



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

January 14, 2021 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

NEW BUSINESS:

- [1.](#) RA20-000006 - A request by High Tide Oil Co, owner, and applicant, to rezone a certain parcel from R-2, Single-Family District to I-2, Heavy Industrial District at 8417 Dunnivant Rd, 35094, TPID 250281002012000.

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. RA20-000006 - A request by High Tide Oil Co, owner, and applicant, to rezone a certain parcel from R-2, Single-Family District to I-2, Heavy Industrial District at 8417 Dunnavant Rd, 35094, TPID 250281002012000.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Planning and Zoning Commission

Application for Rezoning

Site Addresses: 8417 DUNNAVANT RD LEEDS, AL 35094

APPLICATION

This request a zoning change is initiated by High Tide Oil Company. The City of Leeds Planning & Zoning Commission will consider A REQUEST TO REZONE THE PARCEL OF PROPERTY FROM R-2, SINGLE FAMILY DISTRICT TO I-2, HEAVY INDUSTRIAL DISTRICT..

PLANNING AND ZONING COMMISSION

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

CASE #:	RA20-000006
PROPERTY OWNERS:	HIGH TIDE OIL COMPANY
TAX PARCEL IDs:	2500281002012000
SITE ADDRESSES:	8417 DUNNAVANT RD; LEEDS, AL 35094

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

Date: 12/10/2020
 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 - 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

DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT

The undersigned owner/owners of the property described in the application hereby designate Russell Jolly as the authorized agent/attorney-in-fact with the following powers and authority to do all things that may be required in order to apply for a variance/rezoning on said property including but not limited to completion and execution of applications, receipt of notices, execution of acknowledgments, attendance and presentations of evidence at all hearings and execution of agreements.

High Tide Oil Company INC
OWNER

OWNER
2700 Kelly Creek Rd

ADDRESS
Moody AL 35009

640-0005
TELEPHONE NUMBER

AUTHORIZED AGENT/ATTORNEY-FACT:
Russell Jolly
NAME

- SAME AS ABOVE
ADDRESS

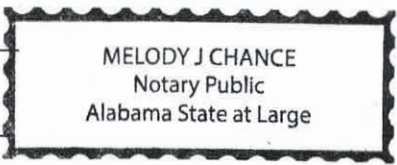
- SAME AS ABOVE
TELEPHONE NUMBER

State of Alabama

I, the undersigned Notary Public, hereby certify that Russell Jolly, whose name(s) is/are signed to the foregoing DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT has/have acknowledged to me under oath that they have read and understand the foregoing and executed same before me on this day.

Given under my hand and Official Seal this 20th day of August, 2020.

Melody J Chance
Commission Expires: 2/10/2021



THIS INSTRUMENT PREPARED BY:
 BARNES & BARNES LAW FIRM, P.C.
 8107 PARKWAY DRIVE
 LEEDS, ALABAMA 35094
 205-699-5000

Send Tax Notice To:
 HIGH TIDE OIL COMPANY, INC.
 1037 GREYSTONE COVE DRIVE
 BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

COPY

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00)* to the undersigned Grantors, **JEREMY DEASON, A MARRIED MAN and HELEN FAYE SMITH, AN MARRIED WOMAN** (hereinafter referred to as Grantors, whose mailing address is 8107 PARKWAY DRIVE, LEEDS, ALABAMA 35094), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto **HIGH TIDE OIL COMPANY, INC.**, (herein referred to as Grantee), the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOTS 2 AND 3 IN BLOCK 1, ACCORDING TO THE SURVEY OF ANDREW ISBELL SUB-DIVISION AS RECORDED IN MAP BOOK 35 AT PAGE 32, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA

Property address: 8417 DUNNAVANT ROAD, LEEDS, AL 35094

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THAT OF HIS SPOUSE

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD and said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 19th day of March 2019.

Jeremy Deason
JEREMY DEASON

Helen Faye Stokes
HELEN FAYE SMITH

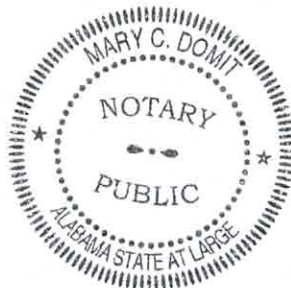
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JEREMY DEASON AND HELEN FAYE SMITH, are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, with full authority, executed the same voluntarily

Given under my hand and official seal this 19th day of March, 2019.

Mary C. Domit
NOTARY PUBLIC

My Commission Expires: 04/12/20



THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
HIGH TIDE OIL COMPANY, INC.

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HELEN FAYE SMITH AND HELEN FAYE STOKES ARE ONE IN THE SAME PERSON

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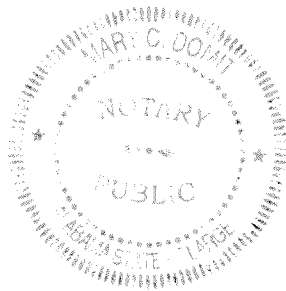
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Mary C. Doan
NOTARY PUBLIC

My Commission Expires: 04/12/20



Real Estate Sales Validation Form

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

Grantor's Name: JEREMY DEASON and HELEN FAYE SMITH
Mailing Address: 8417 DUNNAVANT ROAD
LEEDS, AL 35094

Grantee's Name: HIGH TIDE OIL COMPANY, INC.
Mailing Address: 1037 GREYSTONE COVE DRIVE
BIRMINGHAM, ALABAMA 35242

Property Address: 8417 DUNNAVANT ROAD
LEEDS, AL 35094

Date of Sale: March 19th, 2019

Total Purchase Price: (\$10,000.00)

Actual Value: \$ _____

Or

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
- Appraisal
- Appraisal
- Other Tax Assessment
- Sales Contract
- Closing Statement

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.

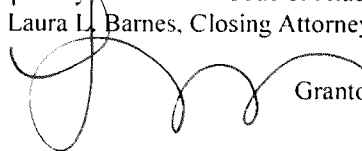
Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: _____
____ Unattested

Print: Laura L. Barnes, Closing Attorney



Grantor/Grantee/Owner/Agent) (circle one)

E-recording Report of Recorded Documents

Itemized Fee View

Prepared for: Barnes & Barnes (ALTR46)

Cost center: ALTR46

Report generated: 03/21/2019 02:03 PM MDT

Documents Recorded

NAME	TYPE	PG	ENTRY	RECORD DATE	SF	AMT	TOTAL	PROCESSED		
Jefferson County, AL										
Mar 20, 2019										
HIGHTIDE/DEASON/STOKES 19-7148										
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						0.00	Archival Fee	11.00	11.00	03/20/2019
						0.00	Deed Tax	10.00	10.00	03/20/2019
						5.00		32.00	37.00	
						5.00		32.00	37.00	
Totals for Jefferson County, AL						5.00		32.00	37.00	

Recording Fee Totals

COUNTY	RECORD DATE	SF	AMT	TOTAL
Jefferson County, AL	03/20/2019	5.00	32.00	37.00
Totals for Jefferson County, AL		5.00	32.00	37.00
Total of All Recording Fees		5.00	32.00	37.00

Document Count: 1

Package Count: 1

Questions Contact:

Simplifile Support 800.460.5657, option 3

5072 North 300 West

Provo, UT 84604

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Provo, UT 84604

Package Summary Recording Report

Report generated: Thu, 21 Mar 2019 03:03 PM CDT

Package: HIGHTIDE/DEASON/STOKES 19-7148 - EBD8158D-2C5F-18C6-F012-CC356B152029

Status: Recorded

Submitter: Barnes & Barnes (ALTR46)

Recipient: Jefferson County, AL

Documents

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
img20190319_14583819	DEEDS	3	Recorded	E 2019024788	Wed 03/20/2019 08:01 AM CDT	32.00

Fees

Fee Type	Payment Account Name	Fee Amount
Recording Fees	Recording Account (ACH *****8900)	22.00
Taxes	Recording Account (ACH *****8900)	10.00
Submission Fees	Recording Account (ACH *****8900)	5.00
Total Fees:		37.00

Questions Contact:

Simplifile Support 800.460.5657, option 3
 5072 North 300 West
 Provo, UT 84604

THIS INSTRUMENT PREPARED BY:
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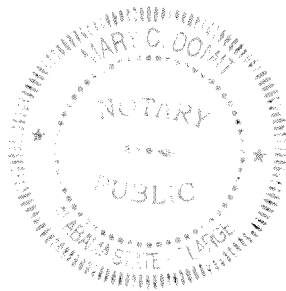
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NOTARY PUBLIC

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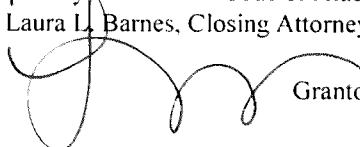
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Date: _____
Unattested

Print: Laura L. Barnes, Closing Attorney
Sign



Grantor/Grantee/Owner/Agent) (circle one)

E-recording Report of Recorded Documents

Itemized Fee View

Prepared for: Barnes & Barnes (ALTR46)**Cost center:** ALTR46**Report generated:** 03/21/2019 02:03 PM MDT**Documents Recorded**

NAME	TYPE	PG	ENTRY	RECORD DATE	SF	AMT	TOTAL	PROCESSED		
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Document Count: 1**Package Count:** 1**Questions Contact:**

Simplifile Support 800.460.5657, option 3

5072 North 300 West

Provo, UT 84604

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Questions Contact:

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5072 North 300 West

Provo, UT 84604

Package Summary Recording Report

Report generated: Thu, 21 Mar 2019 03:03 PM CDT

Package: HIGHTIDE/DEASON/STOKES 19-7148 - EBD8158D-2C5F-18C6-F012-CC356B152029

Status: Recorded

Submitter: Barnes & Barnes (ALTR46)

Recipient: Jefferson County, AL

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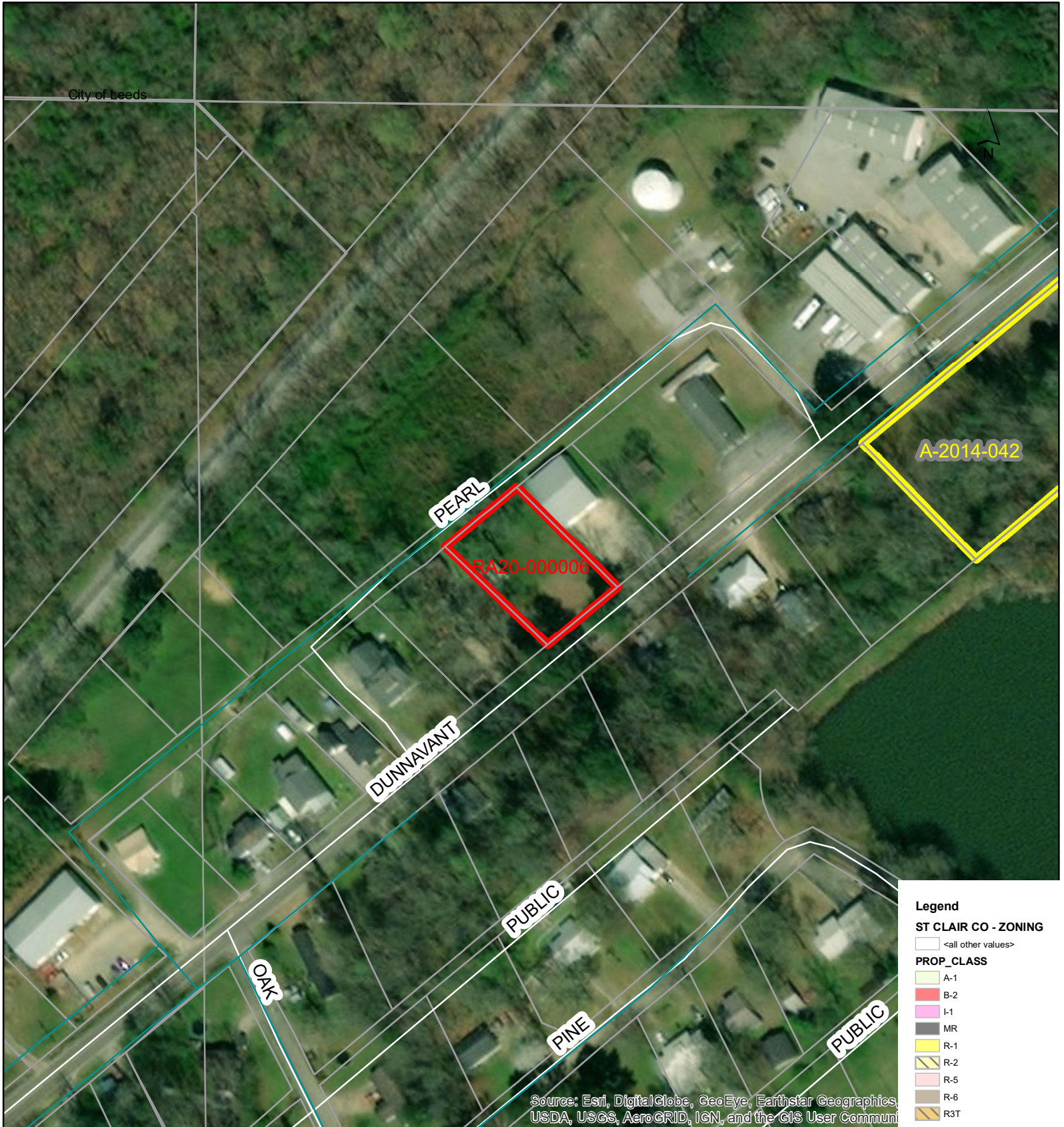
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Taxes	Recording Account (ACH *****8900)	10.00
Submission Fees	Recording Account (ACH *****8900)	5.00
Total Fees:		37.00

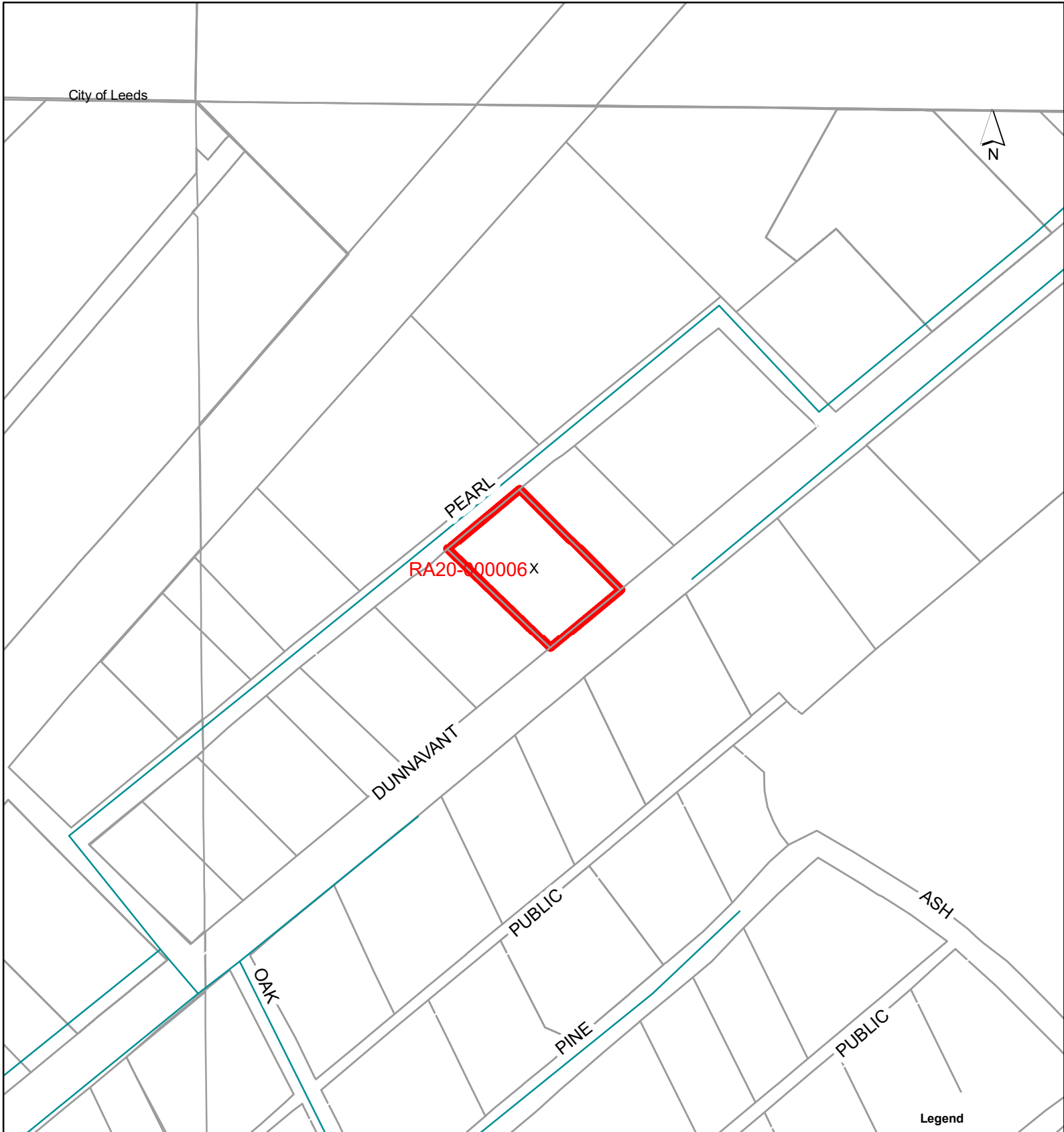
Questions Contact:

Simplifile Support 800.460.5657, option 3
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 Provo, UT 84604

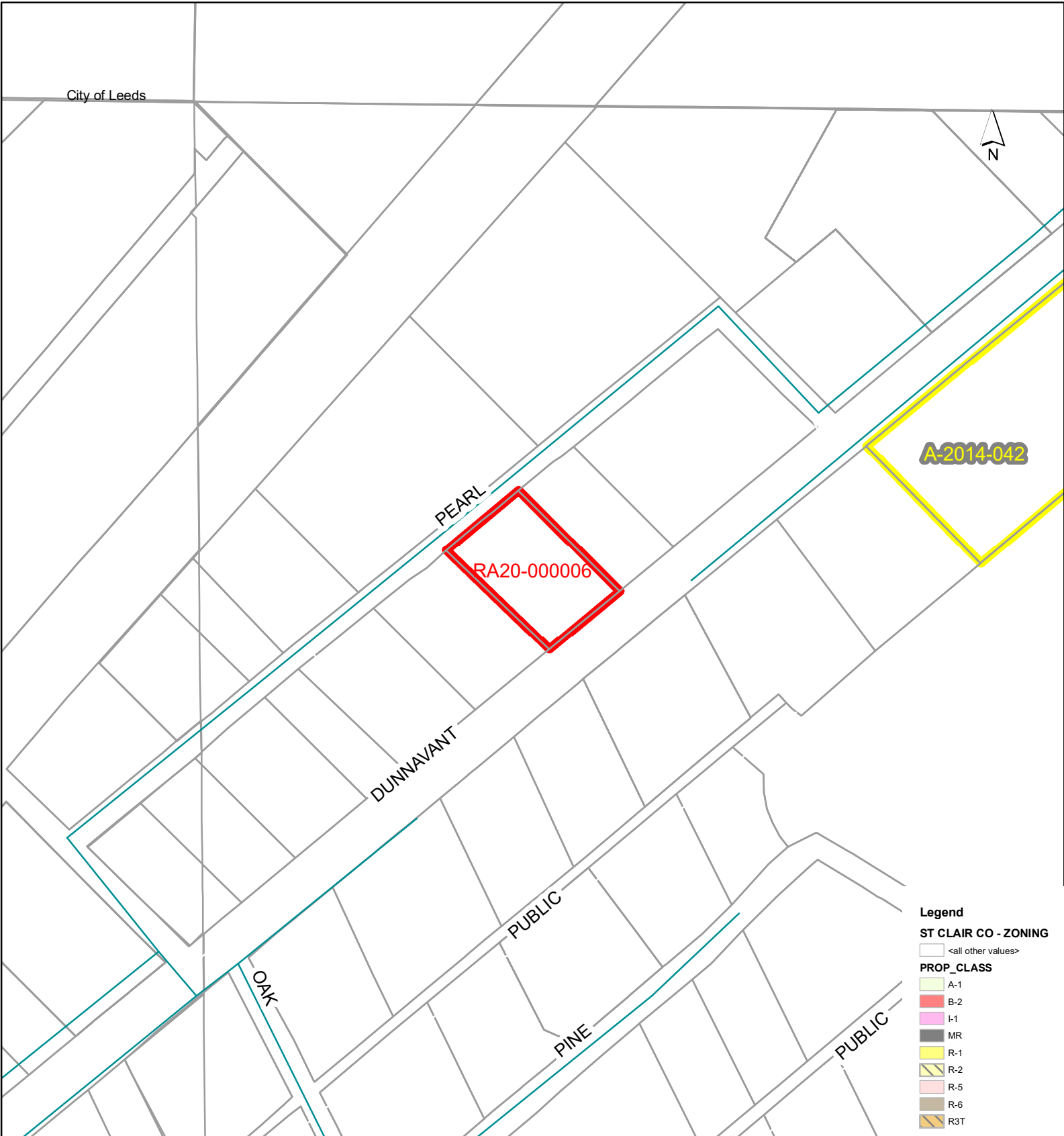
RA20-000006 8147 DUNNAVANT ZONING



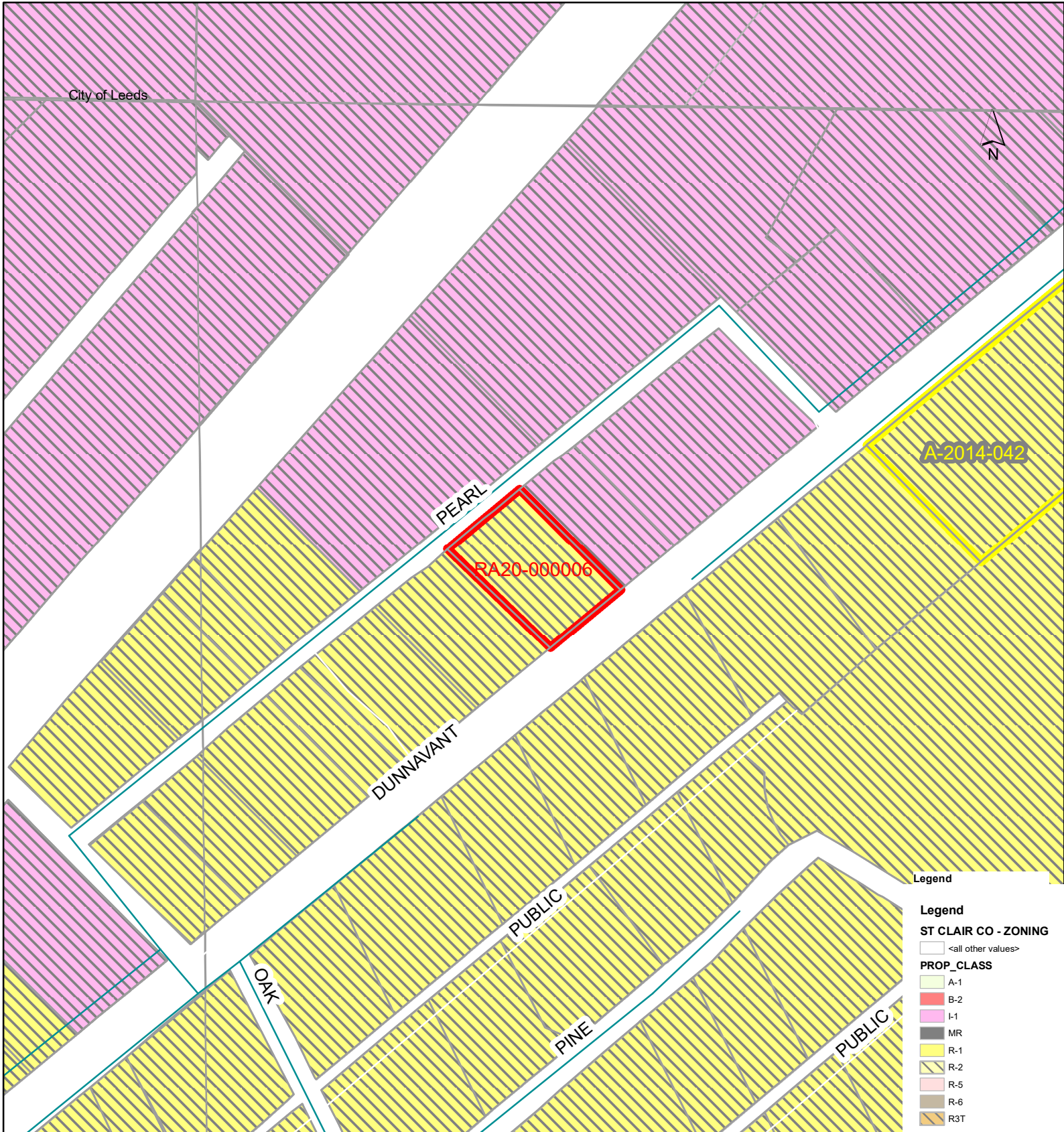
RA20-000006 8147 DUNNAVANT FLOOD



RA20-000006 8147 DUNNAVANT RD STREET



RA20-000006 8147 DUNNAVANT ZONING



Legend

ST CLAIR CO - ZONING

- <all other values>
- A-1
- B-2
- I-1
- MR
- R-1
- R-2
- R-5
- R-6
- R3T