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# CITY OF LEEDS, ALABAMA

## PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

January 11, 2024 @ 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. SA23-000017 - A request by Leeds Presbyterian Church, Applicant and Owner, to resurvey lots 1 thru 3 blk 11 Idaburg, 8313 1st Ave, Leeds, AL 35094, TPID 2500212012001.000, Zoned Form Based Code, Jefferson County
2. ZA24-000003 - A request by Stacy Green, Applicant and Owner, to allow a split rail fence in the front yard and within the sight triangle at 7495 Mountain View Lane, Leeds, AL 35094, TPID 2700012000004.003, Zoned A-1, Agriculture.
3. Election of Officers

**PUBLIC ADDRESS:**

**OTHER BUSINESS:**

**CHAIRPERSON'S COMMUNICATION:**

**ADJOURNMENT:**

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

**File Attachments for Item:**

1. SA23-000017 - A request by Leeds Presbyterian Church, Applicant and Owner, to resurvey lots 1 thru 3 blk 11 Idaburg, 8313 1st Ave, Leeds, AL 35094, TPID 2500212012001.000, Zoned Form Based Code, Jefferson County

LEGEND

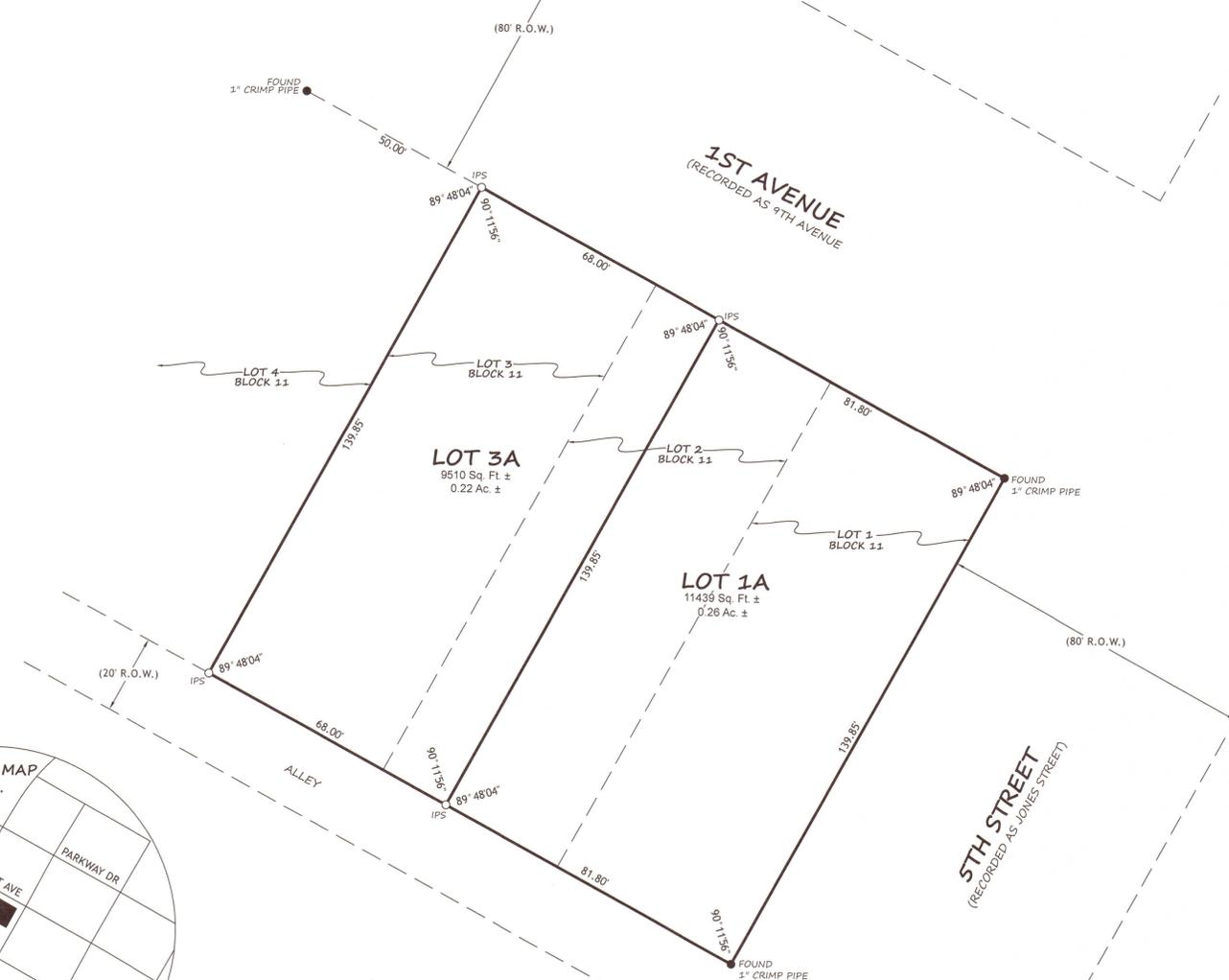
- SQ. FT.....SQUARE FEET
- AC.....ACRES
- +/-.....MORE OR LESS
- Δ.....DELTA ANGLE
- d.....DEFLECTION ANGLE
- T.....TANGENT
- R.....RADIUS
- CH.....CHORD
- L.....LENGTH
- ESMT.....EASEMENT
- EX.....EXISTING
- M.B.....MAP BOOK
- PG.....PAGE
- FND.....FOUND
- ROW.....RIGHT-OF-WAY
- O.....REBAR SET
- MIN.....MINIMUM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



# LEEDS PRESBYTERIAN CHURCH'S RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 1, 2, & 3 IN BLOCK 11, OF IDABURG, AS RECORDED IN MAP  
BOOK 1, PAGE 17, IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY,  
ALABAMA

SITUATED IN THE NW 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 2 EAST  
JEFFERSON COUNTY, ALABAMA



State of Alabama  
Jefferson County)

The undersigned, Steven J. Clinkscales, a Registered Land Surveyor, State of Alabama, and LEEDS PRESBYTERIAN CHURCH, 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 LEEDS PRESBYTERIAN CHURCH'S RESUBDIVISION, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the and block, and showing the relation of the lands to the government survey of Section 11, Township 17 South, Range 2 East, and that iron pins have been installed at all lot corners and 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 owner also certifies that it is the owner of said lands, and that the same is not subject to any mortgage. Said owner agrees that the City of Leeds may, at any time, change the natural or existing grade of any street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owner; and this agreement shall be a covenant running with the lands. The undersigned appoints the City of Leeds as agent for the purpose of filing said plat or map, together with this instrument, for record, and certify that we have full authority to execute this instrument and map.

In Witness Whereof, we have hereunto set our hands this the \_\_\_\_ day of \_\_\_\_\_, 2023.

By: Steven J. Clinkscales By: Emily Hodges - Church Treasurer  
Steven J. Clinkscales, Reg. LS # 37248

State of Alabama  
Jefferson County)

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Steven J. Clinkscales, 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 \_\_\_\_\_, 2023. 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 Emily Hodges, whose name is signed to the foregoing certificate as a Church Officer, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, she executed same voluntarily and with full authority therefor.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2023. By: \_\_\_\_\_  
Notary Public - Commission Exp.:

APPROVED BY \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION

APPROVED BY \_\_\_\_\_ DATE: \_\_\_\_\_  
OPERATOR SEWER SERVICE

APPROVED BY \_\_\_\_\_ DATE: \_\_\_\_\_  
LEEDS WATER BOARD

NOTE:  
Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers however this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right-of-Way or Easement boundaries after this date may void this approval.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR OF ENVIRONMENTAL SERVICES

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. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT (EXCEPT AS NOTED).

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING AND FOR SOIL CONDITIONS. THIS ENGINEER/LAND SURVEYOR IS NOT RESPONSIBLE FOR EITHER.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

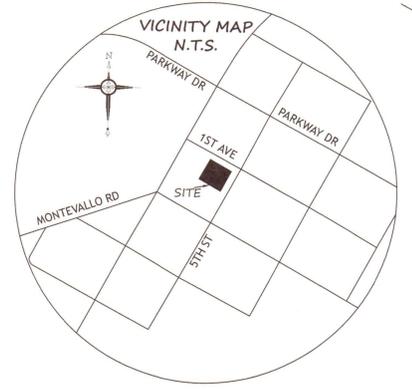
THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

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

CLINKSCALES LAND SURVEYING LLC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.  
NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.



THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ( ZONE "X") AS PER MAP NO. 01073C0441H, DATED SEPTEMBER 24, 2021.

Notes: (a) No title search of the public records has been performed by this firm, and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are deed/record map unless otherwise noted in such form as Measured (Deed). (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above. (g) All iron pins set (IPS) by this firm are 5/8" rebar with a yellow rebar cap or a 1/2" rebar with a red cap inscribed CA-1084-LS and shall not be removed.

	<b>CLINKSCALES LAND SURVEYING, LLC</b>		
	SCALE: 1" = 20'	APPROVED BY: Steven J. Clinkscales, PLS DATE: 12/19/2023 AL REG. NO. 37248	
12254 Highway 280 Sterrett, AL 35147 ClinkSurveying.com		Job #: 23-573	GRAPHIC SCALE: 1" = 20' Copyright ©

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# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
Zoning Board of Adjustments

## APPLICATION

An application for Leeds Presbyterian Church's Resubdivision of Lts 1-3 Blk 11 Idaburgh.

### Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority of authorizing variances which will not be contrary to the public interest and where owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

<b>CASE #:</b>	SA23-000017
<b>APPLICANT NAME:</b>	LEEDS PRESBYTERIAN CHURCH
<b>PROPERTY OWNER:</b>	LEEDS PRESBYTERIAN CHURCH
<b>TAX PARCEL ID#S:</b>	2500212012001000
<b>PROPERTY ADDRESS:</b>	8313 1ST AVE; LEEDS, AL 35094
<b>PROPERTY ZONING:</b>	R-2, SINGLE FMAILY DISTRICT

**NOTICE IS HEREBY GIVEN** that the Board of Zoning Adjustments will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: January 11, 2024  
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:**

Leeds Zoning Board of Adjustments  
c/o Development Services  
1404 9th Street  
Leeds, AL 35094

**File Attachments for Item:**

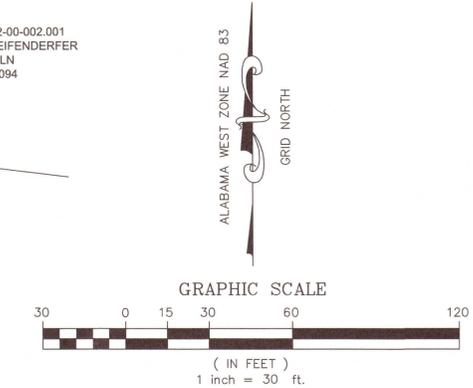
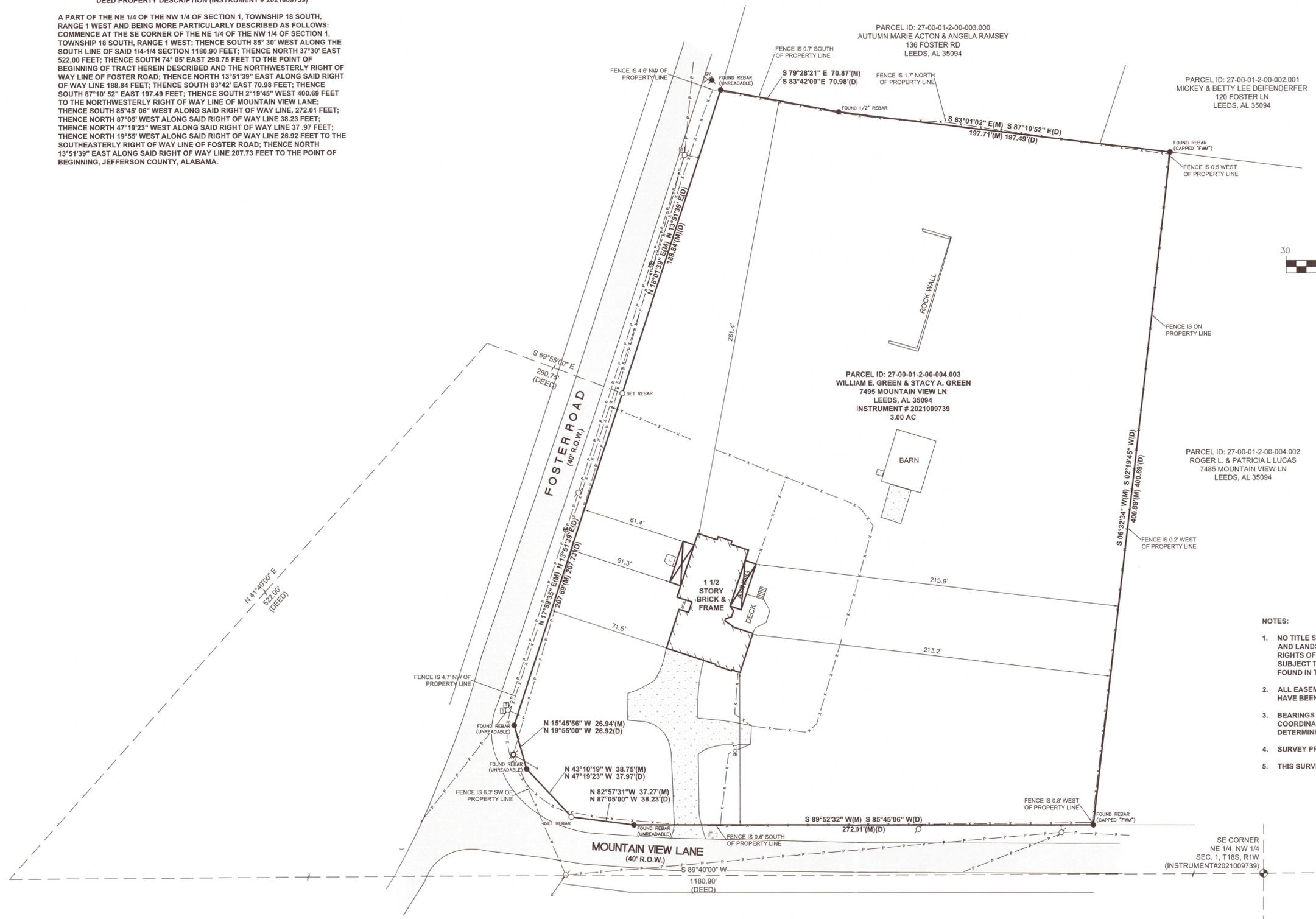
2. ZA24-000003 - A request by Stacy Green, Applicant and Owner, to allow a split rail fence in the front yard and within the sight triangle at 7495 Mountain View Lane, Leeds, AL 35094, TPID 2700012000004.003, Zoned A-1, Agriculture.

# BOUNDARY SURVEY OF 7495 MOUNTAIN VIEW LANE

SITUATED IN SECTION 1,  
TOWNSHIP 18 SOUTH, RANGE 1 WEST,  
JEFFERSON COUNTY, ALABAMA

## DEED PROPERTY DESCRIPTION (INSTRUMENT # 2021009739)

A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 1 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 1 WEST; THENCE SOUTH 85° 30' WEST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION 1180.90 FEET; THENCE NORTH 37° 30' EAST 522.00 FEET; THENCE SOUTH 74° 05' EAST 290.75 FEET TO THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED AND THE NORTHWESTERLY RIGHT OF WAY LINE OF FOSTER ROAD; THENCE NORTH 13° 51' 39" EAST ALONG SAID RIGHT OF WAY LINE 188.84 FEET; THENCE SOUTH 83° 42' EAST 70.98 FEET; THENCE SOUTH 87° 10' 52" EAST 197.49 FEET; THENCE SOUTH 2° 19' 45" WEST 400.69 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF MOUNTAIN VIEW LANE; THENCE SOUTH 85° 45' 06" WEST ALONG SAID RIGHT OF WAY LINE, 272.01 FEET; THENCE NORTH 87° 05' WEST ALONG SAID RIGHT OF WAY LINE 38.23 FEET; THENCE NORTH 47° 19' 23" WEST ALONG SAID RIGHT OF WAY LINE 37.97 FEET; THENCE NORTH 19° 55' WEST ALONG SAID RIGHT OF WAY LINE 26.92 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF FOSTER ROAD; THENCE NORTH 13° 51' 39" EAST ALONG SAID RIGHT OF WAY LINE 207.73 FEET TO THE POINT OF BEGINNING, JEFFERSON COUNTY, ALABAMA.



LEGEND	
(D)	DEED/INSTRUMENT
(M)	MEASURED
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	GUY WIRE
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	TELEPHONE PEDESTAL
⊙	GAS VALVE
— P —	OVERHEAD ELECTRIC
— X —	FENCE
▭	ASPHALT
▭	CONCRETE

### NOTES:

- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
- ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID AZIMUTH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION.
- SURVEY PREPARED FOR: PETER FALKNER.
- THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

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 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR:

*Signature of Rodney Keith Cunningham*

RODNEY KEITH CUNNINGHAM  
ALABAMA LICENSE NO. 26013  
DATE: August 15, 2022



DATE	
REVISIONS	
DRAWN BY: JAT	CHECKED BY: RKC
PROJECT No.: FALK0006	DATE: August 15, 2022
SCALE: 1" = 30'	
PROJECT: 7495 MOUNTAIN VIEW LANE	TITLE: BOUNDARY SURVEY
120 BISHOP CIRCLE, SUITE 300 PELHAM, AL 35124 TEL - (205) 403-9158 FAX - (205) 403-9175	
EDG ENGINEERING DESIGN GROUP, LLC CIVIL ENGINEERING • LAND SURVEYING (205) 403-9158	
SHEET NO.	1 OF 1

# APPLICATION FOR ZONING APPROVAL

City of Leeds

1400 9<sup>th</sup> St, Leeds, AL 35094

Phone: 205-699-0943 \* leedsalabama.gov \* development@leedsalabama.gov

◆ **Incomplete applications may lead to a delay in review** ◆      ◆ Fully complete the **Scope of Work** and **Applicant** portions of this form ◆

This review is independent of the building permit application.  
 Issuance of a Zoning Approval does not imply approval or issuance of a building permit.

Site Address: 7495 Mountain View Lane  
Leeds, AL 35094

For new construction and additions, A DIMENSIONED SITE PLAN MUST BE SUBMITTED with this application.

Description of Use:  S-F Residential    Multi-Family    Institutional    Utility    Commercial    Industrial  
 Accessory Building

Are Hazardous Materials to be used or stored on the site?    YES       NO

Class of Work:    New    Addition    Repair    Utility Installation    Demolition    Other existing Fence Replacement

Water Supply:  Public    Well      Sanitary Sewage Disposal:    On-Site    County Sewer    Private Sewer \_\_\_\_\_

Are new or additional plumbing fixtures included?  No    Yes      Any change to existing building footprint?  No    Yes

**New Construction Only:**   Foundation Type: \_\_\_\_\_   # of Floors: \_\_\_\_\_

Construction Type: \_\_\_\_\_   Construction Occupancy Type: \_\_\_\_\_

Heated & Cooled Square Footage: 1<sup>st</sup> Floor S.F. \_\_\_\_\_   2<sup>nd</sup> Floor S.F. \_\_\_\_\_   Total S.F. \_\_\_\_\_

Number of Bedrooms: \_\_\_\_\_   Number of Bathrooms: \_\_\_\_\_

DESCRIPTION OF ALL WORK TO BE PERFORMED: replacement of current fence only

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**FOR MOBILE/MANUFACTURED HOMES ONLY**

Occupant's relationship to property owner: \_\_\_\_\_   Mobile Home Dimensions: \_\_\_\_\_

FRONT:    Steps Only    Open Deck    Covered Deck   Deck Dimensions: \_\_\_\_\_

REAR:    Steps Only    Open Deck    Covered Deck   Deck Dimensions: \_\_\_\_\_

APPLICATION FOR ZONING APPROVAL

Page 2 of 2

Applicant's Name: Stacy Green Company: \_\_\_\_\_

Physical Address: 7495 Mountain View Lane, Leeds, AL 35094

Phone #: \_\_\_\_\_ Cell #: 972) 824-3782 Email: sgreen013@verizon.net

I have full knowledge of the entire scope of work to be performed at this site and I have reviewed this application prepared describing proposed scope of work in relation to the proposed physical site. I understand that compliance with all City of Leeds Regulations and conformity with approved construction plans and probated plats are the sole responsibility of the owner. Non-compliance with regulations or deviation from approved plans/probated plats will necessitate the removal of all built improvements in violation, at the owner's expense. *I have read and understood the application and grant the city the right of entry to the site for inspection and enforcement purposes.*

Stacy Green

(signature)

Stacy Green

(printed name)

1/9/24

(date)

OFFICE USE ONLY

Zoning: \_\_\_\_\_ Subdivision Check: \_\_\_\_\_

Map Book: \_\_\_\_\_ Pg: \_\_\_\_\_ Date: \_\_\_\_\_

Floodplain: \_\_\_\_\_ Lat/Long: \_\_\_\_\_

Zoning Case: \_\_\_\_\_ Address: \_\_\_\_\_

Variance Case: \_\_\_\_\_ Construction Case: \_\_\_\_\_

Subdivision Case: \_\_\_\_\_

Approved  Declined by: \_\_\_\_\_ Date: \_\_\_\_\_

Additional Information and/or Comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



RESIDENTIAL FENCE PERMIT APPLICATION

Property Owner (Applicant): Stacy Green

Property Address: 7495 Mountain View Lane

Phone: Home ( ) Cell (912) 824-3782 Work ( )

I. Survey (1 Copy).

I have enclosed a plat of survey, with lot dimensions, locations of buildings, streets, and any recorded easements shown.

I have located the original lot markers and will have them exposed for the inspector when he comes out for final inspection. I will install a string-line along the property line(s) between property corners to prepare for the required final fence inspection. If the original lot markers are not visible during the time of inspection I understand that it will result in a failed inspection.

I have drawn the proposed fence placement and it is not closer than 6" to my lot line. If attaching to my neighbors fence, I have attached an agreement granting permission.

II. Sketch of fence.

I have included a sketch or picture of the proposed fence showing the proposed height and style of the fence. I understand that the maximum height of a fence in side yards and back yards is 6' measured from the grade at the fence. I also understand that the maximum height of an Ornamental fence located in front yards is 3' measured from the grade at the fence and has a minimum of 50% opacity (see through).

**Note: Corner lots have two "street yards". This restricts the two street yards to Ornamental Fences Only. A maximum fence height of 3' is permitted in street yards.**

III. Zoning Permit Fee.

1% of the fair market value with a minimum of \$32.71 + \$10.90 issuance fee.

Stacy Green  
Applicant Signature

1/9/24  
Date



**AFFIDAVIT FOR COST OF CONSTRUCTION**

In accordance with the provisions of the City of Leeds Building Code the total estimated cost of construction including all related construction costs\* of the <sup>replace fence</sup> building located at 7495 Mountain View Lane amounts to \$ 16,000<sup>00</sup>.

I, Stacy Green, being the person referred to as the owner identified below, do solemnly swear that the statements made herein are strictly true and correct and made in good faith.

\*Related construction costs include all work done with or concurrently with the work contemplated by the Building Permit including, but not necessarily limited to, demolition, plumbing, heating, electrical, air conditioning, painting, carpentry, site improvement, etc.

Stacy Green  
Signature of Owner/Project Supervisor

STATE OF ALABAMA  
COUNTY OF

\_\_\_\_\_ s.s. \_\_\_\_\_ 20\_\_\_\_. Then personally appear the above named \_\_\_\_\_ and made an oath that the above statement is true.

Before me,

[Signature]  
Notary Public

















FOSTER RD

STOP



