0
  - LOT 39-687.0
  - LOT 40-694.0
  - LOT 41-704.0
  - LOT 42-718.0
  - LOT 43-727.0
  - LOT 44-735.0
  - LOT 45-745.0
  - LOT 46-757.0
  - LOT 47-765.0
  - LOT 48-771.0
  - LOT 49-776.0
  - LOT 50-779.0
  - LOT 51-779.0
  - LOT 52-782.0
  - LOT 53-783.0
  - LOT 54-784.0
  - LOT 58-786.0
  - LOT 69-786.0
  - LOT 70-786.0
  - LOT 71-784.0
  - LOT 72-783.0
  - LOT 73-781.0
  - LOT 74-778.0
  - LOT 75-775.0
  - LOT 76-787.0
  - LOT 77-760.0
  - LOT 78-753.0
  - LOT 79-742.0
  - LOT 80-732.0
  - LOT 81-724.0
  - LOT 82-718.0
  - LOT 83-704.0



1299.07'  
N 89°05'12" W

ACREAGE



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 City, State, ZIP+4: **Leeds, AL 35094-1362**

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 Street and Apt. No., or PO Box No.: **1025 Millie St.**  
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Sent To: **Terry + Gardner**  
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Sent To: Anita Proctor  
 8228 Morning Pl  
 Leeds, AL 35094-1361

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
<b>Total Postage and Fees</b>	<b>\$7.38</b>

Sent To: Hampton Rock LLC  
 608 Forest Dr  
 Leeds, AL 35094

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	\$7.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
<b>Total Postage and Fees</b>	<b>\$7.38</b>

Sent To: Jonathan S. Kirk  
 8033 Blair St  
 Leeds, AL 35094-1314

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$7.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
<b>Total Postage and Fees</b>	<b>\$7.38</b>

Sent To: Robert J. Moore, III  
 8245 Blair St  
 Leeds, AL 35094-1314

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$7.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
<b>Total Postage and Fees</b>	<b>\$7.38</b>

Sent To: Curtis B. and Kathie A. Frost  
 8245 Blair St  
 Leeds, AL 35094-1314

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	\$7.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
<b>Total Postage and Fees</b>	<b>\$7.38</b>

Sent To: Sandra L. Craft  
 1104 Maplewood Dr  
 Leeds, AL 35094-2561

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 3517 5861

7019 1120 0001 3517 5809

7019 1120 0001 3517 5823

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- Certified Mail Restricted Delivery \$11.00
- Adult Signature Required \$11.00
- Adult Signature Restricted Delivery \$11.00

Postage

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Total Postage and Fees

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Sent by

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BIRMINGHAM, AL 35202

2029 1220 0021 3517 5830

**File Attachments for Item:**

2. SA22-000009 - A request Jarrod Plunkett to allow a one (1) lot subdivision (Certified Plat) at 1346 Weaver Ave, 35094, TPID 2601110001022002, St. Clair Co., Zoned R-1, Single Family District.





# PLUNKET'S RESURVEY

BEING A RESURVEY OF LOT 2, LOWES' ADDITION TO LEEDS AS RECORDED IN PLAT BOOK 2004, PAGE 71 IN THE OFFICE OF THE JUDGE OF PROBATE, ST. CLAIR COUNTY, ALABAMA, AND ACREAGE.

SITUATED IN SECTION 11, TOWNSHIP 17 SOUTH, RANGE 1 EAST,  
ST. CLAIR COUNTY, ALABAMA

SCALE: 1"=50'

DATE: JULY 2021

WEYGAND SURVEYORS, INC.

Ray Weygand, Reg. L.S. #24973  
169 Oxmoor Road, Homewood, AL 35209  
Phone: (205) 942-0086 Fax: (205) 942-0087

State of Alabama)  
St. Clair County)

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Jarrod Plunkett, Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as PLUNKETT'S RESURVEY, 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 bearing, 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 open circles on said plat or map. I, Ray Weygand, hereby state that all parts of this survey and drawing have been completed in 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. Said owners also certify that they are the owners of said lands.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Ray Weygand  
Reg. L.S. #24973

By: \_\_\_\_\_  
Jarrod Plunkett - Owner

State of Alabama)  
Jefferson County)

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Notary Public - Commission Exp.:

State of Alabama)  
Jefferson County)

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Jarrod Plunkett, whose name is signed to the foregoing certificate as Owner, who are known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, they executed same voluntarily and with full authority therefor.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Notary Public - Commission Expires:

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRMAN, PLANNING & ZONING  
COMMISSION OF LEEDS

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER, CITY OF LEEDS

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY CLERK, CITY OF LEEDS

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ST. CLAIR HEALTH DEPARTMENT

NOTES:  
ALL PARTS OF THIS MAP HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA.

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.



LEGEND

SQ. FT.....	SQUARE FEET
AC.....	ACRES
+/-.....	MORE OR LESS
Δ.....	DELTA ANGLE
d.....	DEFLECTION ANGLE
T.....	TANGENT
R.....	RADIUS
CH.....	CHORD
L.....	LENGTH
ESMT.....	EASEMENT
EX.....	EXISTING
M.B.....	MAP BOOK
PG.....	PAGE
FND.....	FOUND
ROW.....	RIGHT-OF-WAY
O.....	REBAR SET
MIN.....	MINIMUM
C.....	CENTERLINE
D.B.....	DEED BOOK
↗.....	NOT TO SCALE





**File Attachments for Item:**

3. SA22-000002 - A REQUEST BY DOWNING GLENDA F & DOWNING RANDALL P, FOR A TWO (2) LOT SUBDIVISION LOCATED AT 7230 MOUNTAIN VIEW, 35094, TPID 2500313000011004, ZONED A-1, AGRICULTURE, JEFFERSON COUNTY

# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
 Planning and Zoning Commission

## Application for Subdivision 7230 Mountain View Ln

### APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "7234 Mountain View Ln". This proposed subdivision consists of 2 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

<b>CASE #:</b>	SA22-000002
<b>APPLICANT NAME:</b>	DOWNING GLENDA F & DOWNING RANDALL P
<b>PROPERTY OWNER:</b>	DOWNING GLENDA F & DOWNING RANDALL P
<b>TAX PARCEL ID#S:</b>	2500313000011004
<b>CASE ADDRESS:</b>	7230 MOUNTAIN VIEW LN; LEEDS, AL 35094

**NOTICE IS HEREBY GIVEN** that the Planning and Zoning Commission will hold a public hearing on the proposed certified plat. The hearing is scheduled on:

Date: 02/10/2022  
 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:

**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

---



CERTIFICATE OF APPROVAL BY THE JEFFERSON COUNTY HEALTH DEPARTMENT

The undersigned, as authorized by the JEFFERSON County Alabama Health Department, hereby approved the within plat for the recording of same in the Probate Office of County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CERTIFICATE OF APPROVAL BY THE WATER WORKS BOARD The undersigned, as authorized by the Water Works Board, hereby approved the within plat for the recording of the same in the Probate Office of Jefferson County, Alabama,

this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_(sign)

\_\_\_\_\_(print name, title)

Water Works Board City of Leeds, Alabama CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION The within plat of (Subdivision Name), JEFFERSON County, Alabama, is hereby approved by the Planning and Zoning Commission of the City of Leeds, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_(sign)

\_\_\_\_\_(print)

Chairman CERTIFICATE OF APPROVAL BY THE CITY ENGINEER The undersigned, as City Engineer of the City of Leeds, Alabama, hereby approved the within plat for the recording of same in the Probate Office of JEFFERSON County, Alabama,

this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_(sign)

\_\_\_\_\_(print name)

City Engineer City of Leeds

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED STATE OF ALABAMA COUNTY OF JEFFERSON (ST. CLAIR/SHELBY) I, Walter W. Coleman, Jr., a registered Surveyor in the State of Alabama (including the jurisdiction of the City, of Leeds, Alabama, hereby certify that I have surveyed the property of Randall Paul Downing and Glenda Faye Downing, situated in the City of Leeds, Jefferson County, Alabama and described as follows: DESCRIPTION: Commence at a 1" crimped iron pipe at the Northeast corner of Section 36, Township 17 South, Range 1 East; thence South 0 degrees 01 minutes 37 seconds East a distance of 497.00 feet to an iron pin (ls # 11848 ) thence South 47 degrees 45 minutes 07 seconds West a distance of 237.67 feet to a 1/2" iron pin (ls # 13409) for a point-of-beginning; thence South 47 degrees 45 minutes 07 seconds West a distance of 132.00 feet to an iron pin (ls # 11848 ); thence North 35 degrees 42 minutes 01 seconds West a distance of 620.53 feet to an iron pin (ls # 11848 ) on the Southeasterly right-of-way line of Zeigler Road; thence North 54 degrees 18 minutes 56 seconds East along the road right-of-way a distance of 35.10 feet to a 1/2" iron pin (ls # 13409); thence right along the southeasterly right-of-way of Zeigler Road and the arc of a curve to the right which has a radius of 620.00 feet, a delta angle of 18 degrees 53 minutes 30 seconds and a chord of North 62 degrees 56 minutes 41 seconds East, 180.12 feet (chord length) a distance of 182.79 feet to a 1/2" iron pin (ls # 13409); thence North 71 degrees 12 minutes 26 seconds East along the southeasterly right-of-way of Zeigler Road a distance of 87.50 feet to a 1/2" iron pin (ls # 13409); thence North 71 degrees 12 minutes 26 seconds East a distance of 100.00 feet to a 1/2" iron pin (ls # 13409); thence South 4 degrees 45 minutes 08 seconds West a distance of 250.00 feet to a 1/2" iron pin (ls # 13409); thence South 18 degrees 49 minutes 31 seconds East a distance of 348.25 feet to the point-of-beginning. Containing 3.26 acres and lying in the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 17 South, Range 1 East, Jefferson County, Alabama. And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property 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 permanent monuments have been placed at points marked thus ( ), a monument set by this surveyor, or ( ), a monument found by this surveyor) as hereon shown. I further hereby state that all parts of this survey and drawing have been completed in 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.

WITNESS my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Walter W. Coleman, Jr. Alabama licensed surveyor: Registration # 13409.

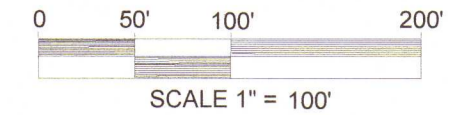
DEDICATION: Randall Paul Downing and Glenda Faye Downing of \_\_\_\_\_, Leeds, Alabama, as Owners, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as DOWNING PLACE, a part of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 17 South, Range 1 East, City of Leeds, Jefferson County, Alabama, and that the (Streets, Drives, Alleys, etc.) as shown on said plat are hereby dedicated to the use of the public. Signed and sealed in the presence of:

Witness Randall Paul Downing Glenda Faye Downing

ACKNOWLEDGEMENT STATE OF ALABAMA COUNTY OF JEFFERSON I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Robert D. and Susan W. Carswell, as owners, whose names are signed to the foregoing instrument, and who are 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 \_\_\_\_\_, 2022. NOTARY PUBLIC

DOWNING PLACE

A PART OF THE SE 1/4 OF THE SW 1/4 OF SEC. 31, TOWNSHIP 17 SOUTH, RANGE 1 EAST



○ - INDICATES 1/2" IRON PINS SET - RLS # 13409 UNLESS OTHERWISE NOTED

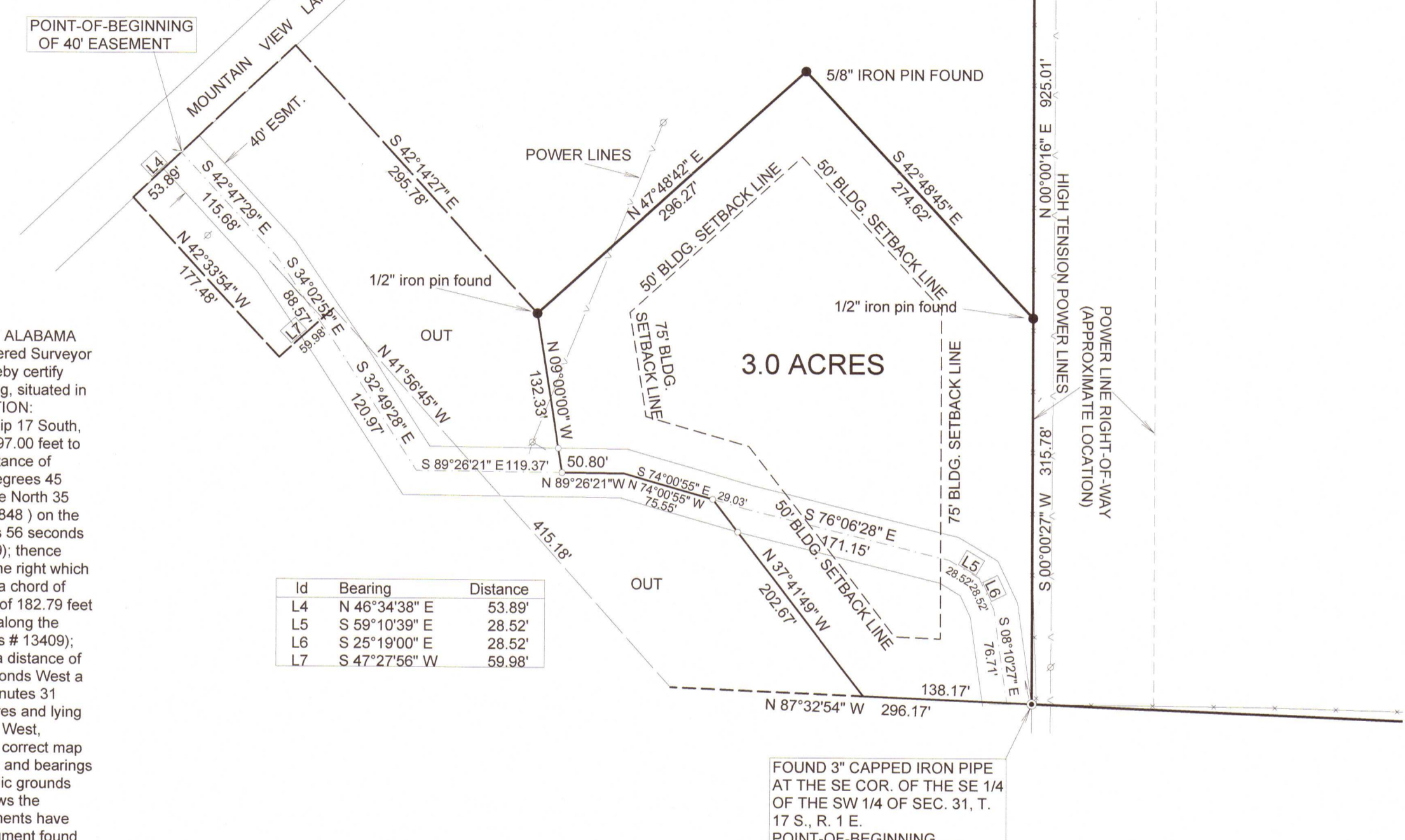


Table with 3 columns: Id, Bearing, Distance. Rows include L4 (N 46°34'38" E, 53.89'), L5 (S 59°10'39" E, 28.52'), L6 (S 25°19'00" E, 28.52'), L7 (S 47°27'56" W, 59.98').

7234 MOUNTAIN VIEW LANE 35094

DESCRIPTION: Begin at a 3" iron pipe at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 17 South, Range 1 East; thence North 87 degrees 32 minutes 54 seconds West a distance of 138.17 feet to a 1/2" iron pin (LS # 13409); thence North 37 degrees 41 minutes 49 seconds West a distance of 202.67 feet to the center of a 40' wide easement; thence North 74 degrees 00 minutes 56 seconds West a distance of 75.56 feet; thence North 89 degrees 28 minutes 21 seconds West a distance of 50.80 feet; thence leaving the center line of said easement, North 9 degrees 00 minutes 00 seconds West a distance of 132.33 feet to a 1/2" iron pin; thence North 47 degrees 48 minutes 42 seconds East a distance of 296.27 feet to a 5/8" iron pin; thence South 42 degrees 48 minutes 46 seconds East a distance of 274.62 feet to a 1/2" iron pin; thence South 0 degrees 00 minutes 27 seconds West a distance of 315.78 feet to the point-of-beginning. Containing 3.0 acres and lying in the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 17 South, Range 1 East, Jefferson County, Alabama.

Also the use of a 40 foot wide easement described as follows: Commence at a 3" iron pipe at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 17 South, Range 1 East; thence North 87 degrees 32 minutes 54 seconds West a distance of 296.17 feet; thence North 41 degrees 56 minutes 45 seconds West a distance of 415.18 feet; thence South 47 degrees 27 minutes 56 seconds West a distance of 59.98 feet; thence North 42 degrees 32 minutes 54 seconds West a distance of 177.48 feet to an iron pin on the southeasterly right-of-way of Mountain View Drive; thence North 46 degrees 34 minutes 38 seconds East along the road right-of-way a distance of 53.89 feet to the point-of-beginning of the center line of a 40 foot wide easement lying 20 feet each side of the following described lines: South 43 degrees 47 minutes 29 seconds East a distance of 115.68 feet; thence South 34 degrees 02 minutes 52 seconds East a distance of 88.57 feet; thence South 32 degrees 49 minutes 28 seconds East a distance of 120.97 feet; thence South 89 degrees 28 minutes 21 seconds East a distance of 119.37 feet; thence along the same line a distance of 50.80 feet; thence South 74 degrees 00 minutes 58 seconds East a distance of 75.56 feet; thence South 76 degrees 06 minutes 28 seconds East a distance of 171.15 feet; thence South 59 degrees 10 minutes 39 seconds East a distance of 28.52 feet; thence South 25 degrees 19 minutes 00 seconds East a distance of 28.52 feet; thence South 8 degrees 10 minutes 27 seconds East a distance of 76.71 feet to the South line of the Southeast 1/4 of the Southwest 1/4 of said section 31 and the end of the center line of said 40' wide easement. The side lines of said easement extend and or stop at the 1/4-1/4 section line.

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama. Walter W. Coleman, Jr., Surveyor. Alabama License # 13409 Date: December 18, 2021.

TYPE OF SURVEY: BOUNDARY SURVEY OF DOWNING PLACE. SURVEYOR: WALTER W. COLEMAN, JR., SURVEYOR 174 RICHERT RIDGE LANE SPRINGVILLE, AL 35116 (205) 613-0665. SCALE: 1" = 100'. DATE OF FIELD SURVEY: 7/2021. FILE #: 31171EN2-7/21.

NOTE: CURRENT FEMA FLOOD HAZARD MAP # 01073C0439H INDICATES THE PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.



SA22-000002  
7230 MOUNTAIN VIEW LN  
2500313000011004  
AERIAL



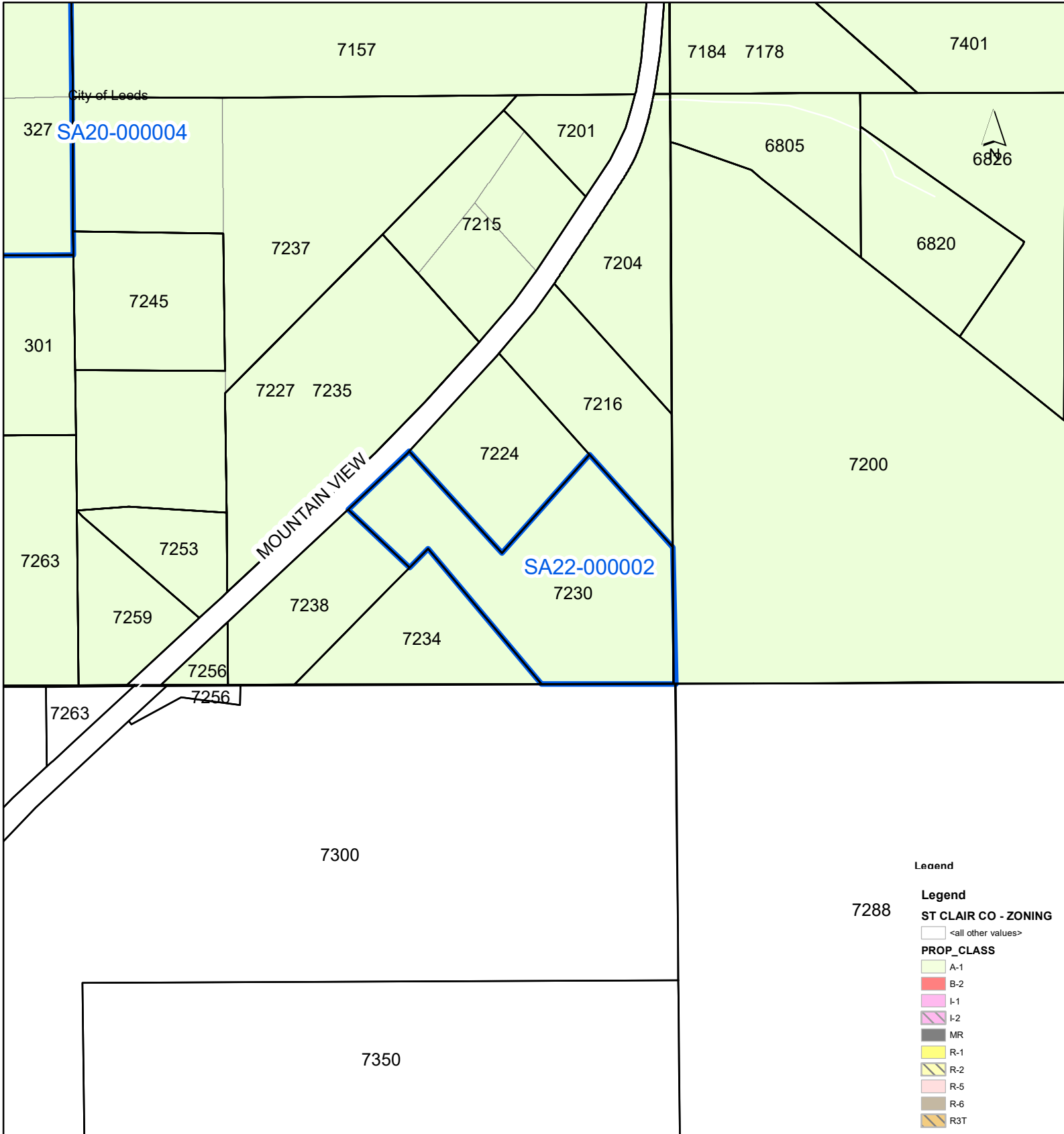
**Legend**  
ST CLAIR CO - ZONING

- <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



# SA22-000002 7230 MOUNTAIN VIEW LN 2500313000011004 ZONING



**Legend**

**ST CLAIR CO - ZONING**

- <all other values>

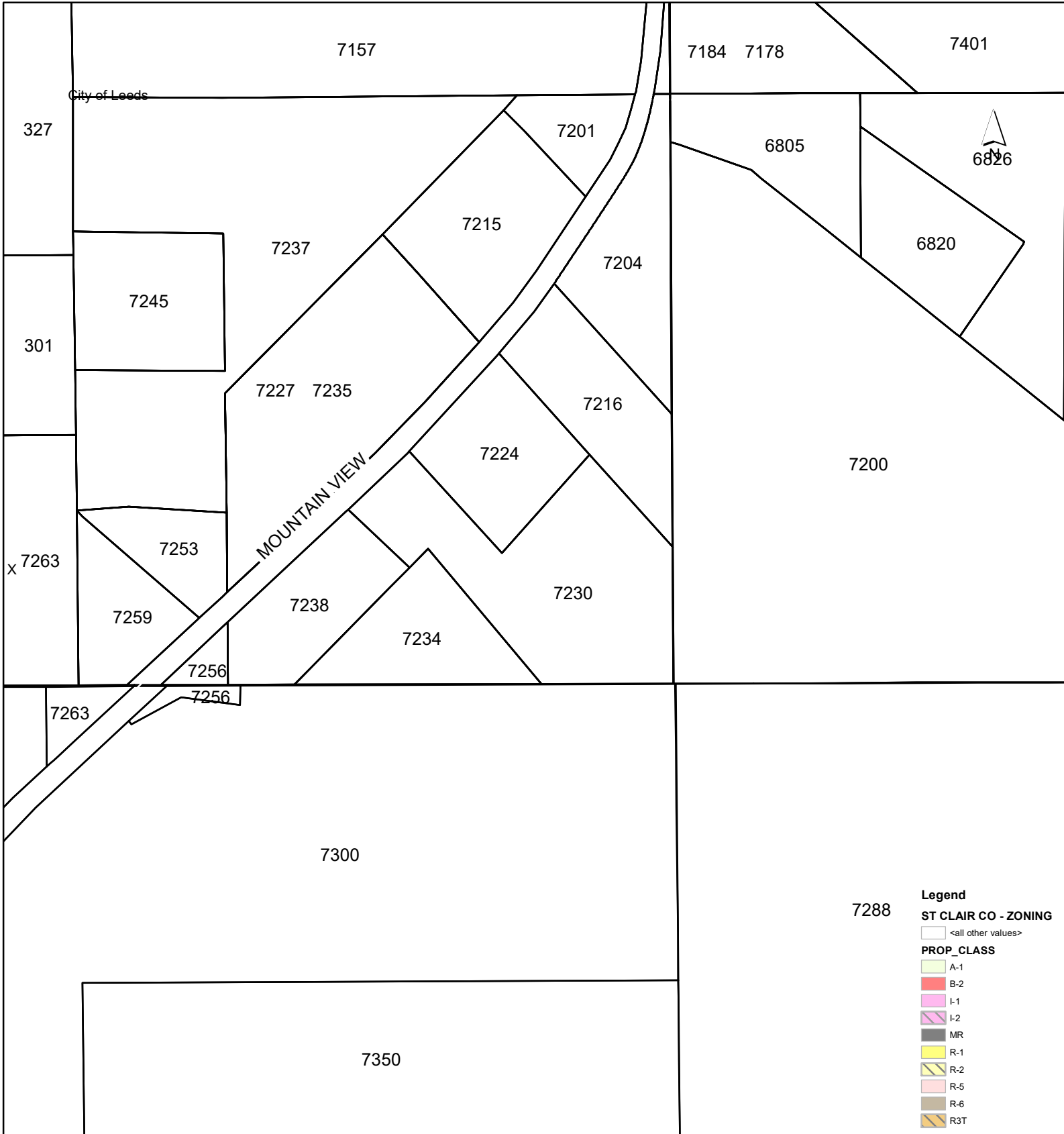
**PROP\_CLASS**

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

7288



SA22-000002  
7230 MOUNTAIN VIEW LN  
2500313000011004  
PARCEL



2019 1640 0001 4861 5322

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- Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$7.38

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- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
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  - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
  - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
  - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

**IMPORTANT: Save this receipt for your records.**

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- Certified Mail Restricted Delivery \$ 0.00
- Adult Signature Required \$ 0.00
- Adult Signature Restricted Delivery \$ 0.00

Postage \$0.58

\$ 7.38

**Total Postage and Fees**

\$ 7.38

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KAYSEAN and KURT CHASTLEN

Street and Apt. No., or PO Box No.  
1216 MTN VIEW LANE

City, State, ZIP+4®  
Leeds AL, 35094

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17

Postmark  
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01/31/2022

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- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece; for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
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**IMPORTANT: Save this receipt for your records.**

7019 1640 0001 4861 5308

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Leeds, AL 35094

OFFICIAL USE

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage and Fees \$7.38

0690  
17

Postmark  
Here

01/31/2022

Sent To SA22000092  
 Anthony W. and Marilyn Hughes  
 Street and Apt. No., or PO Box No.  
 301 FOSTER Road  
 City, State, ZIP+4®  
 Leeds AL 35094



## Certified Mail service provides the following benefits:

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- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

### *Important Reminders:*

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7019 1640 0001 4861 5315  
STES 7984 7000 0491 6102

# U.S. Postal Service™

## CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Leeds, AL 35094

# OFFICIAL USE

Certified Mail Fee	\$3.75
\$	\$3.05
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

Postage	\$0.58
\$	\$0.58
<b>Total Postage and Fees</b>	<b>\$7.38</b>
\$	\$7.38

Sent To: *FAS500002*  
*Fleming Properties LLC*  
 Street and Apt. No., or PO Box No.  
*7230 Mtn View Lane*  
 City, State, ZIP+4®  
*Leeds, AL 35094*

0690  
17

Postmark  
Here

01/31/2022

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7019 1640 0001 4861 5285

# U.S. Postal Service™

## CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Leeds, AL 35094

# OFFICIAL USE

Certified Mail Fee	\$3.75
\$	\$3.05
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0690  
17

Postmark  
Here

Postage  
\$0.58

Total Postage and Fees  
\$7.38

01/31/2022

Sent To SA22000902  
LARRY and Donna H. Fleming  
Street and Apt. No., or PO Box No.  
7230 Mt View Lane  
City, State, ZIP+4®  
Leeds, AL 35094

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**IMPORTANT: Save this receipt for your records.**

2625 1984 4861 5292  
2019 1640 0001 0491 6102

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Leeds, AL 35094

## OFFICIAL USE

Certified Mail Fee	\$3.75
\$	\$3.05
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage and Fees \$7.38

Sent To *5422000002,  
LARRY and Donna Fleming*  
Street and Apt. No., or PO Box No.  
*7230 MTN. View Lane*  
City, State, ZIP+4®  
*Leeds AL 35094*

0690  
17

Postmark  
Here

01/31/2022



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**IMPORTANT: Save this receipt for your records.**



LEEDS  
1500 8TH ST  
LEEDS, AL 35094-4101  
(800)275-8777

02:38 PM  
01/31/2022

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.58
Leeds, AL 35094 Weight: 0 lb 0.40 oz Estimated Delivery Date Thu 02/03/2022			
Certified Mail®			\$3.75
Tracking #: 70191640000148615285			
Return Receipt			\$3.05
Tracking #: 9590 9402 6943 1104 7705 36			
<b>Total</b>			<b>\$7.38</b>
First-Class Mail® Letter	1		\$0.58
Leeds, AL 35094 Weight: 0 lb 0.30 oz Estimated Delivery Date Thu 02/03/2022			
Certified Mail®			\$3.75
Tracking #: 70191640000148615292			
Return Receipt			\$3.05
Tracking #: 9590 9402 6943 1104 7705 29			
<b>Total</b>			<b>\$7.38</b>
First-Class Mail® Letter	1		\$0.58
Birmingham, AL 35283 Weight: 0 lb 0.40 oz Estimated Delivery Date Thu 02/03/2022			
Certified Mail®			\$3.75
Tracking #: 70191640000148615322			
Return Receipt			\$3.05
Tracking #: 9590 9402 6943 1104 7706 11			
<b>Total</b>			<b>\$7.38</b>
First-Class Mail® Letter	1		\$0.58
Leeds, AL 35094 Weight: 0 lb 0.30 oz Estimated Delivery Date Thu 02/03/2022			
Certified Mail®			\$3.75

70191640000148615313  
Return Receipt \$3.05  
Tracking #: 9590 9402 6943 1104 7705 98  
**Total \$7.38**

First-Class Mail® 1 \$0.58  
Letter  
Leeds, AL 35094  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date Thu 02/03/2022  
Certified Mail® \$3.75  
Tracking #: 70191640000148615308  
Return Receipt \$3.05  
Tracking #: 9590 9402 6943 1104 7705 05  
**Total \$7.38**

Grand Total: \$44.28

Credit Card Remitted \$44.28  
Card Name: VISA  
Account #: XXXXXXXXXXXXX2540  
Approval #: 04253C  
Transaction #: 877  
AID: A000000031010 Chip  
AL: VISA CREDIT  
PIN: Not Required CHASE VISA

\*\*\*\*\*  
USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.  
\*\*\*\*\*

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

Preview your Mail  
Track your Packages  
Sign up for FREE @  
<https://informedelivery.usps.com>

All sales final on stamps and postage.  
Refunds for guaranteed services only.  
Thank you for your business.

Tell us about your experience.  
Go to: <https://postalexperience.com/Pos>  
or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 014810-0690  
Receipt #: 840-53500055-1-4480308-2  
Clerk: 17

**File Attachments for Item:**

4. SA22-000001 - A REQUEST BY MAXEY LYNN A & SUE G MAXEY FOR A ONE (1) LOT CERTIFIED PLAT AT 6156 BRASHER FARM RD; LEEDS, AL 35094 - TPID:2700013000001012 - ZONED A-1, AGRICULTURE - JEFFERSON COUNTY AL.

**NOTICE OF PUBLIC HEARING**

City of Leeds, Alabama  
 Planning and Zoning Commission

Application for Subdivision  
**Maxey Subdivision - Foster Rd**  
**Case# SA22-000001**

**APPLICATION**

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "Maxey Subdivision - Foster Rd". This proposed subdivision consists of 2 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

<b>CASE #:</b>	SA22-000001
<b>APPLICANT NAME:</b>	MAXEY LYNN A & SUE G MAXEY
<b>PROPERTY OWNER:</b>	MAXEY LYNN A & SUE G MAXEY
<b>TAX PARCEL ID#S:</b>	2700013000001012
<b>CASE ADDRESS:</b>	6156 BRASHER FARM 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: 02/10/2022  
 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:

**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

2019 1640 0001 4861 5650

# U.S. Postal Service™

## CERTIFIED MAIL® RECEIPT

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Leeds, AL 35094

# OFFICIAL USE

Certified Mail Fee \$3.75

\$ 3.05

0690

33

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ 0.00
- Return Receipt (electronic) \$ 0.00
- Certified Mail Restricted Delivery \$ 0.00
- Adult Signature Required \$ 0.00
- Adult Signature Restricted Delivery \$ 0.00

Postage \$0.58

\$ 7.38

Total Postage and Fees

\$ SA 22-000001

Sent To

Robert + Cynthia Harris

Street and Apt. No., or PO Box No.

6121 Brashear Farm Rd.

City, State, ZIP+4®

Leeds, AL 35094



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7019 1640 0001 1000 0491 6102 4295 1984 4861 5674

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Leeds, AL 35094

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\$ 3.05

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Return Receipt (electronic) \$ 0.00

Certified Mail Restricted Delivery \$ 0.00

Adult Signature Required \$ 0.00

Adult Signature Restricted Delivery \$

Postage \$0.58

\$

Total Postage and Fees \$7.38

\$ SA22-000001

Sent To

Norman Ray Harris

Street and Apt. No., or PO Box No.

6144 Brasher Farm Rd.

City, State, ZIP+4®

Leeds, AL 35094

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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1995 7984 1000 0491 6102  
1919 1640 0001 4861 5681

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Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

Leeds, AL 35094

## OFFICIAL USE

Certified Mail Fee	\$3.75
\$	\$3.05
Extra Services & Fees (check box, add fees if appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

Postage	\$0.58
\$	
<b>Total Postage and Fees</b>	<b>\$7.38</b>
\$	\$A22-000001

Sent To  
**Tamala Maxey Willhouse**  
 Street and Apt. No., or PO Box No.  
**6076 Dogwood Trail**  
 City, State, ZIP+4®  
**Leeds, AL 35094**



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- IMPORTANT: Save this receipt for your records.**

7019 1640 0001 4861 5667

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Birmingham, AL 35283

Certified Mail Fee	\$3.75
\$	\$3.05
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$0.58

Total Postage and Fees

\$7.38

Sent To

Birmingham Water Works + Sewer

Street and Apt. No., or PO Box No.

P.O. Box 830110

City, State, ZIP+4®

Birmingham, AL 35283-0110

PS Form 380C, April 2015 PSN 7530-02-000-9047



See Reverse for Instructions



## Certified Mail service provides the following benefits:

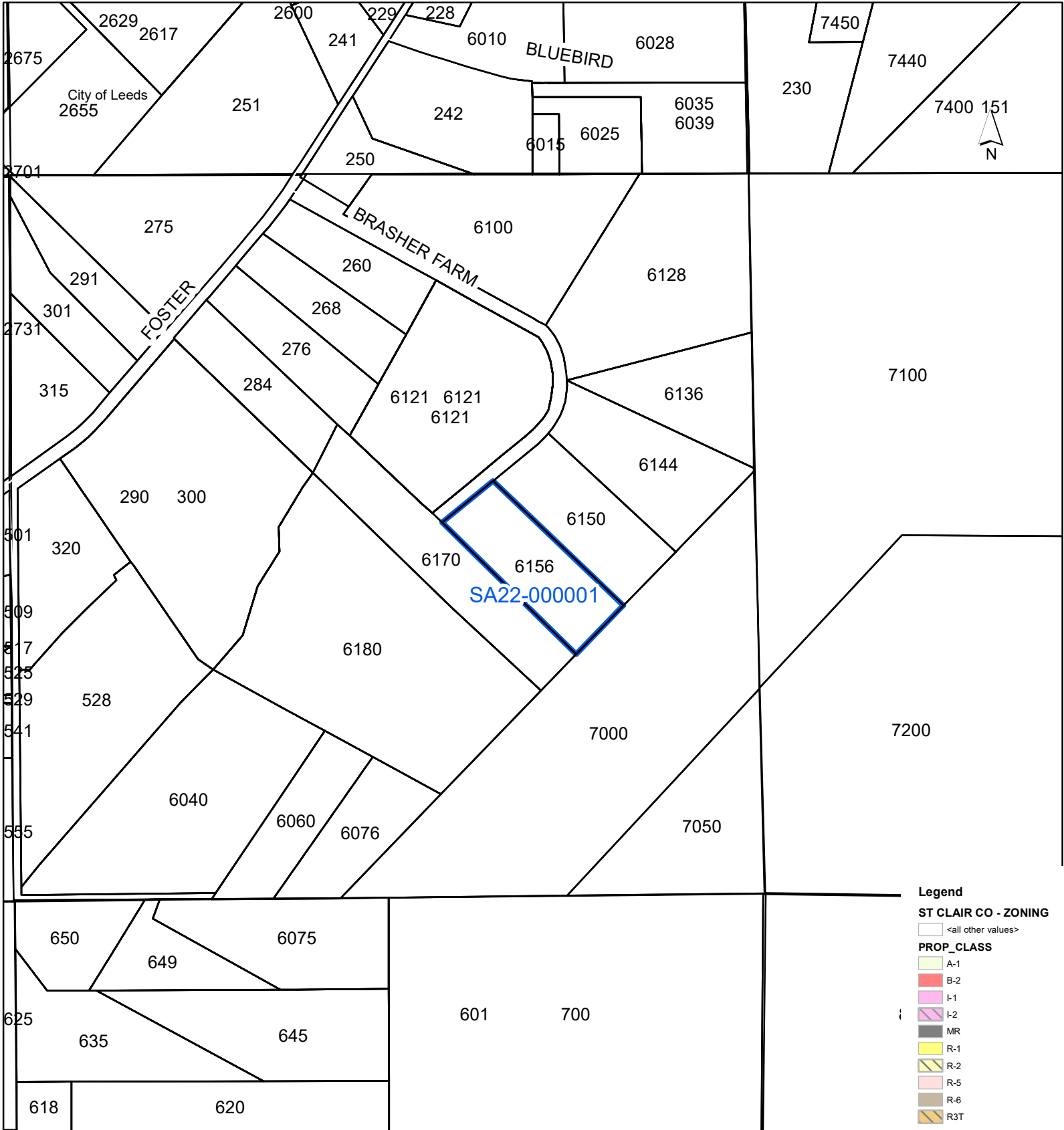
- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

### *Important Reminders:*

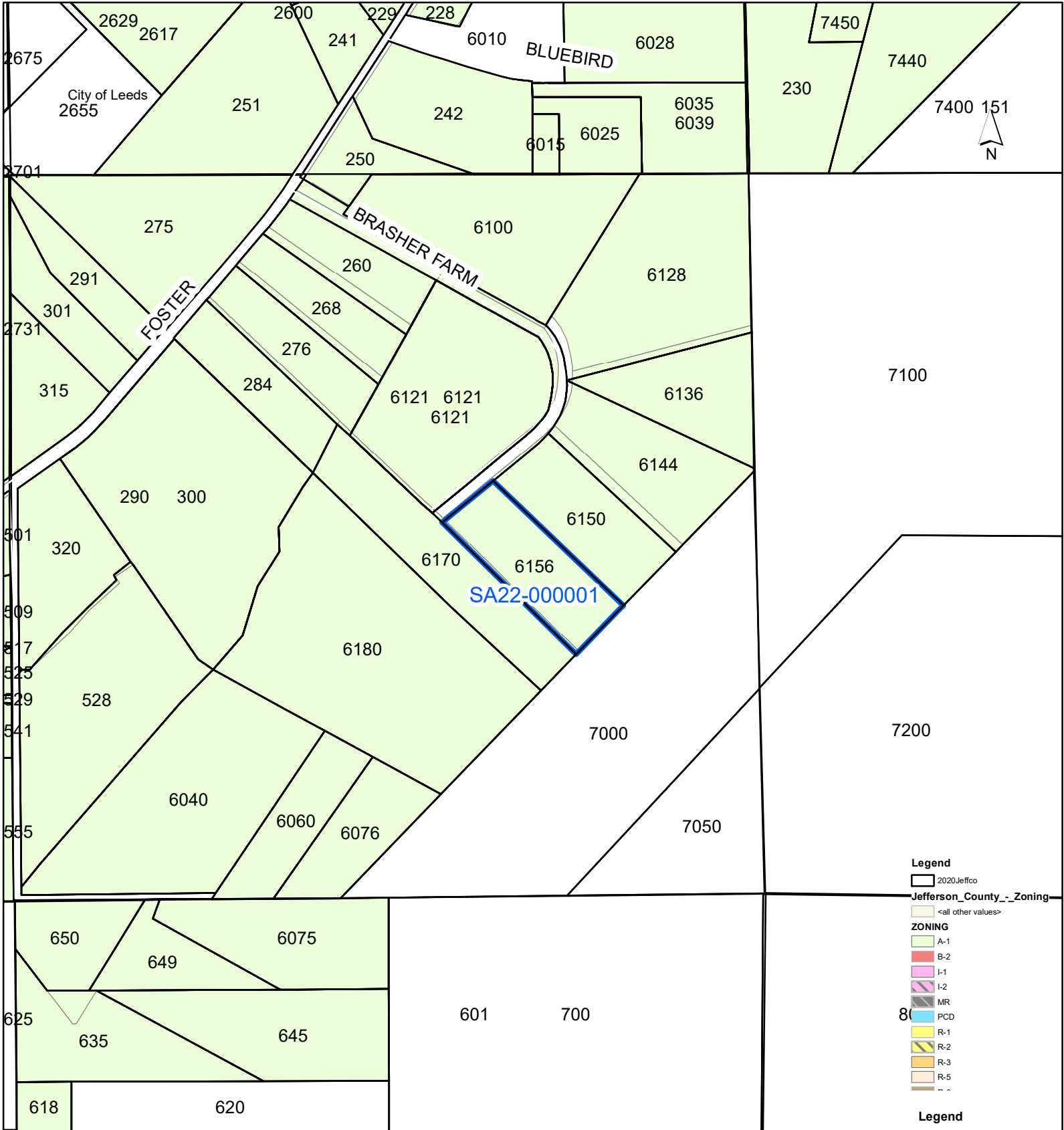
- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece; for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
  - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
  - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
  - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

**IMPORTANT: Save this receipt for your records.**

# SA22-000001 6156 BRASHER FARM RD 2700013000001012 PARCEL

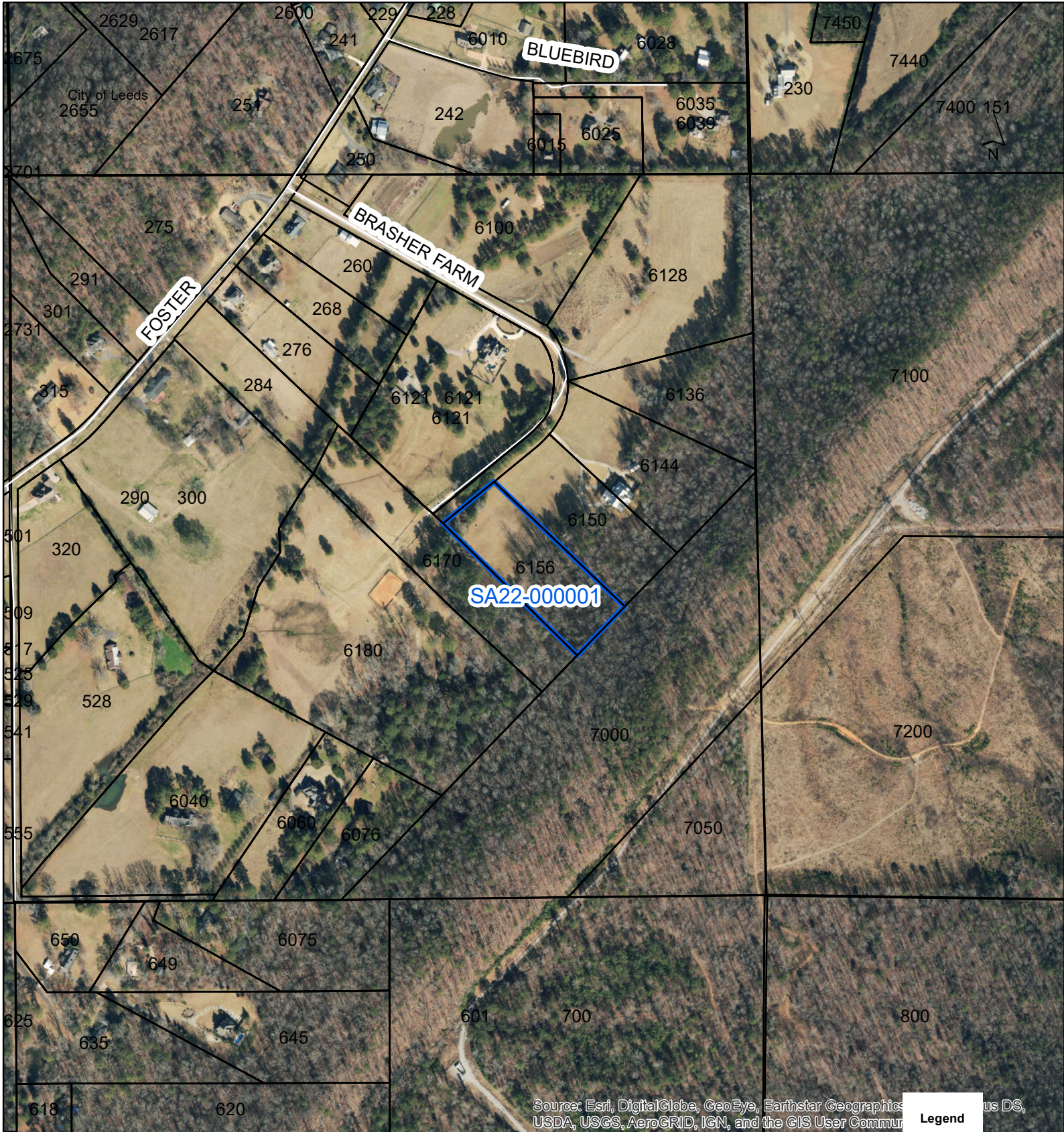


# SA22-000001 6156 BRASHER FARM RD 2700013000001012 AERIAL





SA22-000001  
6156 BRASHER FARM RD  
2700013000001012  
AERIAL





**File Attachments for Item:**

5. ZAA22-000002 - A request by Mason Isbell to replace existing fencing and install a new gate at 8691 Thornton Ave, 35094, TPID: 2500222001001000 Zoned, I-2, Heavy Industrial





8691 Thornton Ave, Leeds, AL 35094

Ward Brothers Motorsports

New Chain Link Fence

Replace existing Chain Link Fence

Installation of two sets of 24-foot gates to create a drive-thru shipping lane

Spruiell St NE

Spruiell St NE

Thornton Ave NE

Thornton Ave

Thornton Ave NE

Thornton Ave

Google