

# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama

Planning and Zoning Commission

Application for Subdivision  
**Lot 1, Grand River Parcel 7**

## APPLICATION

An application for final subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "Lot 1, Grand River Parcel 7". This proposed subdivision consists of 1 lot that is zoned B-2, General Business District.

## 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.

<b>CASE #:</b>	<b>S-2018-004</b>
<b>APPLICANT NAME:</b>	<b>ANDREW PHILLIPS</b>
<b>PROPERTY OWNER:</b>	<b>UNITED STATES STEEL CORPORATION</b>
<b>TAX PARCEL ID#:</b>	<b>part of 2400243000001000</b>
<b>CASE ADDRESS:</b>	<b>451 REX LAKE ROAD; LEEDS, AL 35094</b>
	<b>JEFFERSON COUNTY</b>
<b>ZONED:</b>	<b>B-2, GENERAL BUSINESS DISTRICT</b>

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

**Date:** Thursday, May 10, 2018  
**Time:** 5:00 p.m.  
**Place:** Leeds Civic Center Meeting Room  
1000 Park Drive  
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  
**E-mail:** [bwatson@leedsalabama.gov](mailto:bwatson@leedsalabama.gov)

**Phone:** 205-699-0907  
**Fax:** 205-381-4077

**Mailing Address:**  
City of Leeds  
Planning and Zoning Commission  
1404 9<sup>th</sup> Street  
Leeds, AL 35094

For more information, visit [www.leedsalabama.gov](http://www.leedsalabama.gov)

**SUBDIVISION APPLICATION TO THE  
CITY OF LEEDS PLANNING AND ZONING COMMISSION**

Hearing Date: 5/10/2018

Hearing Time: 5:00 PM

Case No: S-2018-004

The undersigned owner hereby applies to the City of Leeds Planning and Zoning Commission for favorable review and approval of the following subdivision or resurvey of subdivision of land in the City of Leeds, and understands that this department can postpone the hearing of this case if any information provided in this application or on the plat itself is determined to be inaccurate or inadequate for the purpose of this hearing:

☐ New Subdivision Application Date: 4/10/2018 Received By: Watson

☐ New Subdivision with Rezoning Concurrent Zoning/Variance Cases(s): \_\_\_\_\_

☐ Resurvey of Existing Recorded Subdivision Concurrent Construction Case No: \_\_\_\_\_

☒ Final Plat Survey: Lot 1 of Grand River Parcel 7

☐ Preliminary Plat \_\_\_\_\_

Site Address: 451 Rex Lake Road

Parcel ID#: Part of 24 00 24 3 000 001.000 Sec: 24 (SW 1/4) Twp: 17 S Rng: 1 W

Current Zoning: B-2 General Area: Barber Motorsports Parkway

Approx. Acreage: 3.43 Review Fee: \$26 Date Rc'd: 04-10-18 Receipt No: \_\_\_\_\_  
(~~\$25~~ plus \$1.00 per lot)

Number of Lots: 1 Probate Recording Fee: \_\_\_\_\_ Date Rc'd: \_\_\_\_\_

**Property Owner(s):**

United States Steel

Also Notify:

**Designated Plat Representative:**

  
(Signature of Plat Representative)

Andrew Phillips, PE  
(Name)

Schoel Engineering, 1001 22nd Street South  
(Address)

Birmingham, AL 35205  
(City, State & Zip Code)

Daytime Telephone: 205.323.6166

**Related Cases or Construction Plans:**

\_\_\_\_\_  
\_\_\_\_\_  
Health Dept #: \_\_\_\_\_

**Interdepartmental Review Dates:**

Distribution: \_\_\_\_\_ By: \_\_\_\_\_  
Summit: \_\_\_\_\_

Written review comments are due the following day, 13 days prior to the P & Z meeting day.

**Planning and Zoning Commission Action:**

☐ Approved Date: \_\_\_\_\_  
☐ Continued Date: \_\_\_\_\_  
☐ Disapproved Date: \_\_\_\_\_  
Reason: See Decision Letter in case file (disapproved only).  
☐ Notification Date: \_\_\_\_\_  
☐ Decisions Date: \_\_\_\_\_

Appealed to Circuit Court: \_\_\_\_\_  
Decision: \_\_\_\_\_ Date: \_\_\_\_\_

**Release for Postponement of Case:**

I, by my signature below, the Designated Plat Representative for the case described on the reverse of this form, do hereby grant the City of Leeds Planning and Zoning Board the authority to postpone this Case to its next regularly scheduled meeting if the plat does not meet the minimum technical or informational standards set forth in the Subdivision Regulations; if the plat map or Case contains errors or erroneous information; or if the Board considers it to be in the best interest of the public to require further information for review of this plat/Case.

  
\_\_\_\_\_  
(Signature of Plat Representative)

Date: 4/10/2018 \_\_\_\_\_

Note: In choosing not to sign this release at the time of application, the Designated Plat Representative acknowledges that the Commission may, in order to comply with the requirements of the Code of Alabama, be compelled to disapprove the submitted subdivision due to unresolved issues with the plat.

  
\_\_\_\_\_  
(Initials of Representative)

Date: 4/10/18 \_\_\_\_\_



STATE OF ALABAMA  
JEFFERSON COUNTY

I, Joseph F. Breighner, Jr., a Registered Professional Land Surveyor in the State of Alabama and USS Real Estate, owner, hereby certify that this plat or map was made pursuant to a survey made by said Surveyor and that said survey and this plat or map were made at the instance of said Owners; that this plat or map is a true and correct plat or map of the lands shown therein and known or to be known as LOT 1, GRAND RIVER PARCEL 7, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, width, length, 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 public lands situated in the of S.E. 1/4 of Section 23, S.W. 1/4 of Section 24, N.W. 1/4 of Section 25, and N.E. & N.W. 1/4 of Section 26, all in Township 17 South, Range 1 West and that iron pins or other appropriate monumentation have been installed at all lot corners (or reference points to 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 herein, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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.

WALTER SCHOEL ENGINEERING COMPANY, INC.

Joseph F. Breighner, Jr., Alabama License No. 17518

USS Real Estate, Owner

By: Erin Sapp  
Its: Manager

USS Real Estate, Owner

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Shelia D. Stephenson, as Notary Public in and for said County and State, do hereby certify that Joseph F. Breighner, Jr., whose name is signed to the foregoing certificate as Surveyor, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public  
My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Erin Sapp, whose name as Manager of USS Real Estate, is signed to the foregoing certificate as Owner, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Owner with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

APPROVED:  
BIRMINGHAM PLANNING COMMISSION

APPROVED:  
PLANNING, ENGINEERING & PERMITS

BY: \_\_\_\_\_  
Planning Director

BY: \_\_\_\_\_  
City Engineer

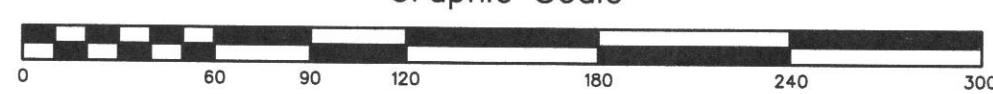
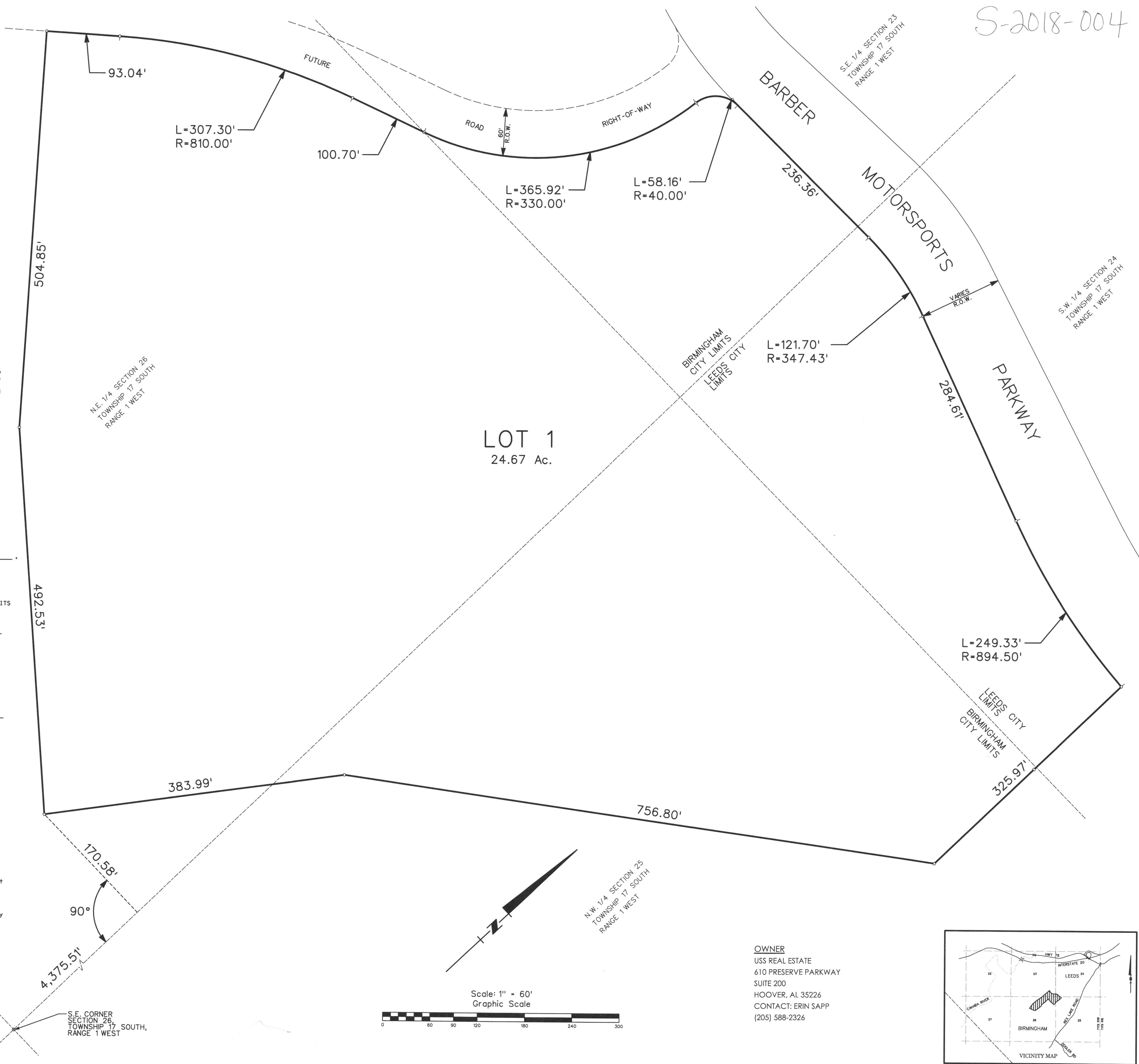
NOTE:  
Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers however this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right-of-Way or Easement boundaries after this date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

Director of Environmental Services

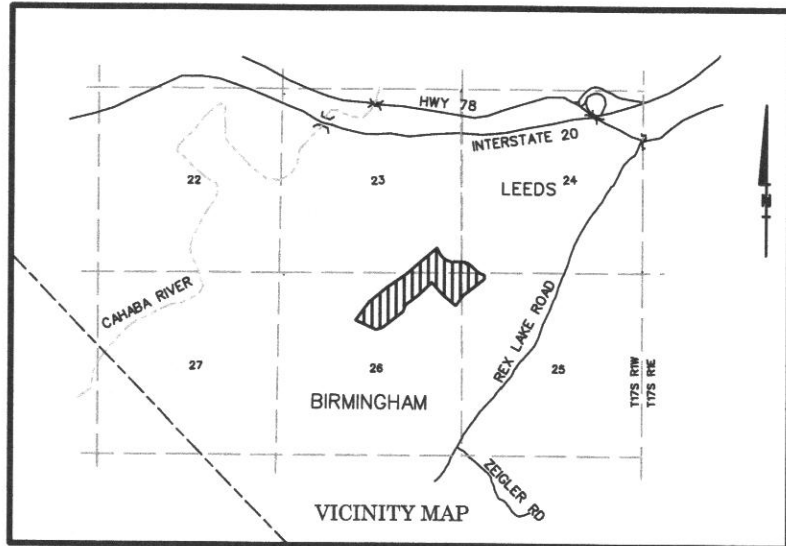
Date

NOTES:

1. Unless otherwise noted, all property corners shown are 5/8" rebar with a Walter Schoel Engineering Company cap (CA#003).
2. There are easements of record located on the surveyed property which are not shown for the purposes of this survey.
3. The total amount of property to be Resurveyed is 24.67 acres, 3.43 Acres
4. Joseph F. Breighner, Jr. can be contacted by telephone at (205) 313-1167 or by email at jfb@schoel.com.



OWNER  
USS REAL ESTATE  
610 PRESERVE PARKWAY  
SUITE 200  
HOOVER, AL 35226  
CONTACT: ERIN SAPP  
(205) 588-2326



LOT 1, GRAND RIVER PARCEL 7  
JEFFERSON COUNTY, ALABAMA

A SUBDIVISION OF ACREAGE SITUATED IN THE S.E. 1/4 SECTION 23, TOWNSHIP 17 SOUTH, RANGE 1 WEST, S.W. 1/4 SECTION 24, TOWNSHIP 17 SOUTH, RANGE 1 WEST, N.W. 1/4 SECTION 25, TOWNSHIP 17 SOUTH, RANGE 1 WEST, N.E. 1/4 & N.W. 1/4 SECTION 26, TOWNSHIP 17 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA

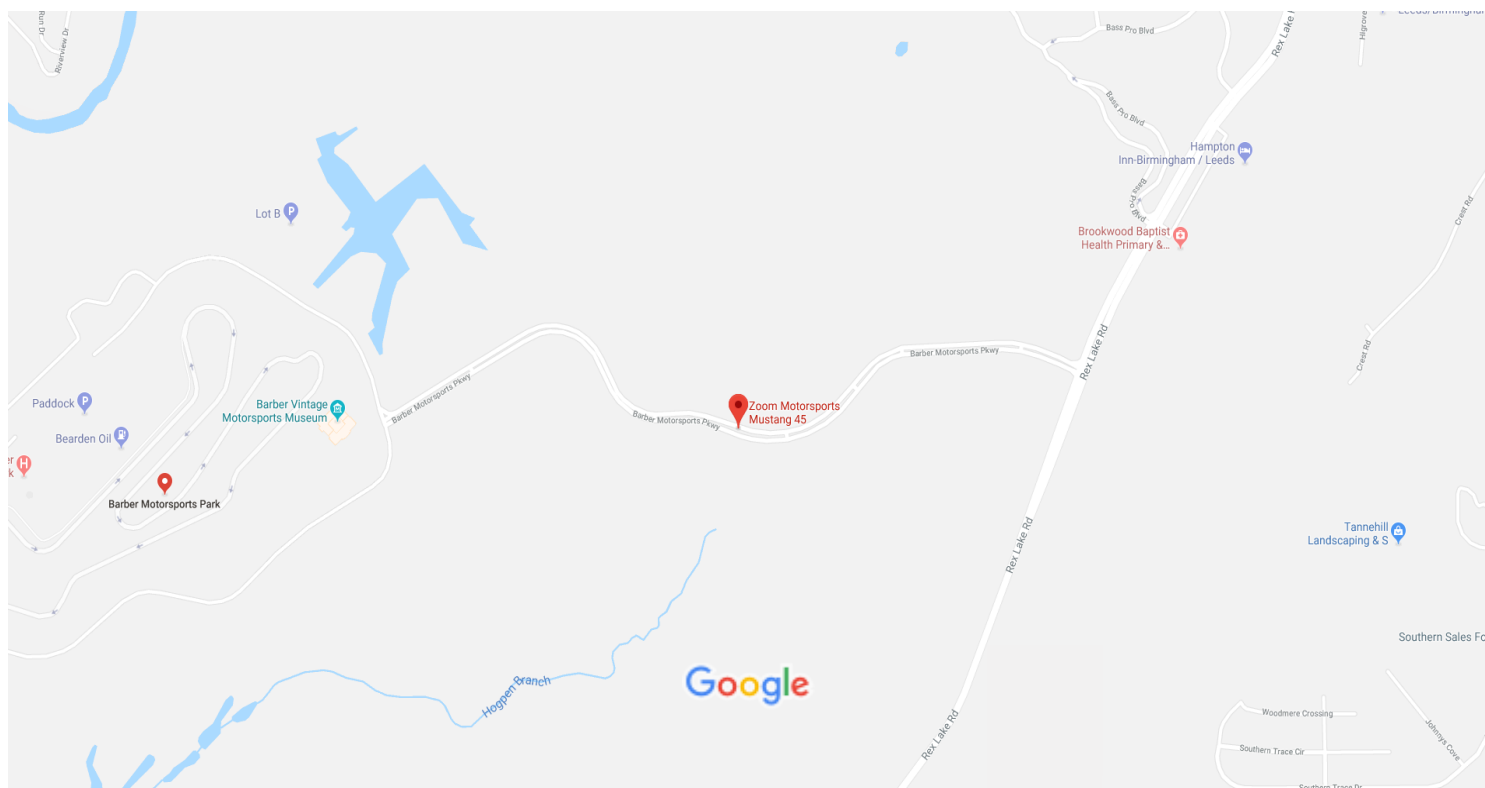
REVISIONS:

FINAL  
PLAT

DATE: APRIL 2018  
DRAWN BY:  
CHECKED BY:  
FIELD BOOK: #  
FIELD CREW:  
FILE NAME: 17118\_Final Plat.dgn  
G:/Grand River/17/118/Survey/Final Plat

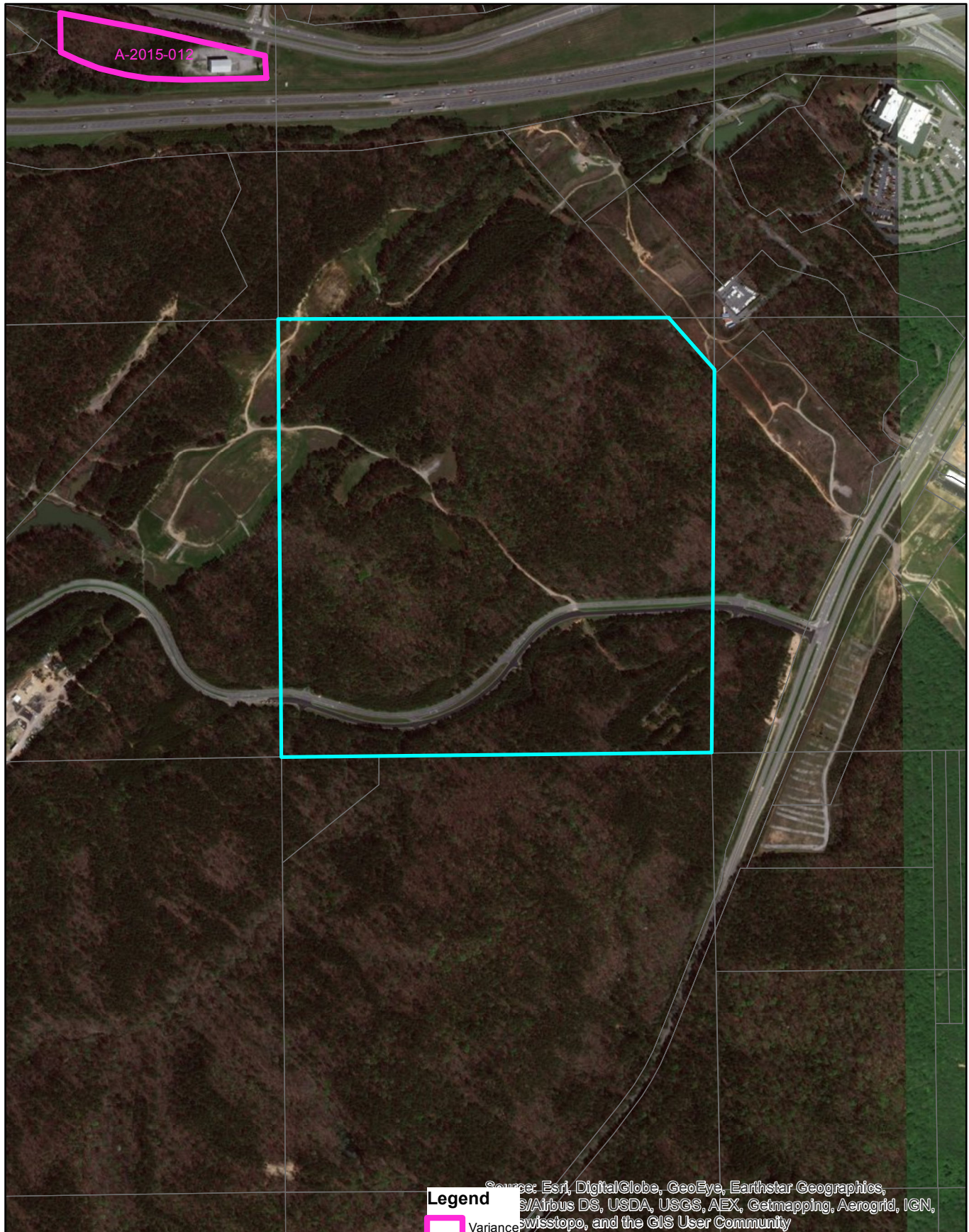
S-2018-004  
24 00 24 2 000 001.001  
BASS PRO ALABAMA DEVEL CO  
2500 E KEARNEY ST  
SPRINGFIELD MO 65898-0001

S-2018-004  
24 00 25 2 000 001.000  
UNITED STATES STEEL CORP  
600 GRANT ST  
PITTSBURGH PA 15219-2702





S-2018-004  
AERIAL MAP  
part of 2400243000001000



S-2018-004  
FLOOD MAP  
part of 2400243000001000

