

S-2018-003

SUBDIVISION APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
1404 9th Street, LEEDS, AL 35094 P.205.699.2585
INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application

Name of Applicant: JULIE G HOWELL	
Mailing Address: P O Box 130204 BHAM AL 35213	
Telephone: 205-365-2879	E-mail: JULIE G HOWELL @ GMAIL.COM
Signature: <i>Julie Howell</i>	
Date Application Filed: 3-21-18	Requested Hearing Date:

Part 2. Parcel Data

Owner(s) of Record: POSEY FAMILY TRUST		
Owner Mailing Address:		
Site Address: 7249. ELLIOT LANE LEEDS AL 35094		
Tax Parcel ID #	Existing Zoning: A-1	Proposed Zoning: A-1
Telephone:	E-Mail:	
Signature Of Designated Plat Representative: <i>Julie Howell</i>		

Part 3. Request

<input checked="" type="checkbox"/> New Subdivision	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> New Subdivision with Rezoning	<input checked="" type="checkbox"/> Final Plat
<input type="checkbox"/> Resurvey of Existing Recorded Subdivision	

Part 4. Additional Information

<input checked="" type="checkbox"/> Number of proposed Lots 2
<input checked="" type="checkbox"/> Approximate Acreage 7.5 Acres
<input type="checkbox"/> Concurrent Zoning/Variance Case(s)
<input type="checkbox"/> Concurrent Construction Case
<input type="checkbox"/> Review Fee (see Schedule)

Release for Postponement of Case

I, by my signature below, the Designated Plat Representative for the case described on the reverse side of this form. Do hereby grant the City of Leeds Planning and Zoning Commission 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 Commission considers it to be in the best interest of the public to require further information for review of this plat/Case.

Signature of Designated Plat Representative: <i>Julie Howell</i>	Date: 3-21-18
Note: In Choosing not to sign the release at the time of application, the Designated Plat Representative acknowledges that the Commission may, in order to comply with the Code of Alabama, be compelled to disapprove the submitted subdivision due to unresolved issues with the plat.	
Signature of Designated Plat Representative:	Date:

S-2018-003
25 00 30 4 000 008.001
BARBER ANDREW & CATHY
7233 ELLIOTT LN
LEEDS AL 35094-3779

S-2018-003
25 00 30 4 000 008.000
CMJ LTD
8132 PARKWAY DR
LEEDS AL 35094-2225

S-2018-003
25 00 30 4 000 008.022
HAGWOOD ANNE C & THOMAS
6908 TIMBER TRAIL RD
LEEDS AL 35094-8816

S-2018-003
25 00 29 3 000 004.000
PERDUE JOHN D & CHRISTY R
500 STONEYBROOK LN
LEEDS AL 35094

S-2018-003
25 00 29 3 000 002.004
TICE FAMILY LLC
115 PINE CREST LOOP
LEEDS AL 35094

S-2018-003
25 00 31 1 000 001.000
BRIDLE TRACE DEVELOPMENT
INC
PO BOX 679
LEEDS AL 35094-0011
S-2018-003
25 00 30 4 000 008.016
DIAMOND L KEITH & PHYLLIS H
7005 SERENE PATH
LEEDS AL 35094-8815

S-2018-003
25 00 30 4 000 008.021
KIZER JOHN & JULIE
6909 TIMBER TRAIL RD
LEEDS AL 35094-8817

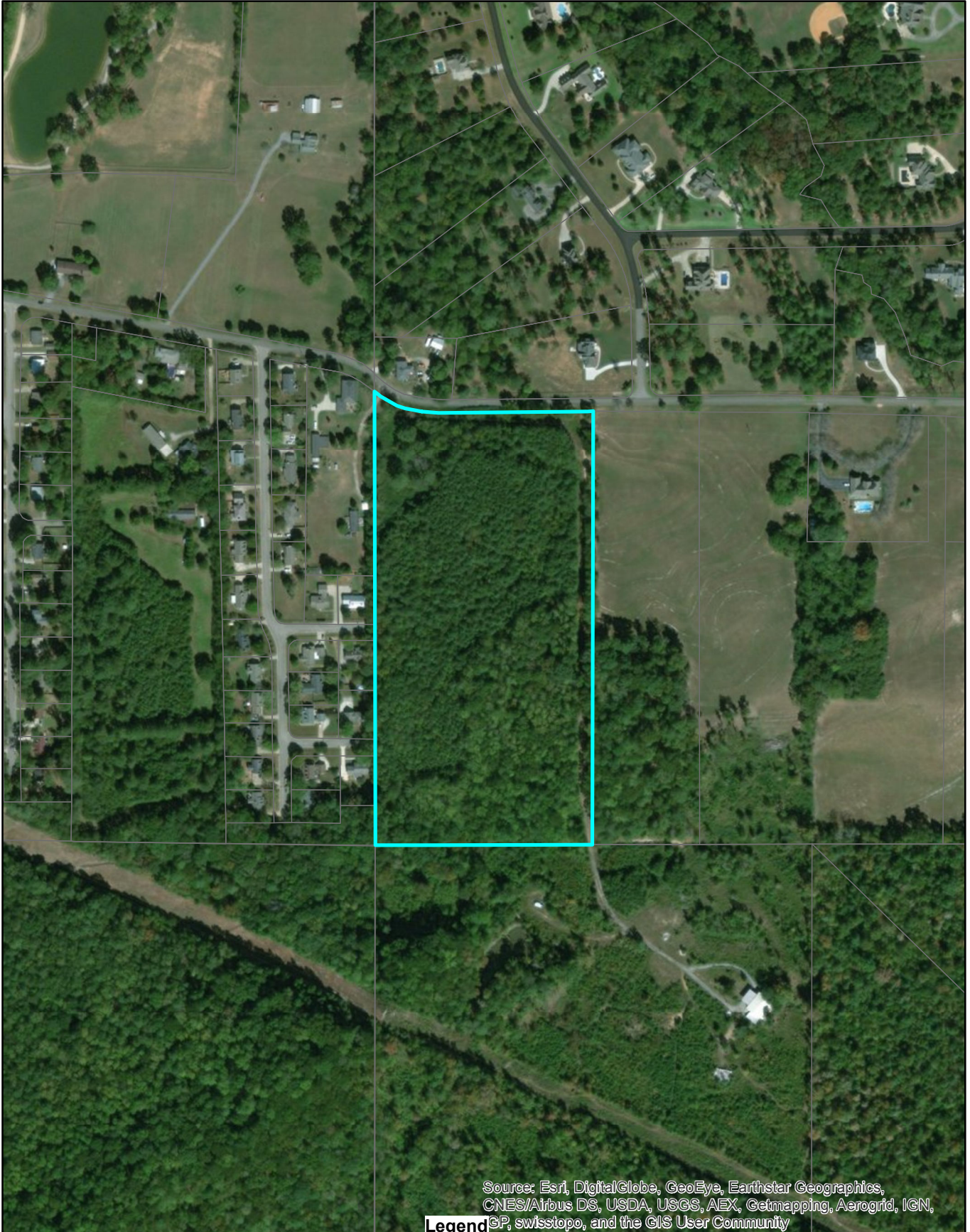
S-2018-003
25 00 29 3 000 001.003
POSEY FAMILY TRUST THE
6100 OAK SUMMIT LN
GARDENDALE AL 35071

S-2018-003
25 00 32 2 000 002.000
CHILDS ANDREW
7265 ELLIOTT LN
LEEDS AL 35094

S-2018-003
25 00 29 3 000 001.002
DOMINQUE TOMMY & MARY
7240 ELLIOTT LN
LEEDS AL 35094-3778

S-2018-003
25 00 30 4 000 008.017
MACHEN KENNETH L &
ELIZABETH M
7004 SERENE PATH
LEEDS AL 35094-8814
S-2018-003
25 00 30 4 000 001.000
ROME DONALD & MARGUERITE
7168 ELLIOTT LN
LEEDS AL 35094-3768

S-2018-003
AERIAL MAP
7249 ELLIOTT LANE
2500293000001003



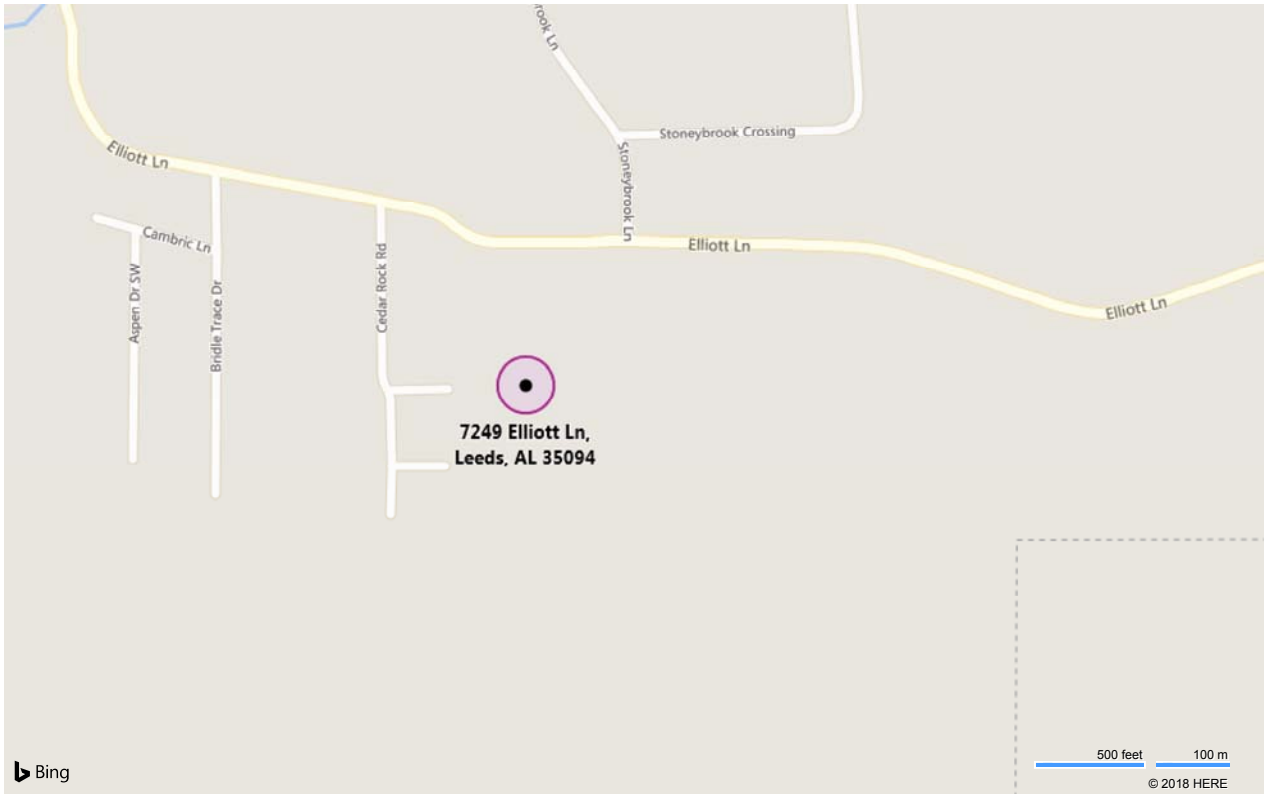
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN,
CP, swisstopo, and the GIS User Community

Legend



7249 Elliott Ln, Leeds, AL 35094

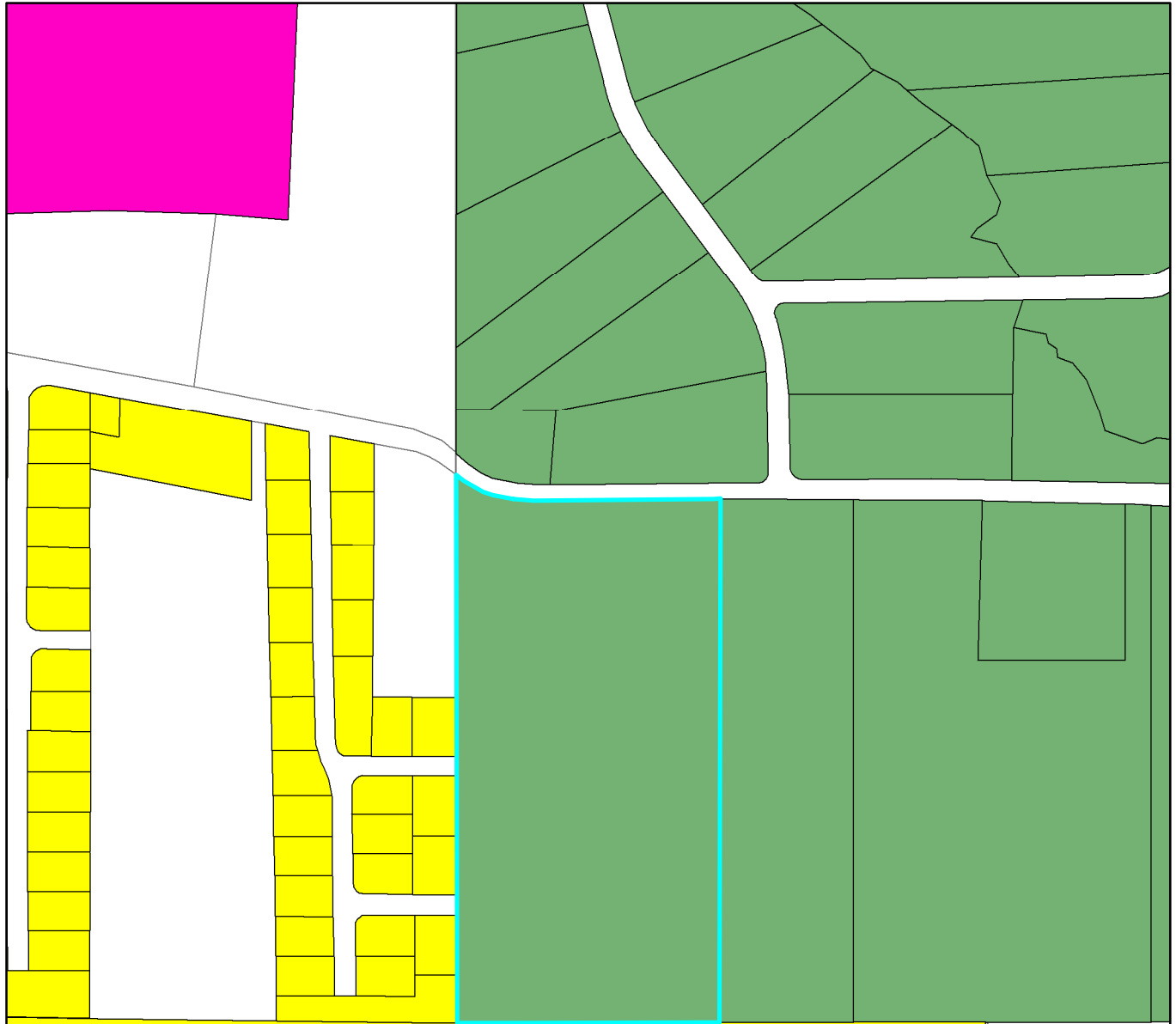
S-2018-003



S-2018-003
FLOOD MAP
7249 ELLIOTT LANE
2500293000001003



S-2018-003
ZONING MAP
7249 ELLIOTT LANE
2500293000001003



Legend

JCC - ZONING

ZONING

	A-1	A-1 - AGRICULTURE DISTRICT
	B-2	B-2 - GENERAL BUSINESS DISTRICT
	I-1	I-1 - LIGHT INDUSTRIAL DISTRICT
	I-2	I-2 - HEAVY INDUSTRIAL DISTRICT
	MR	
	PCD	PCD - PLANNED COMMUNITY DISTRICT
	R-1	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT
	R-2	R-2 - SINGLE FMAILY RESIDENTIAL DISTRICT
	R-3	R-3 - MULTI-FAMILY RESIDENTIAL DISTRICT
	R-5	R-5 - GARDEN HOME RESIDENTIAL DISTRICT
	R-6	R-6 - PATIO HOME RESIDENTIAL DISTRICT
	R3T	R3T - TOWNHOUSE RESIDENTIAL DISTRICT
	RMHP	RMHP - RESIDENTIAL MANUFACTURED (MOBILE HOME PARK DISTRICT)

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama

Planning and Zoning Commission

Application for Subdivision

Humming Bird Farms

APPLICATION

An application for final subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "Humming Bird Farms". This proposed subdivision consists of 2 lots that are zoned A-1, Agricultural 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.

CASE #:	S-2018-003
APPLICANT NAME:	JULIE G HOWELL
PROPERTY OWNER:	THE POSEY FAMILY TRUST
TAX PARCEL ID#:	part of 2500293000001003
CASE ADDRESS:	7249 ELLIOTT LANE; LEEDS, AL 35094
	JEFFERSON COUNTY
ZONED:	A-1, AGRICULTURAL DISTRICT

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, April 12, 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

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

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

For more information, visit www.leedsalabama.gov

A Final Plat for
HUMMING BIRD FARMS

S-2018-003

Being a Part of
SW 1/4 - SW 1/4 - SEC. 29, T17S, R1E
JEFFERSON COUNTY - LEEDS, ALABAMA

APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION
OF THE CITY OF LEEDS DOES NOT CONSTITUTE THE
ACCEPTANCE FOR MAINTAINANCE OF THE STREET LIGHTS
SERVING THIS SUBDIVISION.

State of Alabama)
Jefferson County)

The undersigned, Karl L. Hager Surveyor, JULIE GILMORE HOWELL
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 HUMMING BIRD FARMS, 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 Hager
Karl L. Hager, PLS
Hager Company, Inc.



State of Alabama
JEFFERSON County

I, Blake Haynes, as Notary 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, acknowledged before me on this date, that after having
been duly informed of the contents of said certificate he executed same voluntarily as such
authorized representative and with authority thereof.

Given under my hand and seal this 20th day of March, 2018

By: Blake Haynes
Notary Public
My Commission Expires: 3-3-20



State of Alabama
JEFFERSON County

I, _____, as Notary Public in and for said County
and State, do hereby certify that JULIE GILMORE HOWELL
and 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 same voluntarily as such authorized representative and with authority thereof.

Given under my hand and seal this _____ day of _____, 2018

By: _____
Notary Public
My Commission Expires: _____

SECRETARY, CITY OF LEEDS PLANNING COMMISSION

ENGINEER/SURVEYOR:
HAGER COMPANY, INC.
1825-D 1ST AVENUE NORTH
BESSEMER, AL 35020
205-424-4235
FAX: 425-6310
SURVEYOR: KARL HAGER
ENGINEER: KEITH HAGER

APPROVED: JULIE GILMORE HOWELL

JULIE GILMORE HOWARD, OWNER

CHAIRMAN, PLANNING AND ZONING COMMISSION - CITY OF LEEDS

CITY OF LEEDS, CITY ENGINEER

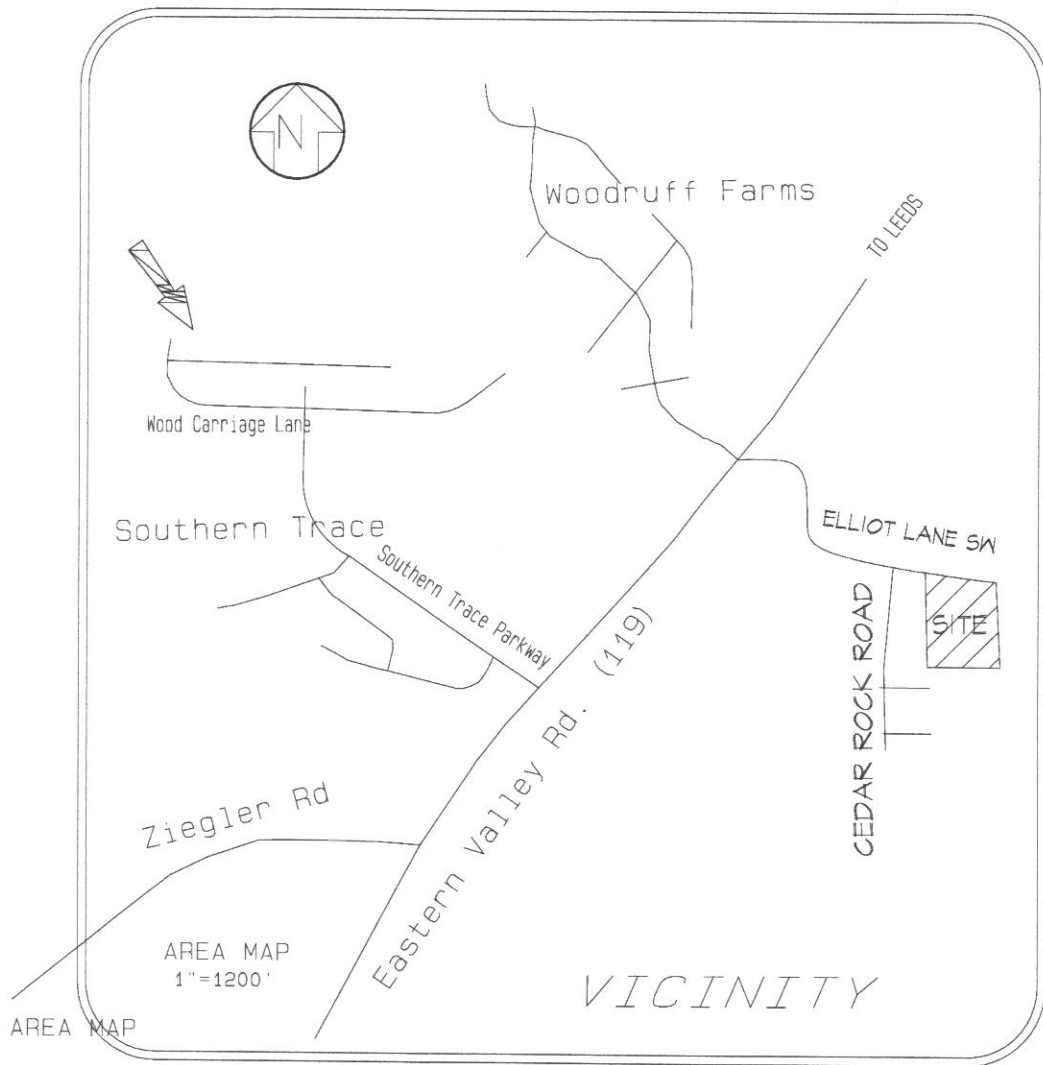
NOTE:
ALL EASEMENTS SHOWN HEREON MAY BE USED FOR PUBLIC
UTILITIES, STORM AND SANITARY SEWERS, AND OPEN STORM
DRAINS.

OWNER'S CERTIFICATE AND DEDICATION. I the undersigned JULIE GILMORE HOWARD do
hereby certify that I am the owner of and only persons having any right, title, or
interest in the land shown on the plat of HUMMING BIRD FARMS
and that the plat represents a correct survey of the above described property
made with our consent, and that we hereby dedicate to the public use all the streets
as shown on said plat. The easements as shown on the plat are created for the
installation and maintenance of public utilities. We hereby guarantee a clear title to all
lands so dedicated from ourselves and our heirs or assigns forever, and have caused
the same to be released from all encumbrances so that the title is clear, except as
shown in the abstractor's certificate.

RESTRICTIONS: (if any, follow here): NONE

Witness _____ hand _____ this _____ day of _____
2018

Witness _____



I hereby certify that the subdivision plat for HUMMING BIRD FARMS
subdivision has been found to comply with the
Subdivision Regulations for Leeds, Alabama, with the exception of such
variances, if any, as are noted in the minutes of the Planning Commission,
that it has been approved for recording in the office of the Probate Judge of
St. Clair County.

Chairman, Planning Commission _____, 2018
Date

DATES

JOB NUMBER: 1819

PROJECT
A Proposed Final Plat for
HUMMING BIRD FARMS
City of Leeds, Alabama

SHEET
DRAWING
FINAL PLAT