

NOTICE OF PUBLIC HEARING

City of Leeds
Planning & Zoning Commission
Application for Rezoning

APPLICATION

An application has been filed with the City of Leeds Planning & Zoning Commission requesting the **Rezoning** of a certain parcel of property from R-2 Single Family Residential District to T-4 General Urban Zone Transect for a single family residential subdivision.

Planning & Zoning Commission

The Planning & Zoning Commission is an advisory body to the City of Leeds City Council. The recommendation of the Planning & Zoning Commission is non-binding and final determination of this request for rezoning is vested solely with the Leeds City Council.

CASE #:	Z-2018-003
APPLICANT:	ALLEN McWILLIAMS, AGENT
PROPERTY OWNER:	AMAC DESIGN BUILDERS
TAX PARCEL #:	2500162012008000
ADDRESS:	1916 LANE DRIVE; LEEDS, AL 35094 JEFFERSON COUNTY
CURRENT ZONING:	R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

NOTICE IS HEREBY GIVEN that the Planning & Zoning Commission will hold a public hearing on the proposed rezoning. The hearing is scheduled on

Date: Thursday, April 12, 2018
Time: 5:00 pm
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. **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:

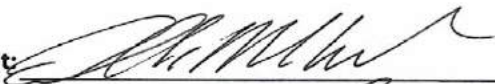
Contact Person: Brad Watson
E-mail: bwatson@leedsalabama.gov
Phone: (205) 699-0907
Mailing Address: Leeds Planning & Zoning Commission
% Inspection Services
1404 9th Street
Leeds, AL 35094


Z-2018-003

APPLICATION FOR REZONING

PLANNING COMMISSION, CITY OF LEEDS

1. Date Application Filed: 2/6/2018 Requested Hearing Date: 3/8/2018
2. Applicant: AMAC Design Builders
Phone: 205-568-9087
Address: 608 Forest Dr, Leeds, AL 35094
3. Owner: AMAC Design Builders
Phone: 205-568-9087
Address: 608 Forest Dr, Leeds AL 35094
4. Property Location: 1916 Lane Dr, Leeds AL 35094
Tax Map Parcel Number(s): 25-00-16-2-012-008.000
5. Acreage: 2.37 Allen@amacbuilders.com
6. Existing Zoning Classification: R2
Proposed Zoning Classification: Smart Code Urban Zone T4
7. Check all required submissions with this application:
- ☐ Application Fee
 - ☒ Reason for the Request
 - ☒ Legal Description of the subject Property
 - ☒ Vicinity Map
 - ☐ Availability of Required Utilities
 - ☐ Public Hearing Notices
 - ☒ Site Plan
 - ☐ Proffer of rezoning conditions (if any)

Signature of Applicant: 

Signature of Authorization By Owner: 

FOR CITY USE ONLY:

\$175.00 Administrative Fee Received On: _____ By Receipt #: _____

Application Submitted By: _____ On: _____

Z-2018-003



Consulting Engineers & Land Surveyors

2217 10th Court South
Birmingham, AL 35205

Telephone (205) 320-0114

February 6, 2018

Planning and Zoning Board
City of Leeds

Re: Cottages @ Lane

Dear Ladies and Gentlemen of the Board:

Our Client, AMAC Design Builders, is requesting T4, General Urban Zone for 1916 Lane Drive, PID# 25-00-16-2-012-008.000. The property is currently zoned R2. We are building 19 single family, 1200 -1700 sf, \$150,000 - \$180,000 homes.

The homes will increase the property values of the adjacent properties and will be valuable addition to the City of Leeds and is the highest and best use of this property, in my professional opinion as a PE/PLS.

Let me know if there are questions or concerns.

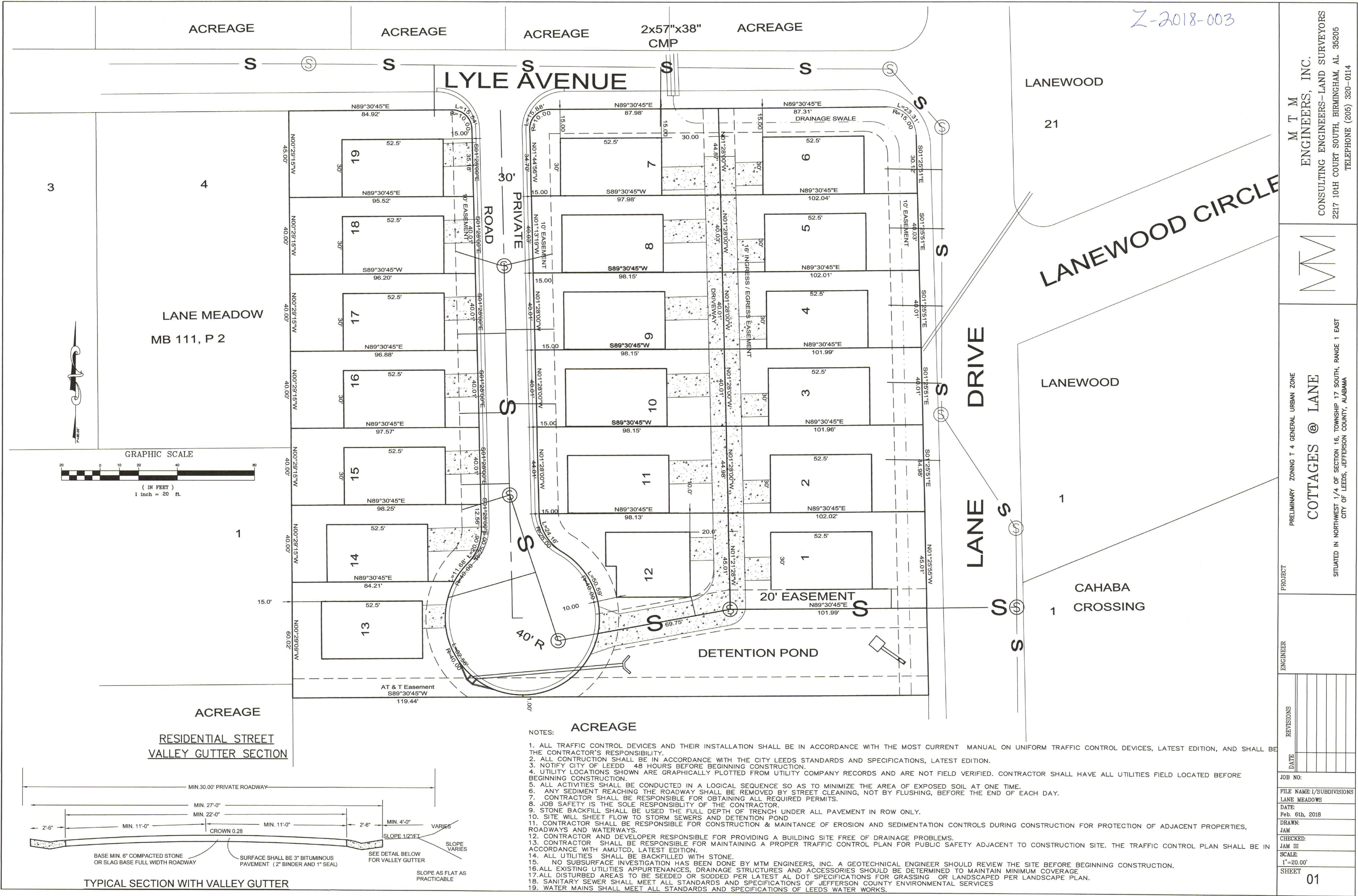
Very Truly Yours,



Joseph A. Miller, III, PE/PLS
AL Reg. No. 17054

JAMIII:shd

cc: Allen McWilliams, AMAC Design Builders





Toushi Arbitelle <tarbitelle2018@gmail.com>

Z-2018-003 notice & list - 1916 Lane Dr

1 message

Toushi Arbitelle <tarbitelle2018@gmail.com>

Mon, Feb 26, 2018 at 4:28 PM

To: sduggan@mtmengineers.com, allen@amacbuilders.com

Cc: Bradley Watson <bradleywwa@gmail.com>, Ray Filmore <rfilemore2018@gmail.com>

The attached notice must be mailed to property owners included on the attached list (3 pages). Notices must be mailed by certified mail postage prepaid, return receipt requested no later than 15 days prior to the meeting date. Notices must be **postmarked no later than Wednesday, March 21, 2018**. The return address and delivery address should be addressed as the following:

RETURN ADDRESS

Z-2018-003

City of Leeds

Department of Inspection Services

1404 9th Street

Leeds, AL 35094

DELIVERY ADDRESS

Z-2018-003

Owner Name

Owner Mailing address

I have attached a sample of the certified mailing to help serve as an example. The certified mail receipts (the green/white forms) – stamped to indicated the mailing date by the USPS – shall be provided to the City of Leeds Department of Inspection Services no later than 10 days prior to the Planning & Zoning Commission hearing date. Also, you or a representative must be present during the meeting on **Thursday, April 12, 2018 at 5:00 pm (Leeds Civic Center - 1000 Park Drive)**.

Failure to comply with these requirements may result in your case not being heard or the invalidation of your case.

If you should need any additional information, please feel free to contact me.

Thanks,

Toushi

3 attachments



CERTIFIED MAIL EXAMPLE.PDF

1176K



Z_2018_003_LIST.pdf

111K



Z_2018_003_NOT (04-12-2018).pdf

75K

Z-2018-003 26 05 16 1 001 035.001 ADKINS ASHLEY 8401 LANEWOOD DR LEEDS AL 35094	Z-2018-003 25 00 16 2 006 008.000 ARTHUR WILLIAM C 1827 LINDEN ST LEEDS AL 35094-5828	Z-2018-003 25 00 16 4 004 002.000 BAKER DANIEL E & TINA MAE 1869 LANE DR LEEDS AL 35094
Z-2018-003 25 00 16 2 006 004.000 BANKS CHARLES F & EARLINE 8187 DOUGLAS AVE LEEDS AL 35094-5837	Z-2018-003 25 00 16 3 001 001.002 BOBBY J EYER ROTH IRA-SELF DIRECTED 2249 GARLAND DR BIRMINGHAM AL 35216	Z-2018-003 26 05 16 1 001 036.046 BOUSHIE AMY 8409 CAHABA CROSSING CIR LEEDS AL 35094
Z-2018-003 26 05 16 1 001 036.007 BOWMAN MARIBETH & SCOTT 8320 CAHABA CROSSING CIR LEEDS AL 35094	Z-2018-003 25 00 16 2 006 013.000 BRYANT SHELBY 1920 LANE DR LEEDS AL 35094	Z-2018-003 26 05 16 1 001 035.022 BRYANT STEVEN & DANA 8516 LANEWOOD CIR LEEDS AL 35094
Z-2018-003 25 00 16 2 012 005.000 BUCHAN JUDSON A & KATHRYN N 8064 HARDY AVE LEEDS AL 35094-5852	Z-2018-003 26 05 16 1 001 036.001 CAPPS JOHNNY E 548 RIVERBEND LN LINCOLN AL 35096	Z-2018-003 26 05 16 1 001 036.005 CARDEN SHEILA 8312 CAHABA CROSSING CIR LEEDS AL 35094
Z-2018-003 25 00 16 2 006 002.001 CHAMBERLIN ALLEN E & DORIS G 1942 LANE DR LEEDS AL 35094-5805	Z-2018-003 25 00 16 2 006 007.000 CHEAVES BENJAMIN JAY 1831 LINDEN ST LEEDS AL 35094-5828	Z-2018-003 25 00 16 2 007 001.001 CLARK GREGG A 1830 LINDEN ST LEEDS AL 35094-5824
Z-2018-003 26 05 16 1 001 035.019 COLE ANTHONY & JUANITA 8410 LANEWOOD CIR LEEDS AL 35094	Z-2018-003 25 00 16 2 011 007.000 COURSON JOYCE PO BOX 266 LEEDS AL 35094-0005	Z-2018-003 25 00 16 2 012 001.003 CROCKER RICHARD L JR 1813 LINDEN ST LEEDS AL 35094-5827
Z-2018-003 25 00 16 2 006 008.001 DABBS SAMUEL WAYNE & MELANIE 1823 LINDEN ST LEEDS AL 35094-5827	Z-2018-003 26 05 16 1 001 035.024 DAVIES CAMERON 8508 LANEWOOD CIR LEEDS AL 35094	Z-2018-003 25 00 16 3 001 001.001 DAVIS BENJAMIN EDWARD & 12976 HIGHWAY 61 WILSONVILLE AL 35186
Z-2018-003 25 00 16 2 012 007.000 DAVIS GARY S & ALMA 1908 LANE DR LEEDS AL 35094-5804	Z-2018-003 25 00 16 2 012 001.002 DAVIS KELVIN D 8161 LYLE AVE LEEDS AL 35094-5850	Z-2018-003 25 00 16 2 006 015.000 DEASON JEREMY 2180 MOSS AVE LEEDS AL 35094
Z-2018-003 25 00 16 2 006 003.000 DELABAR FRANK K & MARY E 8191 DOUGLAS AVENUE LEEDS AL 35094	Z-2018-003 26 05 16 1 001 035.026 DISANTI RONALD & JEWEL 8500 LANEWOOD CIR LEEDS AL 35094	Z-2018-003 25 00 16 2 012 001.001 DOZIER RODNEY O 8165 LYLE AVE LEEDS AL 35094-5851
Z-2018-003 26 05 16 1 001 035.021 DUTTON WALTER A JR & JACLYN 8402 LANEWOOD CIR LEEDS AL 35094	Z-2018-003 26 05 16 1 001 035.037 DYKES JENNIFER & ERNEST 8507 LANEWOOD CIR LEEDS AL 35094	Z-2018-003 26 05 16 1 001 035.004 EAST JOHN D 8413 LANEWOOD CIR LEEDS AL 35094

Z-2018-003
26 05 16 1 001 035.016
FAIR STEPHEN & TINA
8643 DOVER DR
LEEDS AL 35094

Z-2018-003
25 00 16 3 002 001.000
GARRETT MANSELL R JR
1762 LINDEN ST
LEEDS AL 35094-5872

Z-2018-003
25 00 16 2 011 005.000
GUSCHKE MICHAEL
1800 LINDEN ST
LEEDS AL 35094-5823

Z-2018-003
25 00 16 2 007 003.000
HOUSING URBAN DEVEL SEC OF
451 7TH ST SW
WASHINGTON DC 20410

Z-2018-003
26 05 16 1 001 036.003
ISELL MELODY D
8304 CAHABA CROSSING CIR
LEEDS AL 35094

Z-2018-003
25 00 16 4 004 001.001
JETT FRANKIE & RAMONA
1828 OLIVER ST
LEEDS AL 35094-5801

Z-2018-003
25 00 16 3 001 005.000
LAWLEY ETHEL JOSEPHINE
656 HERITAGE PARK LN
HOOVER AL 35226-4166

Z-2018-003
25 00 16 4 003 001.001
LUTZ JAMES E JR & DORINDA G
5331 SCOTT DR
PINSON AL 35126-3661

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KIRKPATRICK DAVID
8168 LYLE AVE
LEEDS AL 35094-5848

Z-2018-003
25 00 16 2 011 005.001
MORACE BILLY R JR & JANICE B
PO BOX 744
LEEDS AL 35094-0013

Z-2018-003
26 05 16 1 001 030.003
FALLETTA KELLY L
1925 LANE DR
LEEDS AL 35094

Z-2018-003
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GILMORE TERRY & BETTY
8515 LANEWOOD CIR
LEEDS AL 35094

Z-2018-003
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HOPPER JOSEPH P
8421 LANEWOOD CIR
LEEDS AL 35094

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HOWARD HOLLIE & JACOB
8408 CAHABA CROSSING CIR
LEEDS AL 35094

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25 00 16 2 012 008.000
J & R PARTNERS LLC
204 MONTEVALLO LN
MOUNTAIN BROOK AL 35213

Z-2018-003
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JONES KELVIN
8195 DOUGLAS AVE
LEEDS AL 35094

Z-2018-003
26 05 16 1 001 036.032
LAWRENCE JOHN & JEAN
4959 AUTUMN RIDGE TRL
PELL CITY AL 35128

Z-2018-003
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MANFRE TONYA S
8409 LANEWOOD CIR
LEEDS AL 35094

Z-2018-003
26 05 16 1 001 035.002
MIDFIRST BANK
999 NW GRAND BLVD STE 100
OKLAHOMA CITY OK 73118

Z-2018-003
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MULLER ZACHARY
8324 CAHABA CROSSING CIR
LEEDS AL 35094

Z-2018-003
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GALLOWAY KEVIN & SANDI
8405 CAHABA CROSSING CIR
LEEDS AL 35094

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GILSTRAP CHRISTOPHER
8311 CAHABA CROSSING CIR
LEEDS AL 35094

Z-2018-003
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HOSEY AMANDA & MOROWSKI
STEVEN
8308 CAHABA CROSSING CIR
LEEDS AL 35094

Z-2018-003
25 00 16 3 001 002.000
IRA INNOVATIONS INC FBO
WILLIAM MCREE IRA
3944 RIVER VIEW DR
BIRMINGHAM AL 35243

Z-2018-003
25 00 16 2 007 002.002
JAIMES JOVENTINO & ANA
8152 LYLE AVE
LEEDS AL 35094-5847

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LAMBERT CHERYL
8406 LANEWOOD CIR
LEEDS AL 35094

Z-2018-003
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LONG JOHN DYLAN
8148 LYLE AVE
LEEDS AL 35094

Z-2018-003
25 00 16 2 006 011.000
MARTIN DONALD KENT & RUTH
8168 LYLE AVE
LEEDS AL 35094-5848

Z-2018-003
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MINGUS LINDA S
8503 LANEWOOD CIR
LEEDS AL 35094

Z-2018-003
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MYRICK S FAYE
8067 HARDY AVE
LEEDS AL 35094-5853

Z-2018-003
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NGUGI MICHAEL GATHY &
1873 LANE DR
LEEDS AL 35094-1290

Z-2018-003
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OWEN ALICE & OLIVER ELIZABETH
1805 LINDEN ST
LEEDS AL 35094-5852

Z-2018-003
25 00 16 2 012 006.000
PATMAN WILLIAM C & FAY
PO BOX 343
LEEDS AL 35094-0006

Z-2018-003
25 00 16 2 006 006.000
RIDDLE JACQUELINE PATRICIA
PO BOX 1223
LEEDS AL 35094-0023

Z-2018-003
26 05 16 1 001 035.007
SCHMITT LEE A
52 MEDICAL PARK D E STE 307
BIRMINGHAM AL 35235

Z-2018-003
25 00 16 3 002 002.000
SHARP JOSEPH & MARGARET;
PLEDGER JAMES; MARSICANO VITO
1121 RAINBOW DR NE
BIRMINGHAM AL 35215-6424

Z-2018-003
25 00 16 2 006 009.001
STEWART RACHEL MARIE
8164 LYLE AVE
LEEDS AL 35094-5848

Z-2018-003
26 05 16 1 001 036.000
WALKER JANET
1613 MONTEVALLO RD
LEEDS AL 35094

Z-2018-003
26 05 16 1 001 035.017
WHITFIELD RONALD & RUBY
8418 LANEWOOD CIR
LEEDS AL 35173

Z-2018-003
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YMC PROPERTIES LLC
2227 1ST AV S
BIRMINGHAM AL 35233

Z-2018-003
26 05 16 1 001 035.025
O'NEILL JOSEPH E JR
8504 LANEWOOD CIR
LEEDS AL 35094

Z-2018-003
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OWEN ALICE & OLIVER ELIZABETH
8050 HARDY AVE
LEEDS AL 35094-5852

Z-2018-003
25 00 16 2 006 017.000
PEOPLES DENNIS W (D) &
JACQUELYN
1936 LANE DR
LEEDS AL 35094-5805

Z-2018-003
26 05 16 1 001 035.038
ROBERTS MERLE M
8511 LANEWOOD CIR
LEEDS AL 35094

Z-2018-003
26 05 16 1 001 030.000
SELMAN JESSICA & TERRANCE
1937 LANE DR
LEEDS AL 35094

Z-2018-003
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SMITH CANDICE & PATRICIA
8417 LANEWOOD CIR
LEEDS AL 35094

Z-2018-003
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THORNTON BRYCE & SALLASTINE
8512 LANEWOOD CIR
LEEDS AL 35094

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WATTS STACY & RANDALL
8404 CAHABA CROSSING CIR
LEEDS AL 35094

Z-2018-003
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WILLIAMS RANDALL & MARY
8321 CAHABA CROSSING CIR
LEEDS AL 35094

Z-2018-003
25 00 16 2 012 002.000
OSBORN ANGELA W
1809 LINDEN ST
LEEDS AL 35094-5827

Z-2018-003
26 05 16 1 001 036.006
PARSONS JUDY & BURKETT
THERESA
8316 CAHABA CROSSING CIR
LEEDS AL 35094

Z-2018-003
25 00 16 3 001 004.000
PILKINGTON GEORGE D
8063 HARDY AVE
LEEDS AL 35094-5853

Z-2018-003
26 05 16 1 001 036.002
ROEHN MYREL J JR & NYREE
8300 CAHABA CROSSING CIR
LEEDS AL 35094

Z-2018-003
25 00 16 2 006 009.000
SHAMBROOK JENNIFER & ROBERT
M
561 LAKE LENELLE ROAD
CHULUOTA FL 32766

Z-2018-003
25 00 16 2 012 001.000
SMITH ROGER D & BETTY P
8169 LYLE AVE
LEEDS AL 35094-5851

Z-2018-003
26 05 16 1 001 036.030
VICK FAYE
8412 CAHABA CROSSING CIR
LEEDS AL 35094

Z-2018-003
26 05 16 1 001 035.018
WELCH MEAGAN & SPENCER
7258 ROPER RD
TRUSSVILLE AL 35173

Z-2018-003
26 05 16 1 001 034.000
WOOD MICHAEL & ROWANNA
7416 PARKWAY DR
LEEDS AL 35094

February 14, 2018



Alan McWilliams

AMAC Design Builders
608 Forest Drive
Leeds AL 35094

RE: Service availability to Cottage @ Lane PID# 25-00-16-2-012-008.000

Dear To whom it may concern,

Alabama Power Company is pleased to provide permanent electric service to the above referenced property. This commitment is subject to our obtaining the necessary Rights-of-Way for the proposed Alabama Power Company facilities and compliance with the rules and regulations approved or prescribed by the Alabama Power Public Service Commission, including any special rules and regulations governing the applications of rates.

Prior to beginning work, please provide Alabama Power Company with loading information and a detailed site plan of the subject property. Any cost associated with electric service to this facility will be presented once the design is complete.

Please send any further correspondence concerning this project to my attention at:

Alabama Power Company
Attn: Jeff Files
6641 Green Drive
Trussville, AL 35173

If I can be of any further assistance, please do not hesitate to call me at 226-1562 or email me at jsfiles@southernco.com

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Files", written over a horizontal line.

Alabama Power Company
Jeff Files

JEFFERSON COUNTY COMMISSION



JAMES A. "JIMMIE" STEPHENS - PRESIDENT
GEORGE F. BOWMAN
SANDRA LITTLE BROWN
DAVID CARRINGTON
T. JOE KNIGHT

TONY PETELOS

CHIEF EXECUTIVE OFFICER

DAVID DENARD
Director of Environmental Services Department
SUITE A300
716 Richard Arrington, Jr. Blvd. N.
Birmingham, Alabama 35203
Telephone (205) 325-5496
FAX (205) 325-5981

February 27, 2018

Mr. Joey Miller
MTM Engineers, Inc.
2217 10th Court South
Birmingham, Alabama 35205

RE: Sewer availability for a proposed 19 lot residential subdivision (Cottages at Lane) to be located on a parcel to be subdivided at the intersection of Lane Drive and Lyle Avenue in the city of Leeds (Parcel ID. 25-16-2-12-8) (NW¼ of section 16-17-1E) (Leeds WWTP sewer system)

Dear Mr. Miller:

You have requested that we advise you of sewer availability for a proposed 19 lot residential subdivision (Cottages at Lane) to be located on the above referenced property.

Our records indicate there are existing County maintained lateral sewers located in Lane Drive road right of way as well as located in Lyle Avenue road right of way, both adjacent to subject property (see enclosed drawing). The aforementioned lateral sewers connect to County trunk sewers and to a County wastewater treatment plant which at present has adequate capacity to handle the proposed residential subdivision referenced above. Accordingly, you may consider this as a letter of sewer availability subject to the following conditions:

1. No representation is made here regarding the elevation of any existing sewer versus the elevation of subject property.
2. Any necessary sewer extensions or right-of-way acquisitions must be made at no cost to Jefferson County.
3. All required impact fees, connection fees and tapping fees must be paid to Jefferson County. **Plans for building sewer service line connections(s) must be reviewed for compliance with County specifications by the Impact Division prior to issuance of any impact permit. Impact fees must be paid before any building permit is issued.**

4. Any site preparation work such as storm drainage, utilities, roadways, adding "fill dirt" as well as any heavy equipment operation on top of and/or adjacent to the aforementioned existing sanitary sewers must be approved by the County Environmental Services Department prior to start of construction.
5. Most County sewer location records are based on information submitted to us by other parties; accordingly, sewer locations should be field verified before connection plans are completed.
6. Any construction plans for lateral sewers must be approved by this office prior to start of construction.
7. Sewer availability is for gravity connection only. This letter does not contemplate or address any connection using pump stations and should not be construed as any form of approval for even the concept of a pump station.

The foregoing statements are effective for a period of 365 days after the date of this letter after which time they shall be null and void unless connection has been completed or an extension has been granted in writing by the County.

Presently there is no moratorium in existence on the treatment plant or collection system serving this area; however, you are further advised that the foregoing may be canceled and declared null and void at any time if sewage volume discharge limitations placed on the affected wastewater treatment plant or other limitations placed on the collection system by the U.S. Environmental Protection Agency or the Alabama Department of Environmental Management or other controlling authority, including consent decrees and court orders, make it necessary.

If you need further information concerning this matter, please do not hesitate to contact me.

Sincerely,



David Denard
Director of Environmental Services

DD/WMA/sh

cc: Daniel White, Deputy Director, Environmental Services Department
Emily Kemp, Chief Civil Engineer, Environmental Services Department
Brian Rohling, Chief Civil Engineer, Environmental Services Department

Enclosure

The Water Works Board of the City of Leeds

205-699-5151 Fax 205-699-3535
8651 Thornton Avenue
P.O. Box 100
Leeds, AL 35094

**To: Brad Watson
City of Leeds**

**From: Bill Morris
Leeds Water Works**

Date: March 20, 2018

This letter is to confirm that Leeds Water Works has water available for the Lane Drive property.

Any transmission updates will be paid for by the developer.

If you need any further assistance, please contact me.

Sincerely,

**Bill Morris
bmorris@lwwb.com
205-699-5151**



Spire Inc.
2101 6th Ave N
Birmingham, AL 35203

formerly Alagasco

February 14, 2018

RE: Cottages @ Lane, 1916 Lane Drive

AMAC Design Builders
Allen McWilliams
608 Forest Drive
Leeds, AL 35094

Thank you for your request regarding gas availability to serve your proposed project situated at Cottages @ Lane, 1916 Lane Drive.

Spire has natural gas facilities in the area mentioned above, and service can potentially be extended to serve your project. Any extension of gas service would be governed by our Rules and Regulations as approved by the Alabama Public Service Commission. In some cases, these rules dictate that the customer is responsible for the costs incurred in extending our facilities to serve the customer.

We would appreciate the opportunity to supply your gas requirements. Please call Spire at (800) 292-4010 or (205) 581-1100 so that our Business Development Department may discuss your project plans, answer any questions that you may have, and make a determination as to whether any costs apply.

Please let us know if we may be of further assistance.

Sincerely,

Karen Winkler
Operations Service Coordinator
Construction Engineering

Z-2018-003



PRELIMINARY ZONING T 4 GENERAL URBAN ZONE COTTAGES @ LANE

SITUATED IN NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 1 EAST

CITY OF LEEDS, JEFFERSON COUNTY, ALABAMA

JOSEPH A. MILLER, III

PE/LS 17054

M T M

ENGINEERS, INC.

2217 10th Ct. So.

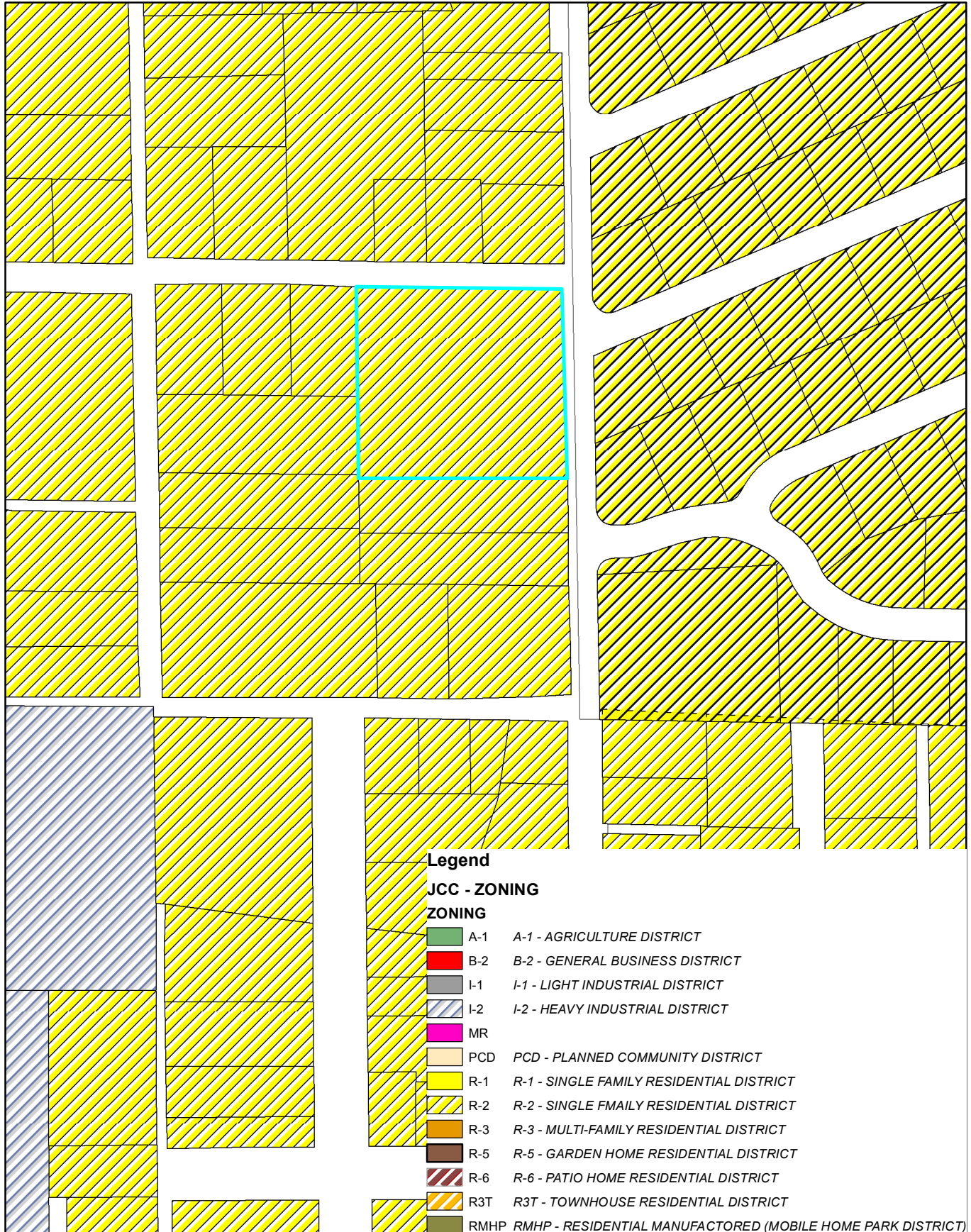
Bham, AL 35205

1" = 200'

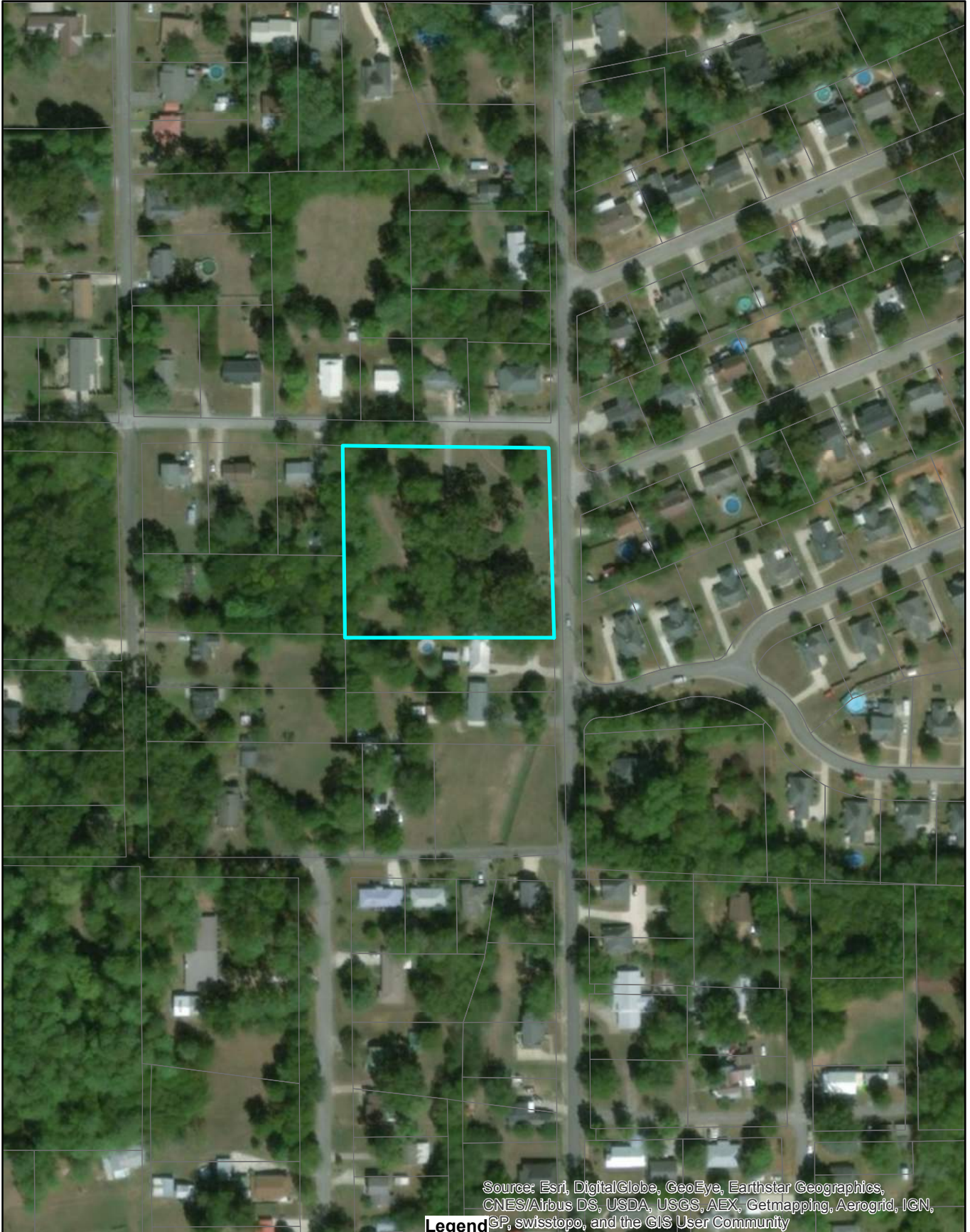
Feb. 6th, 2018

C:\Users\Brien.Laragon\Documents\Woodhewer_Rd\dwg\ACAD-Zoning\platn.dwg, 2/6/2018, 9:02:53 AM, HPC:GDD5 (HP PagePlotter, Pg. 577 MFE)

Z-2018-003
ZONING MAP
1916 LANE DR
2500162012008000



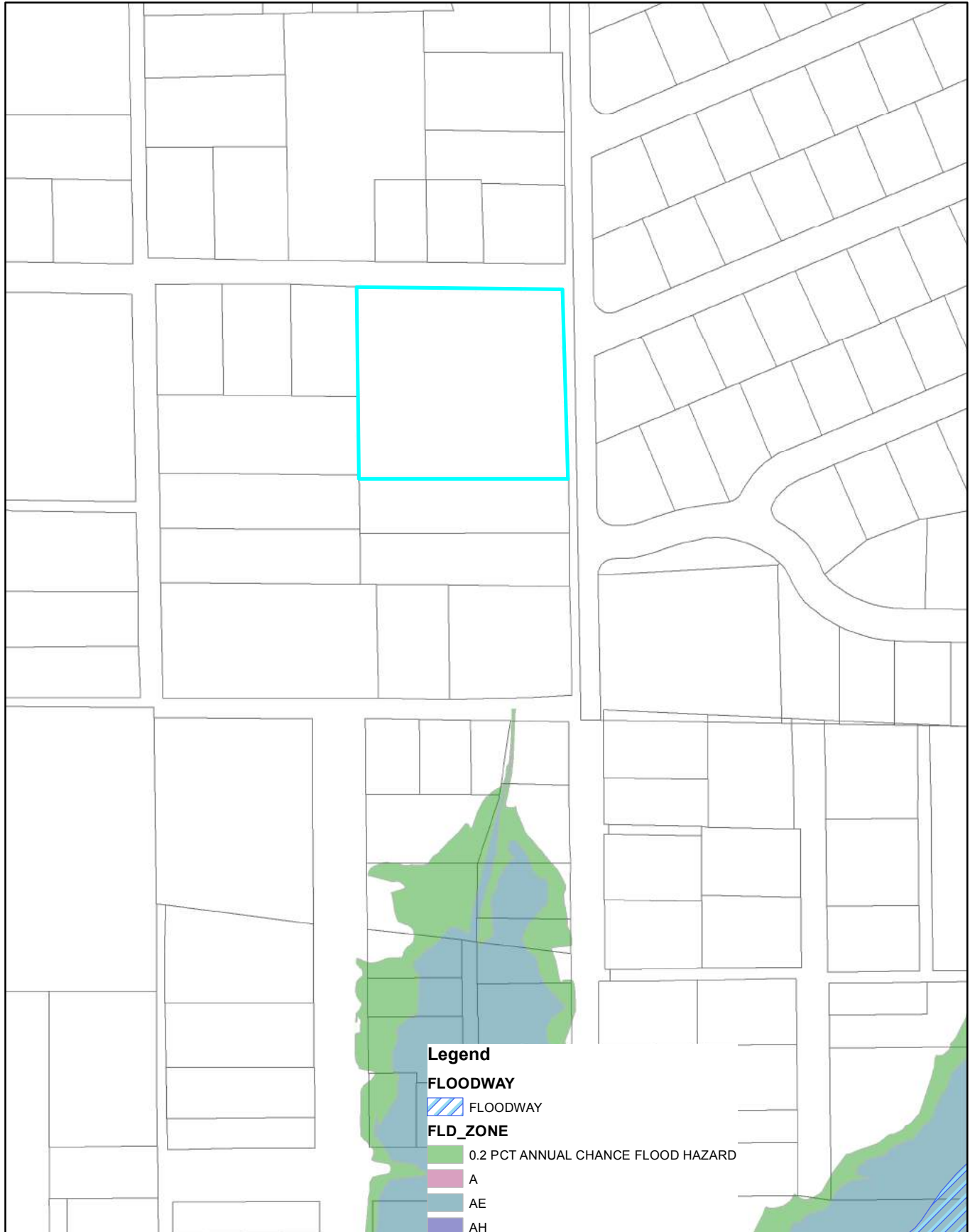
Z-2018-003
FLOOD MAP
1916 LANE DR
2500162012008000



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN,
CP, swisstopo, and the GIS User Community

Legend

Z-2018-003
FLOOD MAP
1916 LANE DR
2500162012008000



Zoning change objection

Betty <bamabetty52@windstream.net>

Sat 4/7/2018 1:06 PM

To: Toushi Arbitelle <tarbitelle@leedsalabama.gov>;

2018003

Definitely against the zoning change from T2 to T4 in Leeds.

It Adds too much traffic needing to turn onto Lane Drive from Ashville Rd which will create a traffic jam at the light on Ashville Road and Lane Dr. as Ashville a Road traffic will have to wait for cars to get the turning signal. Even worse when a train is passing.

Also \$150,000-\$180,000 is way too high for this area. Many longtime resident's houses don't appraise for anywhere near this amount. If these new houses don't sell, they may turn into government subsidized housing which will lower our property value significantly.

I also feel residents that enjoy our quiet neighborhood atmosphere will decide to move because of the added traffic, noise and congestion, along with the construction noise and inconvenience.

This will possibly turn our area into many houses being available on the market for way less then what the contractor is planning to ask, making it take even longer to sell the homes in the proposed subdivision .

There is already flooding issues on Lane Drive by this address, 1916 Lane Drive. Covering the open land with houses will only increase the flooding problems even with a pond.

Betty Gilmore

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