



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

December 08, 2022 @ 5:00 AM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM A PREVIOUS MEETING:

- [1.](#) November 3, 2022 Meeting Minutes

OLD BUSINESS:

NEW BUSINESS:

- [2.](#) RA22-000005 - A request by Linda Miller, Applicant and Owner, to rezone certain parcels from R-2, Single Family District to B-2, General Business District, at 8163 Lawley Ave, 35094, TPID 2500164013009000, Jefferson County.
- [3.](#) RA22-000004 - A request by Jarrod Plunkett, applicant, and owner, to rezone a parcel of property from R-2, Single Family District to I-1, Light Industrial District, at 1346 Weaver Ave, 35094, TPID 2601110001022002, St. Clair Co.
4. Administrative - Discussion of Short Term Rentals
5. Administrative - Discussion of modification of the R-5, Garden Home District, and deletion of the R-6, Patio Home District.

PUBLIC ADDRESS:

OTHER BUSINESS:

CHAIRPERSON'S COMMUNICATION:

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.

File Attachments for Item:

1. November 3, 2022 Meeting Minutes



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

November 03, 2022 @ 5:00 PM

CALL TO ORDER:

5:00 PM

ROLL CALL:

PRESENT

Commissioner Eddward Cook
Commissioner Dave Mackey

Commissioner Eddie Cook
Commissioner Dave Mackey
Commissioner Ken Mudd
Commissioner Mike Cauble
Commissioner Roland Isbell
Commissioner Brad Watson
Commissioner Kelly Washburn

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

Minutes for the September 8th meeting approved as presented.

OLD BUSINESS:

None.

NEW BUSINESS:

Ben Watson 2509 7th Ave S. Birmingham: The original preliminary plat has expired after one year. The applicant had to reapply. The applicant is asking for a reapproval of the expired preliminary plat.

Keith Hager City Engineer: For clarification asked if the total lots were 15. Mr. Ben Watson stated that is correct. Mr. Keith Hager stated that the applicant would like the board to consider giving them more time to complete Phase 2. Commissioner Brad Watson is in agreement for a continuance.

Sonya Roberson 8621 Mohring Place Leeds: Asked the applicant if the pump be the permanent one? The applicant stated no it will not.

Motion to close the public hearing by Commissioner Mike Cauble. Second by Commissioner Brad Watson. No one opposed the yays have it.

Motion to approve the primary plat phase one sector two lots 48-54 and 68-75by Commissioner Brad Watson. Seconded by Commissioner Roland Isbell. No one opposed the yays have it.

Motion carries.

Motion was made to approve Phase one Sector two lots 48-54 and lots 68-75 final plat by Commissioner Brad Watson. Seconded by Commissioner Kelly Washburn. No one opposed. The yays have it.

1. SA22-000020 - A request by Crystal Grimmer, Applicant, AMIC, Property Owner, for preliminary plat approval for Rockhampton Phase One (1) Sector Two (2) and Rockhampton Phase Two (2) located at 1250 Maitland Rd, Leeds, AL 35094, TPID 2500153001004001, Jefferson County, Zoned R-2, Single Family District

Ben Watson 2509 7th Ave S. Birmingham: The original preliminary plat has expired after one year. The applicant had to reapply. The applicant is asking for a reapproval of the expired preliminary plat.

Keith Hager City Engineer: For clarification asked it the total lots were 15. Mr. Ben Watson stated that is correct. Mr. Keith Hager stated that the applicant would like the board to consider giving them more time to complete Phase 2. Commissioner Brad Watson is in agreement for a continuance.

Sonya Roberson 8621 Mohring Place Leeds: Asked the applicant if the pump be the permanent one? The applicant stated no it will not.

Motion to close the public hearing by Commissioner Mike Cauble. Second by Commissioner Brad Watson. No one opposed the yays have it.

Motion to approve the primary plat phase one sector two lots 48-54 and 68-75by Commissioner Brad Watson. Seconded by Commissioner Roland Isbell. No one opposed the yeas have it.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson, Commissioner Washburn

Motion carries.

Motion was made to approve Phase one Sector two lots 48-54 and lots 68-75 final plat by Commissioner Brad Watson. Seconded by Commissioner Kelly Washburn. No one opposed. The yeas have it.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson, Commissioner Washburn

Motion carries.

Motion by Commissioner Brad Watson to defer the balance of the request for Phase Two until the next regular scheduled Planning and Zoning meeting. Seconded by Commissioner Ken Mudd. No one opposed. The yeas have it.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson, Commissioner Washburn

2. SA22-000021 - A request by Kenneth and Sandra Simmons, Applicant and Owner for two (2) lot subdivision at 8681 Spruiell St., TPID 250022100008004, Jefferson County, Zoned - I-2, Heavy Industrial District

Mr. Scott Barnett City Attorney gave a brief description of the request. Commissioner Brad Watson further clarified that the applicant would like to separate the industrial property for the residential property.

No one to speak.

Motion to close public hearing by Commissioner Mackey. Seconded by Commissioner Brad Watson.

Yeas have it.

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson, Commissioner Washburn

Motion carries.

No further discussion.

Motion to approve by Commissioner Mackey. Seconded by Commissioner Mike Cauble

Yeas have it

Voting Yea: Commissioner Mudd, Commissioner Cauble, Commissioner Cook, Commissioner Mackey, Commissioner Isbell, Commissioner Watson, Commissioner Washburn

Motion carries.

3. Administrative - Release of bond - Spring Valley

Mr. Hager City Engineer to speak. All necessary inspections and seal coats have been completed.

Per Commissioner Edward Cook the bond is released.

No vote required.

4. Administrative - Construction Plan Review - Parkstone Meadows Apartments - 1198 Maplewood Dr - TPID 250020400202000 - Zoned R-3, Multi-Family District.

Postponed to another meeting date.

5. Administrative - Determination of Bond/Surety for Southern Trace Sector 5

Keith Hager City Engineer stated that the developer provided an estimate for the work to be done and it looks to be reasonable.

No vote needed.

6. Administrative - A request by MainStreet Leeds, LLC, for the Planning Commission to develop regulations to permit short term rentals in the City of Leeds.

PUBLIC ADDRESS:

Susan Carswell 2120 Montevallo Rd. Mrs. Carswell is asking the Zoning Board that while we have the moratorium on R-5 and R-6 that you to look into banning all clear cutting in all subdivisions.

OTHER BUSINESS:

Main Street

Amber Vines 1706 Self St. Short term rentals in the City of Leeds. Mrs. Vines stated that several people have approached her asking if we have Air B and Bs in the City. She got with Commissioner Brad Watson and he stated that we currently do not allow them.

Commissioner Edward Cook appointed a three-person committee of Commissioner Mike Cauble, Commissioner Dave Mackey and Commissioner Kelly Washburn to look into this and report back at the next meeting.

CHAIRPERSON'S COMMUNICATION:

None.

ADJOURNMENT:

5:40

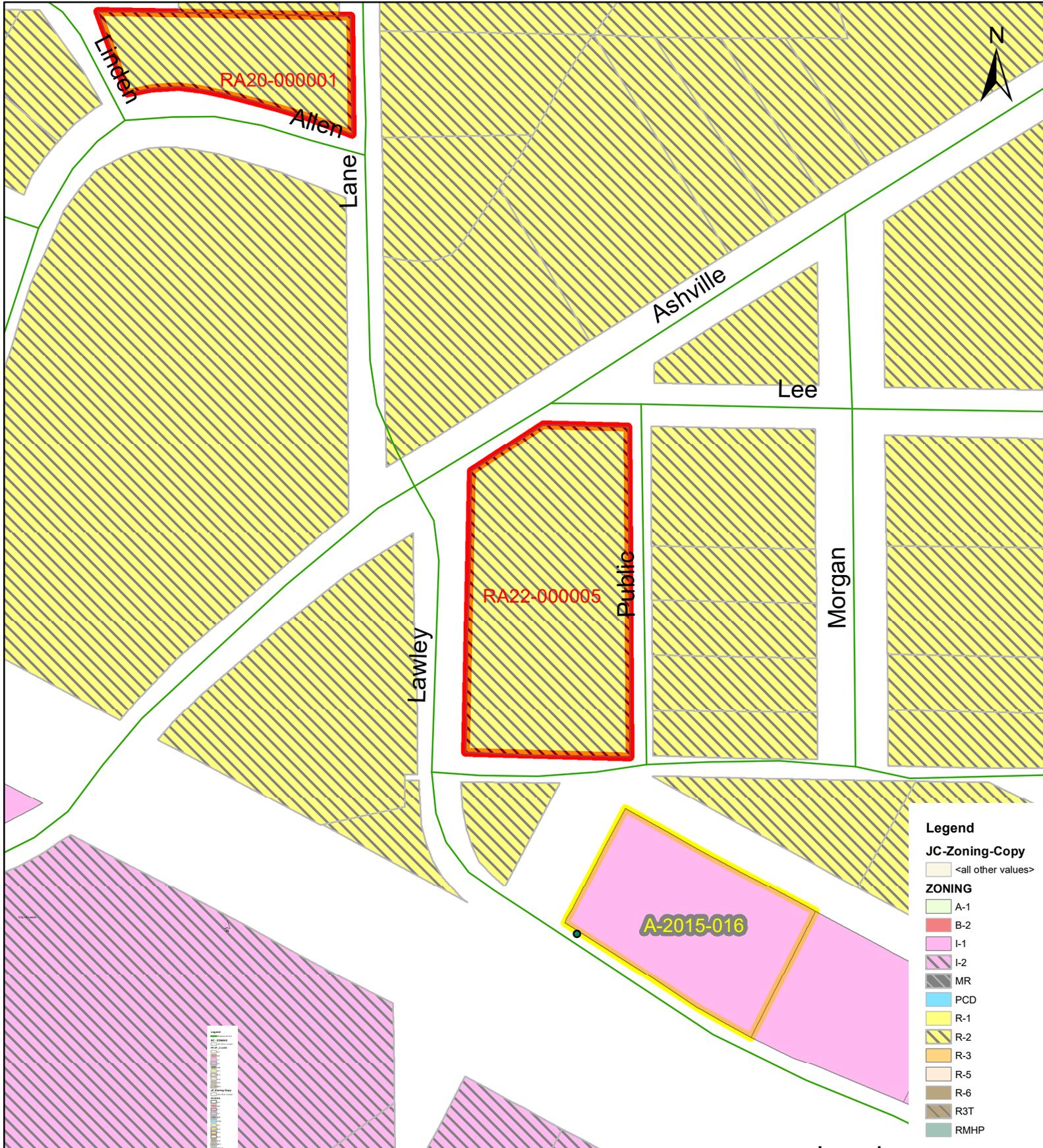
Mr. Eddie Cook, Chairman

Ms.. Kelly Washburn, Secretary

File Attachments for Item:

2. RA22-000005 - A request by Linda Miller, Applicant and Owner, to rezone certain parcels from R-2, Single Family District to B-2, General Business District, at 8163 Lawley Ave, 35094, TPID 2500164013009000, Jefferson County.

RA22-00005
8163 LAWLEY AVE
2500164013009000
ZONE



Legend

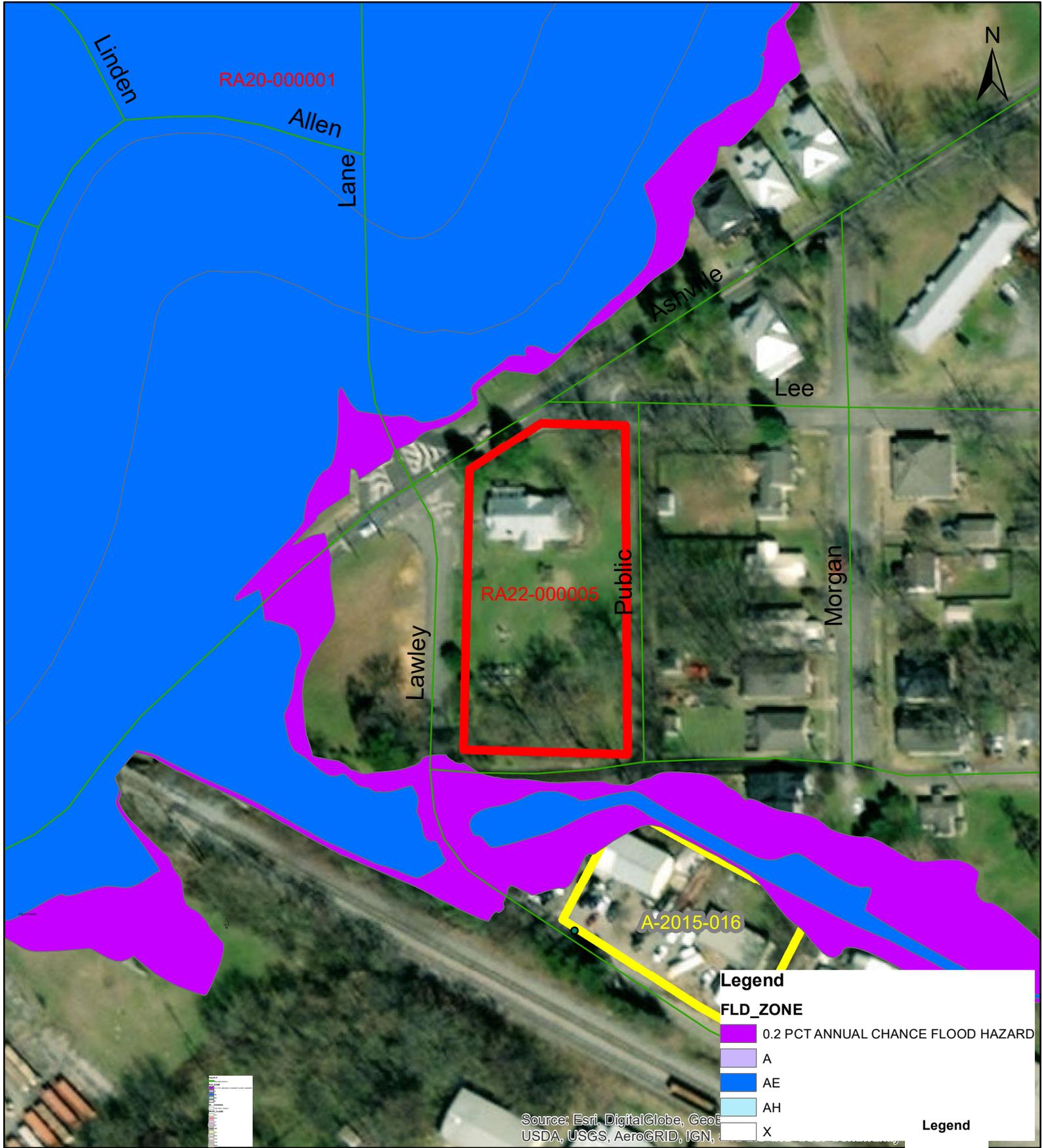
JC-Zoning-Copy

<all other values>

ZONING

- A-1
- B-2
- I-1
- I-2
- MR
- PCD
- R-1
- R-2
- R-3
- R-5
- R-6
- R3T
- RMHP

RA22-00005
8163 LAWLEY AVE
2500164013009000
FLOOD



Legend

FLD_ZONE

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AH
- X

Legend

Source: Esri, DigitalGlobe, GeoEye, USDA, USGS, AeroGRID, IGN, etc.

REZONING APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
1404 9th STREET, LEEDS, AL 35094 P.205.699.2585
INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application	
Name of Applicant: Gerald Miller - Linda Miller	
Mailing Address: PO Box 190 Leeds, AL 35094	
Telephone: 205-222-2111	E-mail: lmiller@qsilab.com
Signature: <i>Linda Miller</i>	
Date Application Filed:	Requested Hearing Date:

Part 2. Parcel Data		
Owner of Record: Linda S. Miller		
Owner Mailing Address: PO Box 190 Leeds, AL 35094		
Site Address: 8163 Lawley Ave. Leeds, AL 35094		
Tax Parcel ID # 2500164013009,000	Existing Zoning:	Proposed Zoning:
Telephone: 205-222-2111	E-Mail: lmiller@qsilab.com	
Signature of Authorization by Owner: <i>Linda Miller</i>		

Part 3. Request	
Reason for Request:	
Proffer of rezoning conditions (if any)	

Part 4 Enclosures (Check all required enclosures with this application)	
<input type="checkbox"/> Application Fee	
<input type="checkbox"/> Reason for Request	
<input type="checkbox"/> Legal Description of the subject Property	
<input type="checkbox"/> Vicinity Map	
<input type="checkbox"/> Availability of Required Utilities	
<input type="checkbox"/> Site Plan	
<input type="checkbox"/> Proffer of rezoning conditions (if any)	

NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

FOR OFFICE USE ONLY	
Application Number:	Date Received:
Received by:	Scheduled Public Hearing Date:

71,450

THIS INSTRUMENT PREPARED BY:
HILL, WEISSKOPF & HILL, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:
Post Office Box 190
Leeds, AL 35094

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Gerald Miller and wife, Linda Miller (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Linda S. Miller (herein referred to as Grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

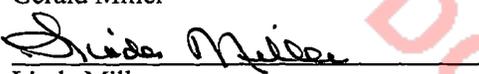
Lots 1, 2, 3, 4, 5 and 6, Block 6, according to the Survey of Lee Spruiell Land Company's first Addition to Leeds, Alabama, as recorded in Map Book 7, page 53, in the probate Office of Jefferson County, Alabama

TO HAVE AND TO HOLD to 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 said Grantee, his, her or 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 stated above; that I (we) have a good right to sell and 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27 day of August, 2015.



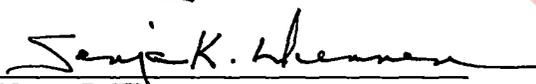
Gerald Miller


Linda Miller

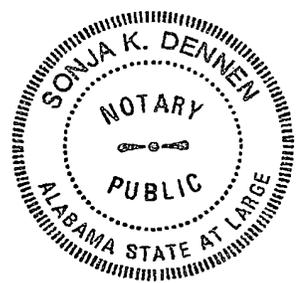
STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gerald Miller and Linda Miller, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of August, 2015.



Notary Public



My Commission Expires: 6/1/2018

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Gerald Miller
Mailing Address Post Office Box 190
Leeds, AL 35094

Grantee's Name Linda Miller
Mailing Address Post Office Box 190
Leeds, AL 35094

Property Address 8163 Lawley Ave.
Leeds, AL 35094

Date of Sale August 27, 2015
Total Purchase Price \$ _____
or
Actual Value \$ _____
or 71,450.00
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other Spouse deeding to spouse

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print James E. Hill, Jr.

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Planning and Zoning Commission

Application for Rezoning
Site Addresses: 8163 LAWLEY AVE LEEDS, AL 35094

APPLICATION

This request for a zoning change is initiated by MILLER LINDA S.. The City of Leeds Planning & Zoning Commission will consider the request to rezone the described property from R-2, Single-Family Dwelling District, to B-2, General Business 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 the final determination of this rezoning request is vested solely with the City Council.

CASE #:	RA22-000005
PROPERTY OWNERS:	MILLER LINDA S.
TAX PARCEL IDs:	2500164013009000
SITE ADDRESSES:	8163 LAWLEY AVE; 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: 12/08/2022
 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

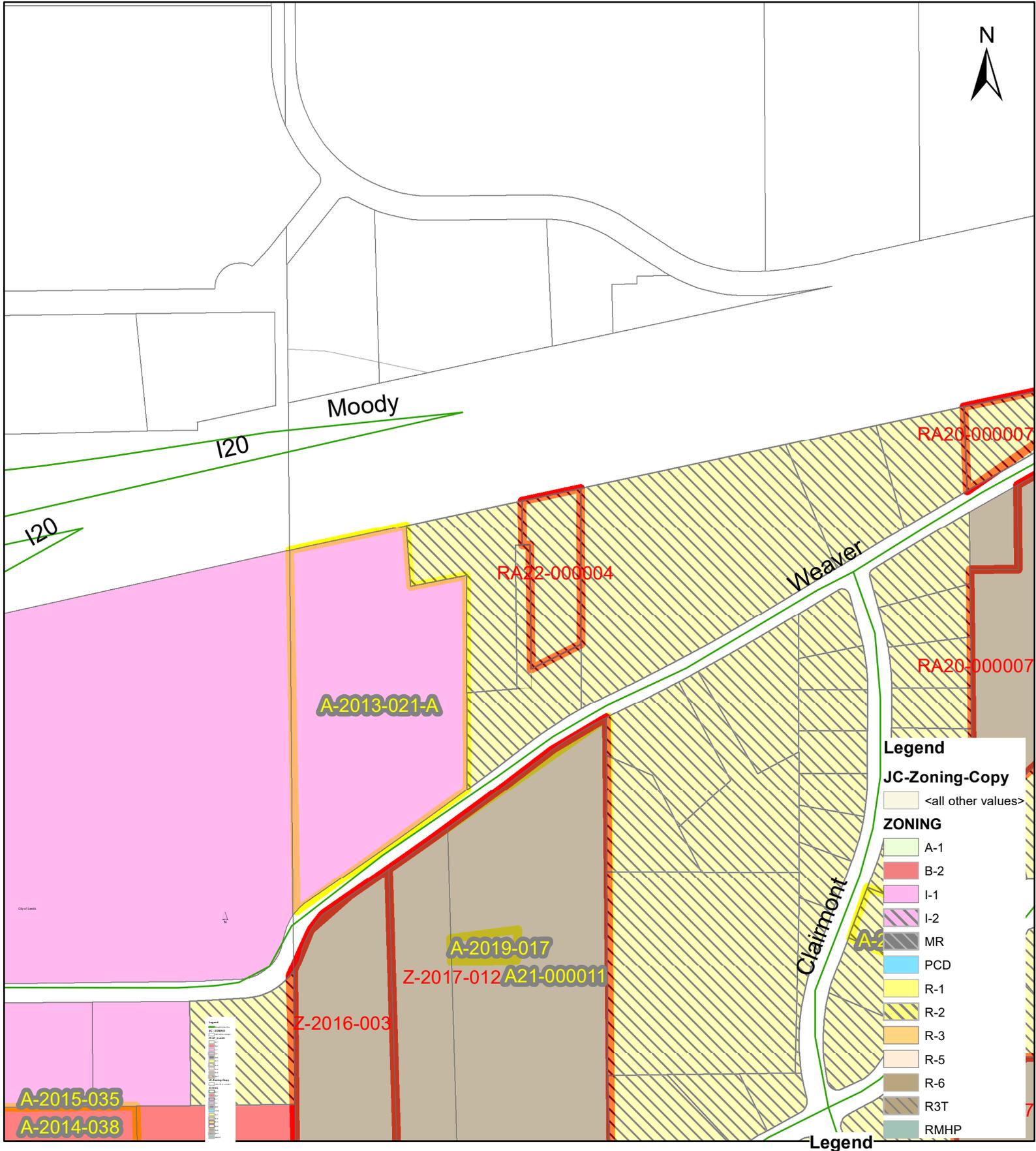
RA22-00005
8163 LAWLEY AVE
2500164013009000
AERIAL



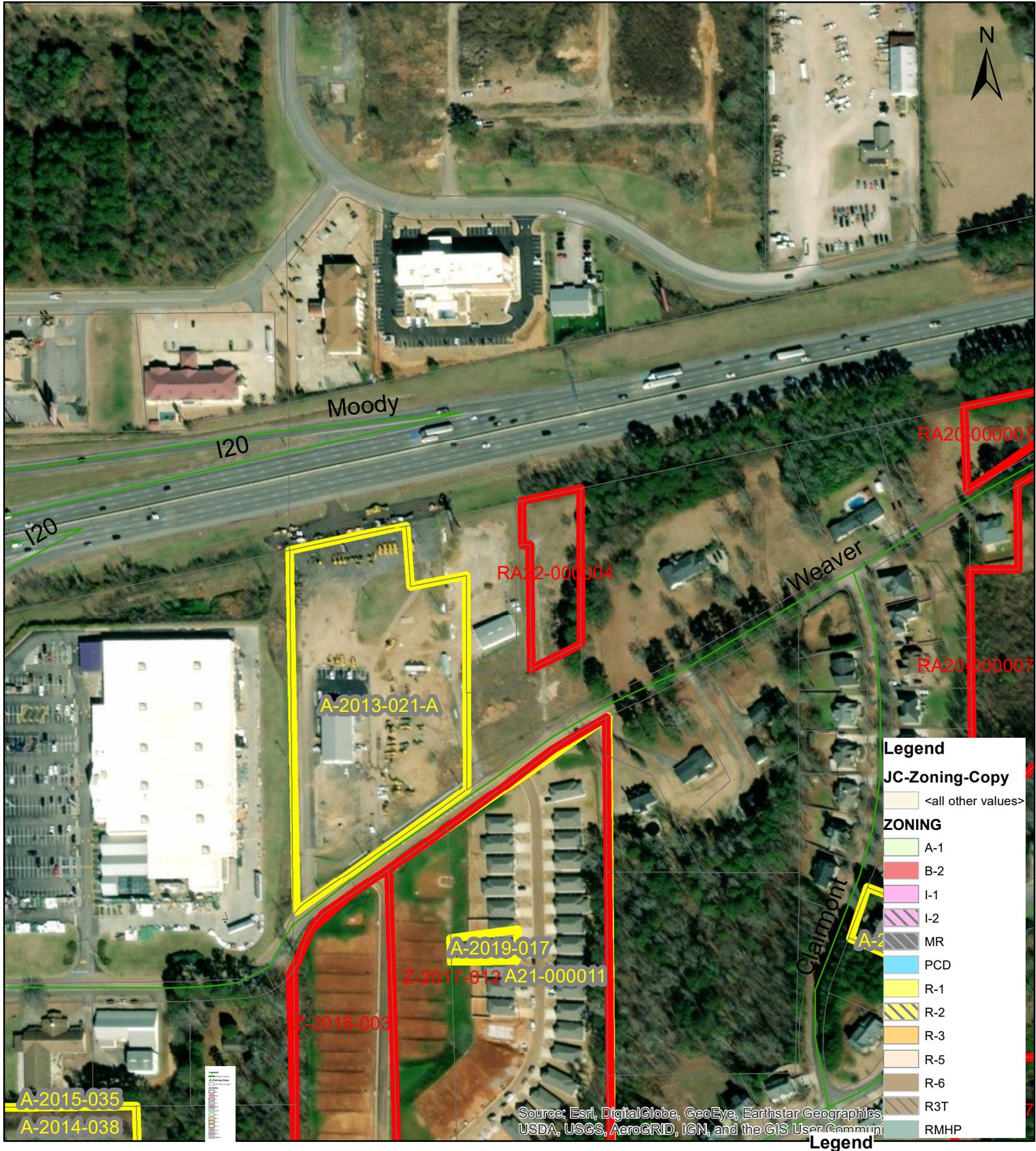
File Attachments for Item:

3. RA22-000004 - A request by Jarrod Plunkett, applicant, and owner, to rezone a parcel of property from R-2, Single Family District to I-1, Light Industrial District, at 1346 Weaver Ave, 35094, TPID 2601110001022002, St. Clair Co.

RA22-000004 1346 WEAVER AVE. ZONING



RA22-000004
1346 WEAVER AVE.
AERIAL



RA22-000004

REZONING APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
1404 9th STREET, LEEDS, AL 35094 P.205.699.2585
INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application	
Name of Applicant: ELGIN PROPERTIES / JARROD PLUNKETT	
Mailing Address: PO BOX 3507 OXFORD AL 36203	
Telephone: 256 310 4568	E-mail: JARROD-PLUNKETT@MSN.COM
Signature: JmPlunkett	
Date Application Filed: 11/3/22	Requested Hearing Date: ASAP

Part 2. Parcel Data		
Owner of Record: ELGIN PROPERTIES		
Owner Mailing Address: PO BOX 3507 OXFORD AL 36203		
Site Address: 9030 WEAVER AVE LEEDS AL 35094		
Tax Parcel ID #	Existing Zoning: R	Proposed Zoning: I-1
Telephone: 256 310 4568	E-Mail: JARROD-PLUNKETT@MSN.COM	
Signature of Authorization by Owner: JmPlunkett		

Part 3. Request	
Reason for Request: to conform to current use and development	
Proffer of rezoning conditions (if any): would like to expand current operations	

Part 4 Enclosures (Check all required enclosures with this application)	
<input type="checkbox"/>	Application Fee
<input type="checkbox"/>	Reason for Request
<input type="checkbox"/>	Legal Description of the subject Property
<input type="checkbox"/>	Vicinity Map
<input type="checkbox"/>	Availability of Required Utilities
<input type="checkbox"/>	Site Plan
<input type="checkbox"/>	Proffer of rezoning conditions (if any)

NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

FOR OFFICE USE ONLY	
Application Number:	Date Received: 11-3-2022
Received by: HM	Scheduled Public Hearing Date: