



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

September 08, 2022 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes of August 11, 2022, Meeting.

OLD BUSINESS:

NEW BUSINESS:

2. RA22-000003 - A request by Cahaba MHP, LLC, applicant, and owner, to rezone certain parcels from B-2, General Business District to RMHP, Residential Manufactured Home District, at 103 Madison Dr, 1001 Brooke Ln, 1011 Brooke Ln, 422 Madison St., 1661 Floyd Bradford Rd, & 504 Madison Dr., Trussville, AL 35173, TPID(s) 2400143000007.008, 7.007, 4.001, 4.002, 4.004, 4.00 & 5.00, Jefferson County.
3. SA22-000016 - A request by CONRADO FLORES HERNANDEZ, applicant and owner, to resurvey (combine) two (2) lots 3 & 4 BLK 15 LEEDS BLDG & REAL ESTATE COMPANY PB 13 PG 30, located at 7686 HENRY ELLEN RD, 35094, TPID(s) 25 00 17 4 042 016.000 & 16.001, Jefferson County, Zoned, R-2, Single Family 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. Minutes of August 11, 2022, Meeting.



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

August 11, 2022 @ 5:00 PM

CALL TO ORDER:

5:00 PM

ROLL CALL:

PRESENT

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

DETERMINATION OF QUORUM:

Quorum is present.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

Approved as presented.

1. Approve minutes for June 9, 2022, meeting
Minutes Approved as presented.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

2. SA22-000012 - A request by Christal Grammer, Applicant, Annie B. Fulford, Owner, to re-survey Lots 7 & 8 Blk 11 Perdue & Lawrence Survey, TPID 2500201024004000, Jefferson County, AL, Zoned, R-3, Multi-Family District.

Mr. Donald Jones 2636 Shoemaker Birmingham 35235 presented the case to the Commission. Just looking to combine the 2 lots into one.

No public comments.

Motion to close the public hearing by Commissioner Mackey and seconded by Commissioner Mudd.

Motion was made by Commissioner Mackey to approve the request as presented and seconded by Commissioner Mudd.

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

3. SA22-000014 - A request by JT Murphy, Applicant, United State Steel Corp, for a subdivision located at 451 Rex Lake Rd, TPID 2400243000001000, Jefferson County.

Mr. JT. Murphy 3528 Vann Rd. Suite 105 Birmingham presented the case to the Commission.

City Engineer Keith Hager had concerns that the City does not know what we may be getting into.

Commissioner Watson had concerns regarding City baring the responsibility of maintain the road way, and the road way being built to the city standard.

Mr. Jeff Boyd 3963 Butler Springs Way stated that US Steal is not asking that this be a public road way.

City Attorney advised that should be a requirement.

Commissioner Watson asked if the road would service the City of Leeds or another jurisdiction.

Motion to close the public hearing by Commissioner Watson and seconded by Commissioner Mackey.

Discussion from Commissioner Cauble that we may need to table this due to not having all the needed information.

Motion by Commissioner Watson to approve subject to the construction of the roadway with the intent that in the future it would be a public roadway. Our client will build the road to city standards. It will be inspected but until there is an end user identified, or you come back with development plans, it will remain a private roadway with maintenance responsibility on US Steal. It will be barricaded. Give a copy of the ADEM documentation. Seconded by Commissioner Mackey

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

PUBLIC ADDRESS:

None.

OTHER BUSINESS:

None.

CHAIRPERSON'S COMMUNICATION:

None.

ADJOURNMENT:

5:38 PM

Mr. Eddie Cook, Chairman

Mrs. Kelly Washburn, Secretary

File Attachments for Item:

2. RA22-000003 - A request by Cahaba MHP, LLC, applicant, and owner, to rezone certain parcels from B-2, General Business District to RMHP, Residential Manufactured Home District, at 103 Madison Dr, 1001 Brooke Ln, 1011 Brooke Ln, 422 Madison St., 1661 Floyd Bradford Rd, & 504 Madison Dr., Trussville, AL 35173, TPID(s) 2400143000007.008, 7.007, 4.001, 4.002, 4.004, 4.00 & 5.00, Jefferson County.

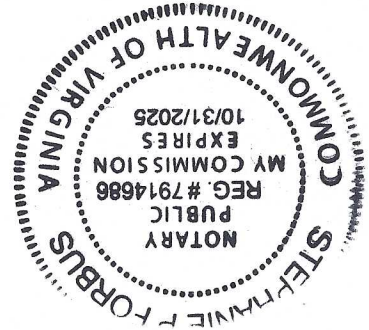
DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT

The undersigned owner/owners of the property described in the application hereby designate Gray Gilchrist 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.

[Signature]
OWNER

OWNER
1129 Gashins Road, Suite 202
ADDRESS
Richmond VA 23238
809-539-4295
TELEPHONE NUMBER

AUTHORIZED AGENT/ATTORNEY-FACT:
Gray Gilchrist
NAME
1129 Gashins Road, Suite 202
ADDRESS
Richmond, VA 23238
540-293-3975
TELEPHONE NUMBER



State of Alabama

I, the undersigned Notary Public, hereby certify that Samuel Turner, 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 25th day of October, 2021.

[Signature]
Commission Expires: 10/31/2025 # 7914686



**SIMPSON, McMAHAN,
GLICK & BURFORD, PLLC**
ATTORNEYS | ARBITRATORS | COUNSELORS

"Our insight is your advantage."

100 Concourse Parkway
Suite 310, West Tower
Birmingham, Alabama 35244
Telephone: 205-876-1600
www.smgblawyers.com

Spenser Templeton, Esq.
stempleton@smgblawyers.com
Office: 205-876-1600

March 29, 2022

VIA ONLINE PORTAL APPLICATION:

**City of Leeds
Inspection Services
1404 9th Street
Leeds, Alabama 35094**

**Re: Rezoning Request: Cahaba MHP, LLC, 103 Madison Drive,
Trussville, Alabama 35173, Parcel Nos. 24 00 14 3 000 005.000. 24 00 14 3 000
004.002, 24 00 14 3 000 004.004, 24 00 14 3 000 007.007, 24 00 14 3 000 007.008**

To Whom It May Concern,

I represent Cahaba AL Land LLC, who is the owner and operator of Cahaba Mobile Home Park located at 103 Madison Drive, Trussville, Alabama 35173. As shown by the attached agent authorization form, I have been given full authority to represent Cahaba AL Land LLC regarding the rezoning request of their property.

The applicant requests a rezoning within the RMHP zoning district to allow for contiguous zoning designations for all parcels of the Cahaba Mobile Home Park (the "Property"). The majority of the property included in this application is already zoned RMHP, therefore a rezoning of the remaining parcels would establish a compliance of an already existing land use and support Cahaba AL Land LLC's long-term vision to allow for enhancements and continued operation of the Property.

The Property has been operating for over thirty years and is made up of five different parcels. Of those parcels, there are different zoning designations. Parcel 1 and Parcel 2 are currently zoned appropriately for the operation of a mobile home park as the zoning designation of RMHP. Parcels 3, 4 and 5 are currently zoned B-2. The RHMP zoning is already established on Parcels 3, 4, and 5. The existing land use of all the parcels is for a manufactured home park and has been for over 20 years. The rezoning request is not a change of use, rather it is a rezoning for compliance for established use. We are requesting the City of Leeds to rezone Parcels 3, 4 and 5 to RMHP so that the zoning may be consistent with the remaining two parcels.

March 29, 2022

Page 2

My clients have invested over \$250,000 into the property over the past 12 months. The improvements my clients have invested in include repaving the roads, installing new hi-tech water meters, grounds clean up, and front entrance beautification. My client would like to continue to make several improvements on the property, including demolishing a dilapidated single-family home, installing a new mobile home, and installing a playground on the property. The rezoning of the Property would allow the development, construction, continued operation, maintenance, management, rental and use of the above-referenced manufactured home park.

Please let me know if you have any questions or if you need any additional information to aid in your decision regarding this application, please let me know.

Very truly yours,

Simpson, McMahan, Glick & Burford, PLLC

/s/ Spenser Templeton

Spenser Templeton, Esq.

CASE NUMBER: _____

DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT

The undersigned owner/owners of the property described in the application hereby designate Spencer Templeton 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.

Cahaba HL Land LLC
OWNER

[Signature] 1/29/2022
OWNER

Po Box 182
ADDRESS

Crozier, VA 23039

546-293-3975
TELEPHONE NUMBER

AUTHORIZED AGENT/ATTORNEY-FACT:

NAME

ADDRESS

TELEPHONE NUMBER

State of Alabama

I, the undersigned Notary Public, hereby certify that _____, _____, 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 _____ day of _____, 20_____.

Commission Expires: _____

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Registered Land Surveyor in the above-named state, hereby certify to C-H COMMERCIAL MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS, C-H MORTGAGE FUNDING, LLC, ITS SUCCESSORS AND ASSIGNS, ALABAMA TITLE CO., INC., ITS SUCCESSORS AND ASSIGNS AND FIDELITY NATIONAL TITLE INSURANCE, ITS SUCCESSORS AND ASSIGNS AS FOLLOWS:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), (b)(1)(c), 8, 9, 11, 12, 13, 14, 16, 17, 18, 19, and 21 of Table A thereof. The field work was completed on August 21, 2018

- and to certify that
- The improvements lie wholly within the boundaries of the subject property as shown;
 - no part of the visible above-ground improvements encroaches on or overhangs any easement right of way or land of others;
 - the improvements are wholly within the building restriction lines established by plat, or other recorded document or local zoning ordinances; and
 - no adjoining visible above-ground structure encroaches on the subject property or any known easement, and if any encroachment, overhang or violation exists, unless shown on the plat, e, the property described and shown on the survey is the same as the property shown on Fidelity Title Insurance Company's commitment no. 2015-1789F

DATE OF PLAT OR MAP: AUGUST 21, 2018

The correct address of the subject property is:
103 MADISON DRIVE
TRUSSVILLE, AL. 35173
This the 3rd day of August, 2018

PARKING TAB:

- THERE EXIST 308 REGULAR PARKING SPACES AND 0 HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY (INCLUDING THE UNPAVED DRIVE/BRADFORD ROAD).
- THE ZONING ORDINANCE OF 6-25-2004 REQUIRES THAT THE SUBJECT PROPERTY WITH THIS ZONING CLASSIFICATION HAVE 302 REGULAR PARKING SPACES AND HANDICAPPED PARKING SPACES, CALCULATED AS FOLLOWS:

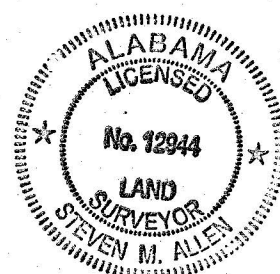
FLOOR AREA RATIO TAB:

THE GRADING OF THE SUBJECT PROPERTY, CALCULATED IN CONFORMANCE WITH THE ZONING ORDINANCE OF 6-25-2004 IS 193,640 SQUARE FEET.
THE LAND AREA OF THE SUBJECT PROPERTY IS 1,791,161 SQUARE FEET OR 41.12 ACRES.

STATE OF ALABAMA
JEFFERSON COUNTY

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.

S.M. Allen
S.M. ALLEN PLS NO 12944 DATED 8-21-2018



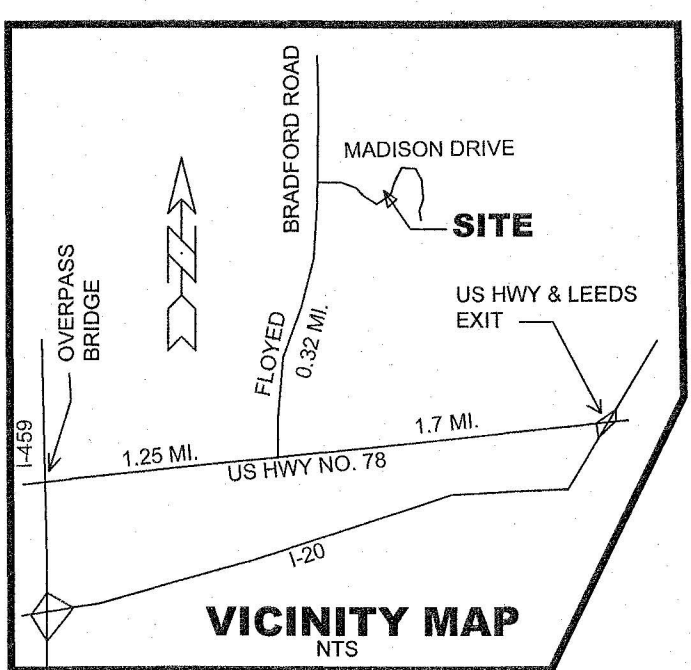
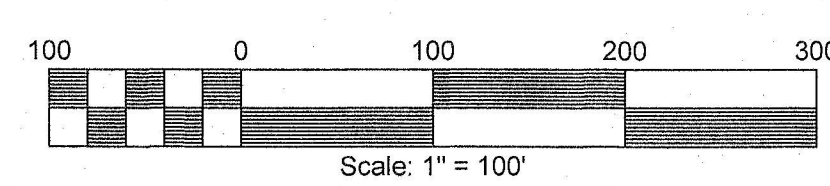
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION
C3	22°42'59"	375.00	148.88	S 85°03'30" E
C4	06°39'52"	450.00	52.34	S 84°27'48" E
C5	17°00'24"	100.00	29.68	S 72°37'40" E
C6	63°07'13"	80.00	88.13	N 84°18'56" E
C7	19°29'14"	80.00	27.21	N 43°00'42" E
C8	20°52'56"	80.00	29.16	N 22°49'37" E
C9	118°30'11"	25.00	51.71	S 83°00'20" E
C10	12°02'34"	25.00	5.25	S 17°43'57" E
C11	45°28'43"	125.00	99.22	S 34°27'01" E
C12	87°56'24"	25.00	38.36	S 13°13'41" E
C13	94°34'11"	75.00	123.79	S 16°33'04" E
C14	94°34'11"	25.00	41.26	N 16°33'04" W
C15	87°56'24"	75.00	115.99	N 13°13'41" W
C16	45°28'43"	75.00	59.53	N 34°27'01" W
C17	12°02'34"	75.00	15.76	N 17°43'57" W
C18	118°30'11"	75.00	155.12	N 83°00'20" W
C19	25°21'26"	30.00	13.28	S 25°03'52" W
C20	20°52'56"	30.00	10.93	S 22°49'37" W
C21	19°29'14"	30.00	10.20	S 43°00'42" W
C22	83°07'13"	30.00	33.05	S 84°18'56" W
C23	17°00'24"	150.00	44.52	N 72°37'40" W
C24	06°39'52"	500.00	58.16	N 84°27'48" W
C25	85°10'51"	150.00	223.00	S 57°09'23" W
C26	10°21'55"	75.00	13.57	N 85°26'09" W
C27	06°01'32"	75.00	8.58	N 88°06'20" W
C28	25°49'03"	75.00	33.79	N 72°41'03" W
C29	47°51'02"	75.00	62.64	N 63°42'02" W
C30	54°28'37"	75.00	71.31	S 45°08'08" W
C31	31°53'03"	200.00	111.30	S 33°50'21" W
C32	16°45'35"	100.00	29.25	S 58°09'40" W

TITLE POLICY FILE NO. A-00939, DATED JULY 17, 2018 SCHEDULE B - SECTION 2 EXCEPTIONS

ITEM NO.	DESCRIPTION
10	VOL 36, PG 280; VOL 2746, PG 316 MINERAL & MINING RIGHTS, BLANKET ESMT
13	REAL 638, PG 495 IS WEST RIVERVIEW ROAD RIGHT OF WAY SOUTH OF MADISON DR. DOES NOT CONNECT BASED ON DEED DESCRIPTION
14	VOL 2877, PG 205; VOL 2877, PG 207; VOL 2877, PG 109; VOL 6312, PG 459; REAL 871, PG 140; REAL 988, PG 306; REAL 889, PG 491; REAL 1405, PG 687; REAL 1599, PG 408; INST. NO. 2016080589 AL POWER CO. BLANKET ESMTS
15	REAL 2820, PG 702 ATT BLANKET ESMT
16	REAL 2384, PG 431 SCBT BLANKET ESMT
17	REAL 1982, PG 848 ALAGASCO GAS LINE ESMT
18	PROBATE CASE NO. 76327; FLOYD BRADFORD ROAD RIGHT OF WAY
19	INST. NO. 9713, 5028 RESTRICTIONS BLANKET ESMT
20	LAND RECORD 201565, PG 25179; MARCUS CABLE AGREEMENT

602 OCCUPIED MOBILE HOME PADS
602 UNOCCUPIED MOBILE HOME PADS

OCCUPIED MOBILE HOMES = 152
UNOCCUPIED MOBILE HOME PADS = 1
TOTAL MOBILE HOME PADS = 154
HOUSES @ FLOYD-BRADFORD ROAD = 5



NUMBER	DIRECTION	DISTANCE
L1	N 69°58'16" E	52.14'
L2	S 87°47'44" E	6.98'
L3	N 00°03'49" E	16.64'
L4	S 88°47'39" W	155.58'
L5	S 81°07'52" E	108.81'
L6	S 64°07'28" E	178.28'
L7	N 52°45'19" E	47.11'
L8	N 33°16'05" E	98.09'
L9	N 12°23'09" E	29.27'
L10	N 37°44'35" E	30.70'
L11	S 23°45'14" E	34.61'
L12	S 11°42'40" E	107.54'
L13	S 57°11'23" E	84.54'
L14	S 30°44'02" W	220.44'
L15	S 63°50'09" E	123.07'
L16	N 89°08'46" E	11.23'
L17	N 22°55'28" E	44.97'
L18	S 14°33'58" W	183.84'
L19	N 30°15'11" W	34.97'
L20	S 89°22'54" W	53.74'
L21	N 85°35'34" W	136.22'
L22	N 59°48'31" W	78.51'
L23	S 72°22'27" W	109.88'
L24	S 17°53'50" W	105.90'
L25	S 68°32'27" W	56.82'
L26	N 18°39'38" W	49.56'
L28	S 87°47'44" E	88.92'
L29	S 81°07'52" E	108.81'
L30	S 64°07'28" E	178.28'
L31	N 52°45'19" E	47.11'
L32	N 33°16'05" E	98.09'
L33	N 12°23'09" E	33.77'
L34	N 37°44'35" E	35.20'
L35	S 23°45'14" E	34.61'
L36	S 11°42'40" E	107.54'
L37	S 57°11'23" E	84.54'
L38	S 30°44'02" W	220.44'
L39	S 63°50'09" E	123.07'

PARCEL 4
8497 SF

PARCEL 3
8608 S.F.

PARCEL 1
32.58 ACRES

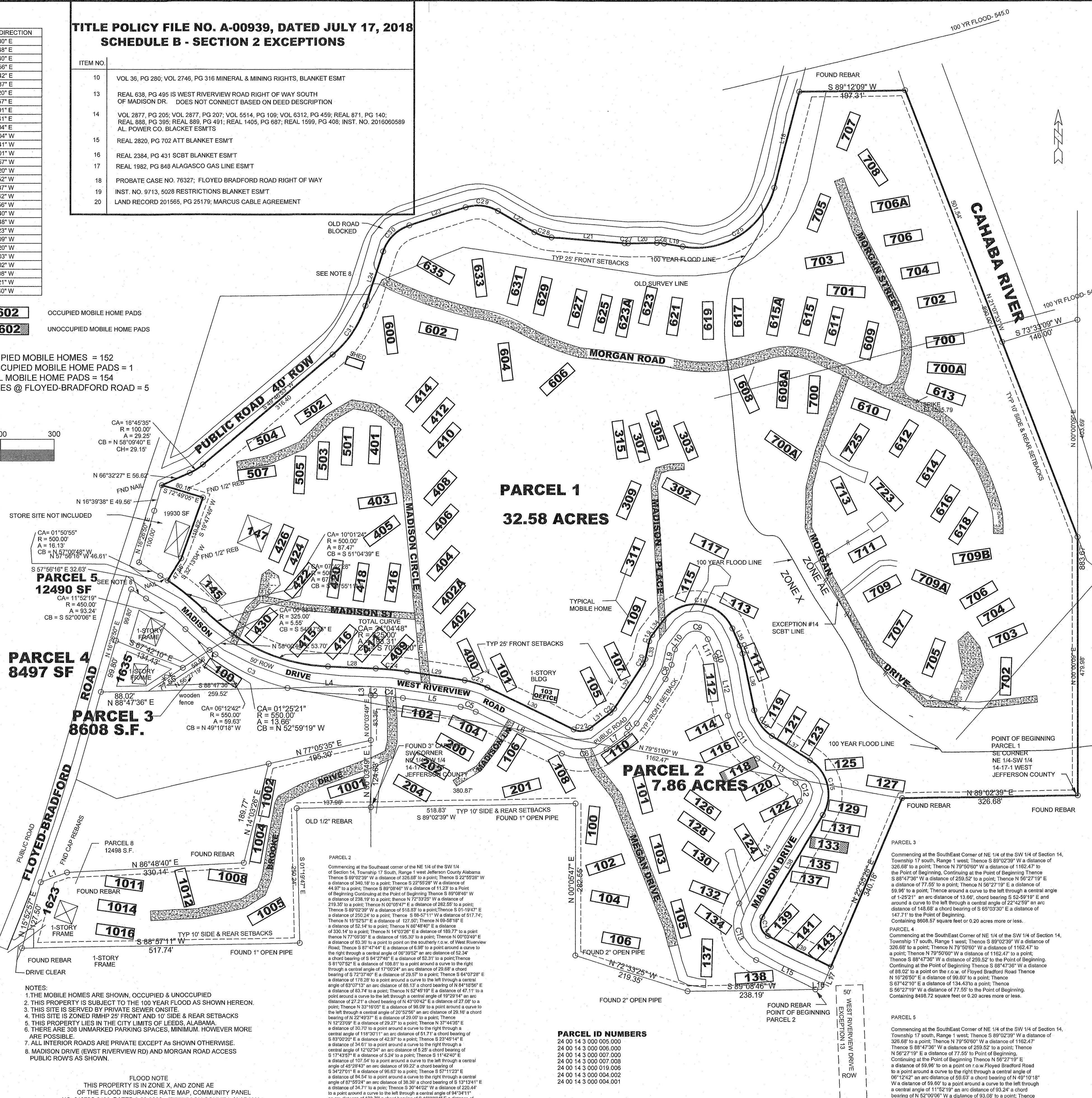
PARCEL 2
7.86 ACRES

PARCEL ID NUMBERS

24 00 14 3 000 000 000
24 00 14 3 000 006 000
24 00 14 3 000 007 000
24 00 14 3 000 007 008
24 00 14 3 000 019 006
24 00 14 3 000 004 002
24 00 14 3 000 004 001

- NOTES:
- THE MOBILE HOMES ARE SHOWN, OCCUPIED & UNOCCUPIED
 - THIS PROPERTY IS SUBJECT TO THE 100 YEAR FLOOD AS SHOWN HEREON.
 - THIS SITE IS SERVED BY PRIVATE SEWER ON SITE.
 - THIS SITE IS ZONED RMHP 25' FRONT AND 10' SIDE & REAR SETBACKS
 - THIS PROPERTY LIES IN THE CITY LIMITS OF LEEDS, ALABAMA.
 - THERE ARE 308 UNMARKED PARKING SPACES, MINIMUM, HOWEVER MORE ARE POSSIBLE.
 - ALL INTERIOR ROADS ARE PRIVATE EXCEPT AS SHOWN OTHERWISE.
 - MADISON DRIVE (WEST RIVERVIEW RD) AND MORGAN ROAD ACCESS PUBLIC ROWS AS EWT.

FLOOD NOTE
THIS PROPERTY IS IN ZONE X, AND ZONE AE
OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL
NO. 01073C 0438, DATED 9-29-2006, JEFFERSON COUNTY ALABAMA
Containing 7.98 acres more or less.



CLIENT: MATT UDELL
PROJECT: CAHABA MOBILE HOME PARK
JOB NO. 15356
DISK SCALE
NO. DESCRIPTION REVISIONS
DATE

DWN. BY
CKD. BY
JOB NO.
DISK
SCALE
NO.
DESCRIPTION
REVISIONS
DATE

PROPERTY SURVEY PLAT
TITLE

S.M. ALLEN PLS 12944
9378 HWY 119, STE B
ALABASTER, AL 35007
(205) 663-4251
FAX (205) 663-7694

SHEET NO. OF

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Rezoning
Site Addresses: 103 MADISON DR LEEDS, AL 35173

APPLICATION

Spenser Templeton initiates this request for a zoning change. The City of Leeds Planning & Zoning Commission will consider The applicant's requests for a rezoning to the RMHP zoning district to allow for contiguous zoning designations for all Cahaba Mobile Home Park parcels. Most of the Cahaba Mobile Home Park included in this application is already zoned RMHP; therefore, rezoning the remaining parcels would establish compliance with existing land use and support Cahaba AL Land LCC's long-term vision to allow for enhancements and continued operation of the property. The properties are currently zoned 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 #:	RA22-000003
PROPERTY OWNERS:	CAHABA MOBILE HOME PARK EST INC
TAX PARCEL IDs:	2400143000007.008, 7.007,4.002, 4.001, 4.004 & 5.000
SITE ADDRESSES:	103 MADISON DR, 1001 BROOKE LN, 1011 BROOKE LN, 422 MADISON ST, 1661 FLOYD BRADFORD, RD, 504 MADISON DR; TRUSSVILLE, AL 35173

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: 09/08/2022
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

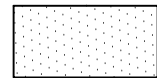
Mailing Address:
City of Leeds
Planning and Zoning commission
1404 9th Street
Leeds, AL 35094

SITE SUMMARY

CURRENT ZONING: B-2
 PROPOSED REZONING: RMHP
 RMHP SETBACKS:

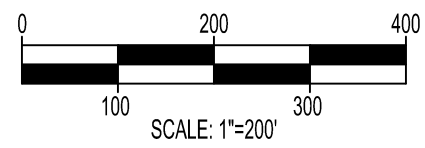
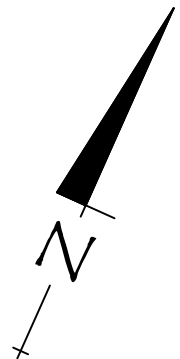
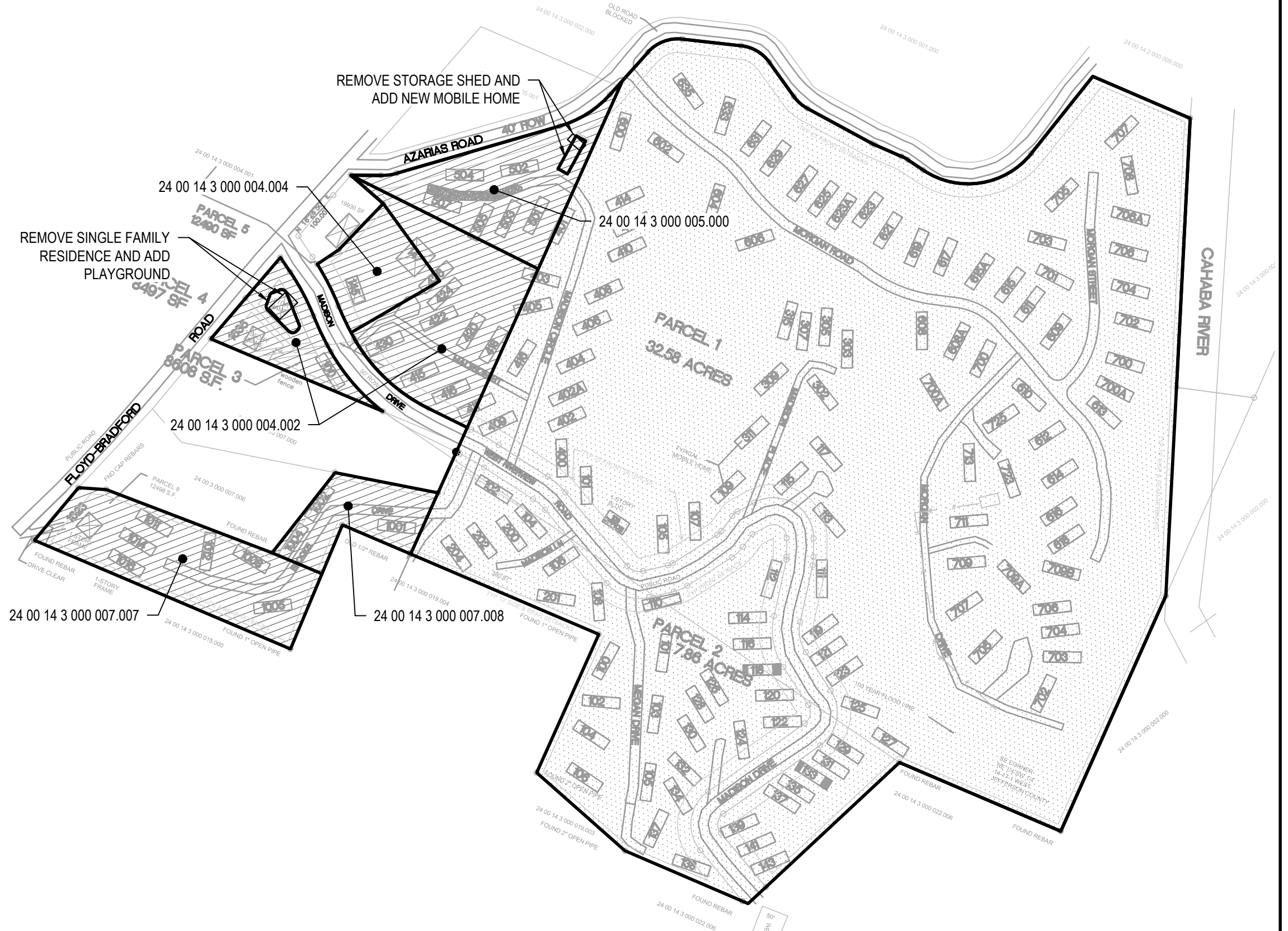
- FRONT - 25'
- SIDE/REAR - 10'

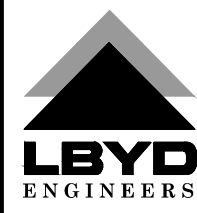
 REZONE PARCELS
 (B-2 -> RMHP)

 EXISTING RMHP
 ZONED PARCELS

IMPROVEMENTS SCHEDULE:

- SHED REMOVAL
 - START FEB. 2022 - FINISH FEB. 2022
- INSTALL PROPOSED MOBILE HOME
 - START SEPT. 2022 - FINISH DEC. 2022
- SINGLE FAMILY RESIDENCE REMOVAL
 - START FEB. 2022 - FINISH FEB. 2022
- INSTALL PROPOSED PLAYGROUND
 - START MARCH 2022 - FINISH APRIL 2022



	Project CAHABA MOBILE HOME PARK	Project No. 131607	Date 12/21/2021
	Drawing Title REZONING EXHIBIT	Drawing No. EX1	
880 Montclair Rd. Suite 600 Phone (205) 251-4500		Birmingham, Alabama 35213 www.lbyd.com	

File Attachments for Item:

3. SA22-000016 - A request by CONRADO FLORES HERNANDEZ, applicant and owner, to resurvey (combine) two (2) lots 3 & 4 BLK 15 LEEDS BLDG & REAL ESTATE COMPANY PB 13 PG 30, located at 7686 HENRY ELLEN RD, 35094, TPID(s) 25 00 17 4 042 016.000 & 16.001, Jefferson County, Zoned, R-2, Single Family District.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Planning and Zoning Commission

Application for Subdivision 7686 HENRY ELLEN RD

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "7686 HENRY ELLEN RD". This proposed subdivision consists of one (1) lot.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is vested with the responsibility and authority of determining conformity with the City of Leeds Subdivision Regulations

CASE #:	SA22-000016
APPLICANT NAME:	CORRADO FLORES HERNANDEZ
PROPERTY OWNER:	CORRADO FLORES HERNANDEZ
TAX PARCEL ID#S:	250017404201600
CASE ADDRESS:	7686 HENRY ELLEN 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: 09/08/2022
 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:

Contact Person: Brad Watson **Phone:** 205-699-0907
E-mail: development@leedsalabama.gov

Mailing Address:

City of Leeds
 Planning and Zoning commission
 1404 9th Street
 Leeds, AL 35094

CASE NUMBER: SA22-000016

DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT

The undersigned owner/owners of the property described in the application hereby designate AYLIN ARTEAGA 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.

CONRADO FLORES HERNANDEZ
OWNER

MARTINA DLEGADO CEDILLE
OWNER

6112 HWY 78 E., TRUSSVILLE, AL 35173
ADDRESS

Martina Delgado

205-356-1793
TELEPHONE NUMBER

AUTHORIZED AGENT/ATTORNEY-FACT:

AYLIN ARTEAGA
NAME

131 STONEHAVEN TRL., PELHAM, AL 35124
ADDRESS

Aylin Arteaga 8/17/22

205-789-1248
TELEPHONE NUMBER

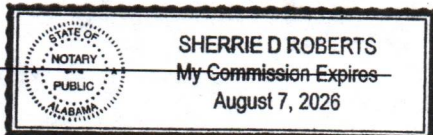
State of Alabama

I, the undersigned Notary Public, hereby certify that CONRADO FLORES HERNANDEZ, MARTINA DELGADO CEDILLO, AYLIN ARTEAGA, 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 17th day of August, 2022

Sherrie D. Roberts

Commission Expires: _____



SA22-000016

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
CONRADO HERNANDEZ FLORES
MARTINA DELGADO CEDILLO

7686 HENRY ELLEN ROAD
LEEDS, AL 35094

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00)* to the undersigned Grantor, LEE BARNES, A MARRIED MAN AND SIMONE BARNES, A MARRIED WOMAN, (hereinafter referred to as Grantor, whose mailing address is P.O. BOX 1253, LEEDS, ALABAMA 35094), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto CONRADO HERNANDEZ FLORES and MARTINA DELGADO CEDILLO (herein referred to as Grantees), the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOTS 3 AND 4, BLOCK 15, ACCORDING TO THE SURVEY OF LEEDS BUILDING AND REAL ESTATE CO'S SUBDIVISION AS RECORDED IN MAP BOOK 13 PAGE 30 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA

Property address: 7686 HENRY ELLEN ROAD , LEEDS, AL 35094

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

SAID DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE INSURANCE OR TITLE EXAMINATION, LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THAT OF THEIR SPOUSES

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion and said Grantor, for said Grantor, its successors, assigns, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will,

and its successors, assigns, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 10th day of June, 2020.

Lee Barnes
LEE BARNES

Simone Barnes
SIMONE BARNES

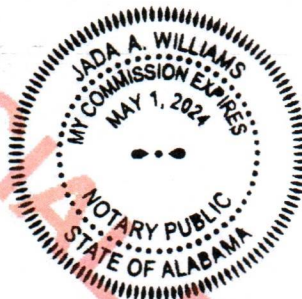
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LEE BARNES, whose name is 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, executed the same voluntarily for and as the act of said on the day the same bears date.

Given under my hand and official seal this 10th day of June, 2020.

Jada Williams
NOTARY PUBLIC

My Commission Expires: 5/1/24



Real Estate Sales Validation Form

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

Grantor's Name:	LEE BARNES	Grantee's Name:	CONRADO HERNANDEZ FLORES and MARTINA DELGADO CEDILLO
Mailing Address:	P.O. BOX 1253 LEEDS, AL 35094	Mailing Address:	7686 HENRY ELLEN ROAD LEEDS, AL 35094
Property Address:	7686 HENRY ELLEN ROAD LEEDS, AL 35094	Date of Sales:	June 10th, 2020
		Total Purchase Price:	(\$25,000.00)
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Tax Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other Tax Assessment
<input checked="" type="checkbox"/>	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: June 10th, 2020

Print Laura L. Barnes

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Resurvey of Lots 3 & 4, Block 15, Leeds Building & Real Estate Company's Survey

Map Book 13, Page 30
City of Leeds
Jefferson County, Alabama
SW 1/4 SE 1/4
Section 17, T. 17 S. R. 1 East
City of Leeds

England Avenue

30' R.O.W.
S 89°56'26" E
100.03'

Block 15

Lot 3 A 13,542 sq ft

Henry Ellen Road

60' R.O.W.



Scale 1" = 20'



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 3 & 4, BLOCK 15, LEEDS BUILDING & REAL ESTATE COMPANY'S SURVEY, 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 17, 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.

_____, 2022

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 _____, 2022.

Notary Public
My commission expires _____

OWNER'S CERTIFICATE AND DEDICATION

I, the undersigned Conrado Hernandez Flores 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 3 & 4, BLOCK 15, LEEDS BUILDING & REAL ESTATE COMPANY'S SURVEY, 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 not subject to a mortgage.

Conrado Hernandez Flores (Owner)

I, the undersigned Martina Delgado Cedillo, 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 3 & 4, BLOCK 15, LEEDS BUILDING & REAL ESTATE COMPANY'S SURVEY, 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 not subject to any mortgage.

Martina Delgado Cedillo (Owner)

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, a Notary Public in and for said County and State do hereby certify that Conrado Hernandez Flores, 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 _____, 2022.

Notary Public
My commission expires _____

STATE OF ALABAMA
SAINT CLAIR COUNTY

I, _____, a Notary Public in and for said County and State do hereby certify that Martina Delgado Cedillo, 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, 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 _____, 2022.

Notary Public
My commission expires _____

STATE OF ALABAMA
JEFFERSON COUNTY

I hereby certify that the subdivision plat for the RESURVEY OF LOTS 3 & 4, BLOCK 15, LEEDS BUILDING & REAL ESTATE COMPANY'S SURVEY 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: _____ Chair, Planning & Zoning Commission

Approved: _____
Mayor, City of Leeds

Approved: _____
City Engineer

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 ALD20 CORS network.

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

Director of Environmental Services _____ Date _____

Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however this does not mean sanitary sewers have been built or will be built in the future. Any change in Right of Way or Easement boundaries after this date may void this approval.