



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

September 12, 2024 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

- [1.](#) 2024-07-18 Meeting

OLD BUSINESS:

NEW BUSINESS:

- [2.](#) SA24-000010 - A request by Steve Gilbert, Applicant, Victor Kevin Sena, Owner for a Resurvey of Lots 20-22, Block 22 A, Leeds, located at 1408 8th St, 35094, Zoned B-2, General Business District, Jefferson County.

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. 2024-07-18 Meeting



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

July 18, 2024 @ 5:00 PM

CALL TO ORDER:

Meeting called to order at 5:02 PM

ROLL CALL:

PRESENT

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

ABSENT

Commissioner Ken Mudd

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes - June 2024
Minutes approved as presented.
Commissioner Cauble abstained from the minutes.

OLD BUSINESS:

None.

NEW BUSINESS:

2. A24-000007 - A request by MOORE ROBERT & CORENE D for the Moore Family resurvey of LOT 2 BLK 2 CAFFEY SURVEY at 1220 Ivy St, 35094, Jefferson County, TPID: 2500223003004000, Zoned: R-2, Single Family District.

No one her to speak on the case. Mr Watson stated that this is family property that they would like to divide up among the aires.

Motion made by Commissioner Mackey to approve as presented. Seconded by Commissioner Isbell.
Voting Yea: Commissioner Cook, Commissioner Cauble, Commissioner Mackey, Commissioner Isbell, Commissioner Washburn, Commissioner Watson

Motion carries.

3. SA24-000008 - A request by MTTR Engineers Inc., Applicant, and TASS Inc., Owner, for a resurvey of LOT 2 FRANK A MUS S/D located at 1835 Ashville Rd., 35094, St. Clair Co., Zoned: B-2, General Business District.

No one to speak for or against. This is the Days Inn property that fronts Sharp Dr. He would like to add it with the other property.

Motion made by Commissioner Cauble to pass as presented, Seconded by Commissioner Washburn.

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

Motion carries.

4. Proposed Amendment to Zoning Ordinance - Tree Preservation

The board decided they would like to hold another meeting to go in depth to have it match the definitions and regulations set by the city.

PUBLIC ADDRESS:

None.

OTHER BUSINESS:

None,

CHAIRPERSON'S COMMUNICATION:

None.

ADJOURNMENT:

Adjournment at 5:25 PM

Mr. Eddie Cook, Chairman

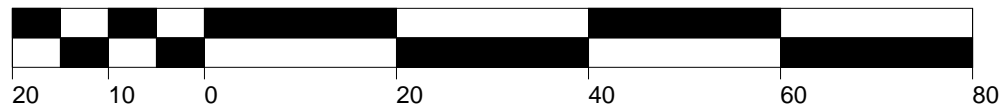
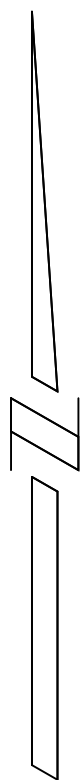
Ms. Kelly Washburn, Secretary

File Attachments for Item:

2. SA24-000010 - A request by Steve Gilbert, Applicant, Victor Kevin Sena, Owner for a Resurvey of Lots 20-22, Block 22 A, Leeds, located at 1408 8th St, 35094, Zoned B-2, General Business District, Jefferson County.

Resurvey of Lots 20-22, Block 22 A, Leeds

Map Book 10, Page 21
Jefferson County, Alabama
NE 1/4 Section 21
T. 17 S. R. 1 E.



STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, a Notary Public in and for said County and State do hereby certify that Victor Kevin Sena, whose name is signed to the foregoing instrument as Owner, and who is known to me, acknowledged before me on this date after being duly informed of the contents of the instrument, she executed as such owner and with full authority, executed the same voluntarily as an act of said Owner, given under my hand and seal this the ____ day of _____ 2024.

Notary Public
My commission expires _____

STATE OF ALABAMA
_____ COUNTY

I, _____, a Notary Public in and for said County and State do hereby certify that First Bank, whose name is signed to the foregoing instrument as a mortgage holder, and who is known to me, acknowledged before me on this date after being duly informed of the contents of the instrument, he executed as such owner and with full authority, executed the same voluntarily as an act of said Owner, given under my hand and seal this the ____ day of _____ 2024.

Notary Public
My commission expires _____

STATE OF ALABAMA
JEFFERSON COUNTY

I hereby certify that the subdivision plat for the RESURVEY OF LOTS 20-22, BLOCK 22 -A LEEDS has been found to comply with the subdivision regulations for the City of Leeds, Alabama, with the exception of such variances, if any, are noted in the minutes of the Planning Commission; that it has been approved for recording in the Office of the Probate Judge of Jefferson County, Alabama.

Approved: _____ DATE: _____
Chairman, Planning & Zoning Commission

Approved: _____
Mayor, City of Leeds

Approved: _____
Chair of Planning Commission

Approved: _____
City Engineer

Approved: _____
Director, Leeds Water Authority

This survey was performed with conventional equipment and techniques. Horizontal and vertical control was established by GPS observations using NAVD 1988 datum and bearings are based on Alabama State Plane Coordinates, East Zone. Corrections were obtained from the ALDOT CORS network.

FIRM Map No. 01073C 0441 H dated September 2, 2021 indicates this property is located outside of a Flood Hazard Zone.

SURVEYOR'S CERTIFICATE

I, Steven H. Gilbert, the undersigned, do hereby certify that I am a Professional Land Surveyor, and that the map shown hereon of the RESURVEY OF LOTS 20-22, BLOCK 22 -A LEEDS, consisting of one sheet correctly showing the subdivisions into which it is proposed to divide said lands, giving the bearings and lengths of said boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the 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 of Section 21, Township 17 South, Range 1 East, Jefferson, Alabama; 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. This survey and drawing of the parcels described hereon were made by individuals under my supervision, based on knowledge and information in accordance with common accepted procedures consistent with applicable standards of practice and that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information, and belief.

_____, 2024

Steven H. Gilbert PLS No. 17507

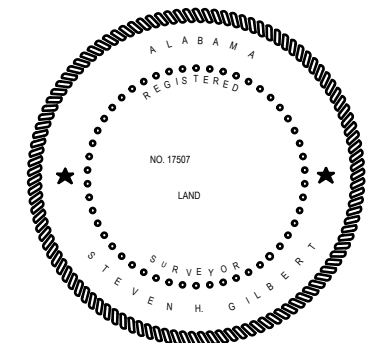
STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, a Notary Public in and for said County and State do hereby certify that Steven H. Gilbert, a Registered Land Surveyor in the State of Alabama, and who is known to me, acknowledged before me on this date after being duly informed of the contents of the said certificate, executed the same voluntarily as an act of said Land Surveyor, given under my hand and seal this the ____ day of _____, 2024.

Notary Public
My commission expires _____

I, the undersigned Victor Kevin Sena, do hereby certify that, subject to the remaining provisions hereof, I am the owner of the land shown on the plat of the RESURVEY OF LOTS 20-22, BLOCK 22 -A LEEDS, and the plat of the property shown hereon was made with my consent. The easements, if any, shown on said plat are created for the installation and maintenance of public utilities, unless otherwise noted. The undersigned owner represents and warrants that the real property shown on this Plat IS subject to a mortgage from First Bank.

Victor Kevin Sena
(Owner)



SOUTHEASTERN SURVEYORS, INC.
5160 Scenic View Drive
Birmingham, Alabama 35210
(205) 613-0375