



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

PLANNING AND ZONING COMMISSION
Thu, Apr 9, 2020 5:00 PM - 6:30 PM (CDT)

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/CityofLeeds/planning-and-zoning-commission>

You can also dial in using your phone.

United States: [+1 \(312\) 757-3121](tel:+13127573121)

Access Code: 222-158-605

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CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

NEW BUSINESS:

1. SA20-000004 -MARTIN SUBDIVISION - A three (3) lot subdivision (5 acres or more) located at 327 Forest Dr, Leeds, AL 35094 (Jefferson County) Zoned A-1, Agriculture. TPID 2500313000007010.
2. SA20-000005 - DETERMINATION OF BOND AMOUNT AND SURETY TYPE - THE COTTAGES ON LANE - WITHDRAWN STAFF - NEEDED INFORMATION NOT PROVIDED.
3. SA20-000006 - DETERMINATION OF BOND AND SURETY TYPE - ROCKHAMPTON S/D - WITHDRAWN STAFF - NEEDED INFORMATION NOT PROVIDED.
4. SA20-000006 - RESURVEY OF THE LEEDS SUBDIVISION - A resurvey of lots 1 & 2 Blk 25A and lots 3 thru 8 blk 25-A of the Leeds Subdivision. Jefferson County, Zoned: T-5A Urban Center Zone, TPID 2500211027009000.

OTHER BUSINESS:

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.

"MARTIN SUBDIVISION"
 LOCATED IN THE SOUTHWEST QUARTER
 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 1 EAST,
 JEFFERSON COUNTY, ALABAMA

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF
 LAND PLATTED:

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Charles D. Roberts, a registered Land Surveyor in the State of Alabama, hereby certify that the hereon is a representation of a survey which was conducted under my supervision on the lands of Barbara H. Martin, situated in the jurisdiction of the City of Leeds, Jefferson County, Alabama, said survey being in accordance with the current requirements of the Standards of Practice for Land Surveying in the State of Alabama, to the best of my knowledge, information, or belief, and more particularly described as follows:

A parcel of land located in the Southwest Quarter of Section 31, Township 17 South, Range 1 East, Jefferson County, Alabama, containing 14.40 acres, more or less, and being more particularly described as follows:

Commence at a 1" crimped pipe, representing the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 31; thence run S 00°30'15" W along the monumented West boundary of the Northwest Quarter of said Section 31 for 670.35' to a point; thence run S 89°30'06" E for 14.70' to a 3/4" capped rebar, and the point of beginning of the parcel herein described; thence continue S 89°30'06" E for 644.96' to a 3/4" pipe; thence run S 01°21'44" E for 314.72' to a 1/2" crimped pipe; thence run S 88°31'41" E for 671.00' to a 1/2" crimped pipe at the point of intersection with the monumented East line of the Northwest Quarter of said Section 31; thence run S 00°47'59" W along said East line for 335.69' to a 2 1/2" x 2 1/2" angle iron; thence run S 00°50'53" W along said East line for 282.65' to a 2 1/2" x 2 1/2" angle iron; thence run S 00°37'17" W for 399.81' to a 1/2" rebar; thence run N 89°23'24" W for 268.26' to a 1 1/2" pipe; thence run N 00°24'12" E for 763.52' to a 3/4" crimped pipe at the point of intersection with the monumented South line of the Northwest Quarter of the Southwest Quarter of said Section 31; thence run N 89°17'41" W along said South line for 40.0' to a 1/2" rod set; thence run N 00°29'39" E for 634.31' to a 1/2" rod set; thence run N 89°30'06" W for 614.49' to a 3/4" pipe; thence run N 01°02'28" W for 30.13' to the point of beginning.

Said parcel being subject to any legal easements or rights-of-way over or across said parcel, and being a portion of the parcel described in Deed Book 1639, at Page 98 in the Office of the Judge of Probate of Jefferson County, Alabama.

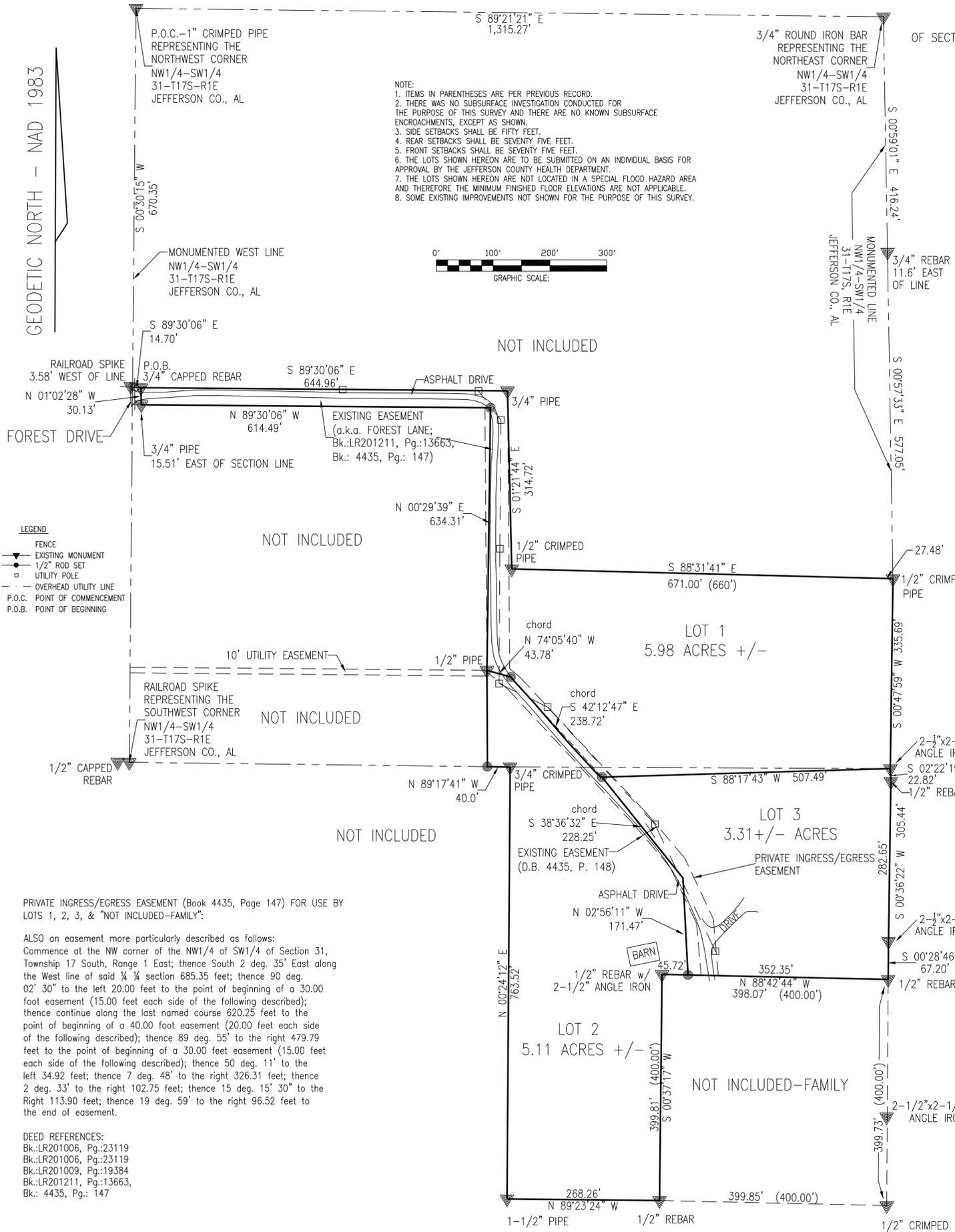
And that the plot or map contained hereon is a true and correct map showing the subdivision into which the land described is divided giving the length and bearings of the boundaries of each lot and its number and showing the streets, alleys and public grounds and giving the bearings, length, width, and name of the streets, said map further shows the relation of the land so platted to the Government Survey, and that monuments have been placed at points marked thus (●) as hereon shown, unless existing otherwise.

Witness my hand this the 20th day of March, 2020.

Charles D. Roberts
 P.L.S.
 Charles D. Roberts
 AL Registration No. 17520



- NOTE:
 1. ITEMS IN PARENTHESES ARE PER PREVIOUS RECORD.
 2. THERE WAS NO SUBSURFACE INVESTIGATION CONDUCTED FOR THE PURPOSE OF THIS SURVEY AND THERE ARE NO KNOWN SUBSURFACE ENCROACHMENTS, EXCEPT AS SHOWN.
 3. SIDE SETBACKS SHALL BE FIFTY FEET.
 4. REAR SETBACKS SHALL BE SEVENTY FIVE FEET.
 5. FRONT SETBACKS SHALL BE SEVENTY FIVE FEET.
 6. THE LOTS SHOWN HEREON ARE TO BE SUBMITTED ON AN INDIVIDUAL BASIS FOR APPROVAL BY THE JEFFERSON COUNTY HEALTH DEPARTMENT.
 7. THE LOTS SHOWN HEREON ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND THEREFORE THE MINIMUM FINISHED FLOOR ELEVATIONS ARE NOT APPLICABLE.
 8. SOME EXISTING IMPROVEMENTS NOT SHOWN FOR THE PURPOSE OF THIS SURVEY.



- LEGEND
 FENCE
 EXISTING MONUMENT
 1/2" ROD SET
 UTILITY POLE
 OVERHEAD UTILITY LINE
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING

PRIVATE INGRESS/EGRESS EASEMENT (Book 4435, Page 147) FOR USE BY LOTS 1, 2, 3, & "NOT INCLUDED-FAMILY":
 ALSO an easement more particularly described as follows:
 Commence at the NW corner of the NW1/4 of SW1/4 of Section 31, Township 17 South, Range 1 East; thence South 2 deg. 35' East along the West line of said 1/4 section 685.35 feet; thence 90 deg. 02' 30" to the left 20.00 feet to the point of beginning of a 30.00 foot easement (15.00 feet each side of the following described); thence continue along the last named course 620.25 feet to the point of beginning of a 40.00 foot easement (20.00 feet each side of the following described); thence 89 deg. 55' to the right 479.79 feet to the point of beginning of a 30.00 foot easement (15.00 feet each side of the following described); thence 50 deg. 11' to the left 34.92 feet; thence 7 deg. 48' to the right 326.31 feet; thence 2 deg. 33' to the right 102.75 feet; thence 15 deg. 15' 30" to the Right 113.90 feet; thence 19 deg. 59' to the right 96.52 feet to the end of easement.
 DEED REFERENCES:
 Bk.:LR201006, Pg.:23119
 Bk.:LR201006, Pg.:23119
 Bk.:LR201009, Pg.:19384
 Bk.:LR201211, Pg.:13663,
 Bk.: 4435, Pg.: 147

DEDICATION:
 I, Barbara H. Martin, Owner, have caused the land embraced in the within plat to be surveyed, laid out, and platted to be known as Martin Subdivision, a part of the Northeast Quarter of the Southeast Quarter and part of the Southeast Quarter of the Southeast Quarter of Section 36, Township 17 South, Range 1 West, Jefferson County, Alabama.
 Signed and sealed in the presence of:
 Witness _____ Property Owner _____
 ACKNOWLEDGMENT:
 STATE OF _____
 COUNTY OF _____
 I, _____, a Notary Public in and for said county, in said State, hereby certify that Barbara H. Martin, whose name is signed to the foregoing instrument, and who is 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 _____ 20_____.
 NOTARY PUBLIC _____

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION
 The within plat of Martin Subdivision, Jefferson County, Alabama, is hereby approved by the Planning and Zoning Commission of the City of Leeds, Alabama, this _____ day of 20_____.
 Planning and Zoning Commission for the City of Leeds, Alabama

 Chairman
 APPROVED IN FORMAT ONLY

 Jefferson County Health Department
 CERTIFICATE OF APPROVAL BY WATER WORKS BOARD
 The undersigned, as authorized by the Water Works Board, hereby approved the within plat for the recording of same in the Office of the Judge of Probate of Jefferson County, Alabama, this _____ day of _____ 20_____.

 Leeds Waterworks Board

SHEET: 1 of 1	CERTIFIED PLAT OF: Martin Subdivision FOR: Barbara H. Martin LOCATED IN THE SOUTHWEST QUARTER SECTION 31, TOWNSHIP 17 SOUTH, RANGE 1 EAST JEFFERSON COUNTY, ALABAMA	REVISIONS		SCALE: 1"=100'	DATE: 03/18/2020	FIELD SURVEY DATE: 04/27/10, 05/05/10, 09/28/15
		DATE:	BY:	DRAWN BY: TLM	APPROVED BY: CDR	FIELD BOOK No.: 233 & 262
				C.D. ROBERTS ASSOCIATES, Inc. 128 NORTH EAST STREET P.O. BOX 78 TALLADEGA, AL 35161		JOB No.: 03068-SUBDIV
				CA-385-LS PHONE: (256) 761-0094		FILED: Mar 20, 2020 - 1:21pm

Final Plat for

City Hall Resurvey No.1

City of Leeds, Alabama
Jefferson County, AL

Being a Resurvey of Lots 1 Thru 8, Block 25-A
Map of LEEDS, as Recorded in Map Book 10, Page 21
in the Probate Office of Jefferson County, Alabama
Also, Being a Part of
Section 21, T17S, R1E, Jefferson County, AL

ENGINEER/SURVEYOR:
HAGERCO-LLC
1825-D 12TH AVENUE NORTH
BESSEMER, AL 35020
SURVEYOR: KARL HAGER
205-424-4235
ENGINEER: KEITH L. HAGER, PE
205-229-1738

OWNER:
City of Leeds
Attn: Brad Watson
1400 9th Street
Leeds, AL 35094

State of Alabama
Jefferson County

The undersigned, Karl L. Hager, Surveyor, and DAVID MILLER as MAYOR, of CITY OF LEEDS, ALABAMA, as OWNER hereby certify that this plat or map was made pursuant to a survey made by said surveyor and this plat or map was made at the insistence of said owner, that this plat or map is a true and correct map of lands shown therein and known or to be known as CITY HALL RESURVEY NO.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, and showing the relation of the lands to the Government Survey, and that iron pins have been located or installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner dedicates streets, alleys and public grounds as shown by said plat or map.

Karl L. Hager, P.S.
Hager Company, Inc.
Jefferson County

Date: _____

DAVID MILLER, MAYOR
State of Alabama
Jefferson County

I, _____ as Mayor Public in and for said County and State, do hereby certify that Karl L. Hager, whose name is signed to the foregoing certificate and who is known to me, a notary public, is a duly qualified and authorized surveyor and who is known to me, a notary public, to be the duly authorized representative of said owner in executing this certificate and that the same is a true and correct copy of the original as shown and designated by small open circles on said plat or map.

I, _____ as Mayor Public in and for said County and State, do hereby certify that DAVID MILLER as MAYOR, whose name is signed to the foregoing certificate as an authorized representative for CITY OF LEEDS, ALABAMA, and who is known to me, a notary public, to be the duly authorized representative of said owner in executing this certificate and that the same is a true and correct copy of the original as shown and designated by small open circles on said plat or map.

Given under my hand and seal this _____ day of _____, 2020.

Given under my hand and seal this _____ day of _____, 2020.

By: _____
Mayor Public
My Commission Expires: _____

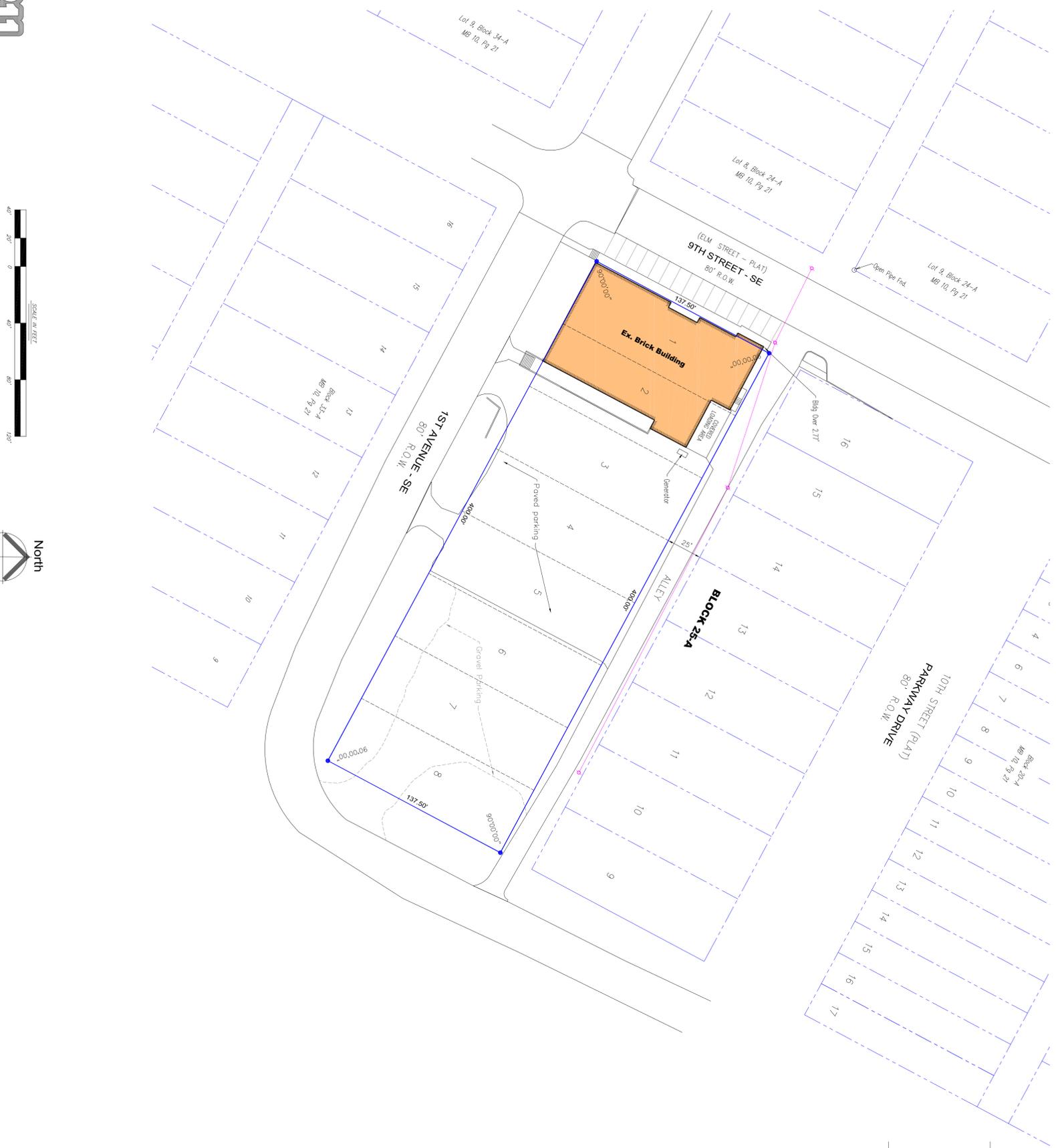
By: _____
Mayor Public
My Commission Expires: _____

CHAIRMAN, PLANNING AND ZONING COMMISSION, CITY OF LEEDS

CITY OF LEEDS, CITY ENGINEER

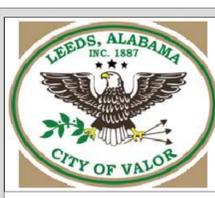
SECRETARY, CITY OF LEEDS PLANNING COMMISSION

DATE	NUMBER	DESCRIPTION



811
Know what's below.
Call before you dig.

A PROJECT FOR:
City of Leeds



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4/5/2020

HagerCo-LLC
keith.hager@icloud.com
Keith L. Hager, PE
1025 MONTGOMERY
HIGHWAY, S 110
Birmingham, AL 35216
Direct: 205.229.1738

SHEET NUMBER
PL 1.0

Final Plat

DIRECTOR OF ENVIRONMENTAL SERVICES

DATE _____

** FOR RECORDING PURPOSE ONLY **