



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

City Hall Annex - 1412 9th St., Leeds, AL 35094

May 12, 2025 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. 2025-03-25 - Minutes

OLD BUSINESS:

2. ZA25-000086 - Administrative Review - Reduction in setback pursuant to art. IV Sec 1.04 at 608 Forest Dr., 35094, TPID: 2400361007004000, Jefferson County, Zoned A-1, Agriculture.

OTHER BUSINESS:

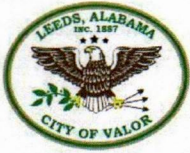
3. A25-000009 - A request by Patti Reaves, Applicant and property owner, to allow an accessory building to be twenty-eight (28) feet from the side setback in lieu of the required fifty (50) feet in the A-1, Agriculture District, TPID: 2500203001006001, Jefferson County.
4. A25-000010 - A request by Kayley Macias, Applicant, CYPRESS REAL ESTATE COMPANY V LLC, Owner to allow an electronic sign at 6421 Highway 78, 35094, TPID: 2400231000004.000, Jefferson County, Zoned B-2, General Business District
5. A25-000013 - A request by Kelly Washburn, applicant, Cahaba Hills Inc., owner, to allow commercial tree cutting at 1150 High Grove Rd (site only), TPID(s) 2500192005016000, 2500192005016.006, 2500192005016.005, and 2500193003007000, Zoned : B-2 - General Business District, Jefferson County, Alabama.
6. A25-000014 - A request by Darren Hamrick, Applicant, Second Street Plaza LLC, to allow a parking lot in the B-2, General Business District, instead of the required I-1, Light Industrial District at 8140 Churchill Ave, 35094, TPID: 2500174038049000.

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. 2025-03-25 - Minutes



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS MINUTES

City Hall Annex - 1412 9th St., Leeds, AL 35094

March 25, 2025 @ 5:00 PM

CALL TO ORDER:

The meeting was called to order at 5:00 PM.

ROLL CALL:

PRESENT

Board Member Mike McDevitt
Board Member Brad Pool
Board Member Mark Musgrove
Board Member Gerald Miller

ABSENT

Board Member Andy Watkins

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes 2025-03-25

Motion made by Board Member Pool to approve as presented. Seconded by Board Member Musgrove.

Motion made by Board Member Pool, Seconded by Board Member Musgrove.

Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Musgrove, Board Member Miller

Motion approved.

OLD BUSINESS:

2. A25-000003 - A request by Justin Pender, Applicant, PENDER JUSTIN & CHRISTY, Owners, to reduce the north setback to twenty-five feet for the placement of an accessory building (garage) in the A-1, Agriculture District., at 6840 MOUNTAIN VIEW TER; LEEDS, AL 35094, TPID: 2500314000008002, Jefferson County. - Tabled at the Request of the Applicant.

The applicant asked that this case be tabled until the next meeting.

Motion made by Board Member Miller to table until the next meeting.

Seconded by Board Member Pool.

Motion made by Board Member Miller, Seconded by Board Member Pool.

Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Musgrove, Board Member Miller

OTHER BUSINESS:

3. A25-000007 - A request by HEADLEY TIMOTHY P & NILA M (D) & MILLER HENRIETTA (D), to allow for two (2) residential structures to remain on the property as located - the second (2nd) structure will be for family use only and to waive the front and side setbacks on the two (2) residential structures to remain as located; to allow for accessory structures which exceed the twenty-five (25) percent maximum of the gross heated floor area of the principal structure, at 1724 11th CT, 35094, TPID: 2500211015001000, Jefferson County.

Nila Headley 1724 11 Court to speak regarding the case.

Nila stated they would like to renovate the duplex apartments to a single-family dwelling unit for her son. They have no intentions in renting it out or selling.

Motion made by Board Member Pool to approve subject to conditions stated in request, proper zoning, being occupied by family only and cannot be sold individually.

Seconded by Board Member Musgrove.

, Seconded by Board Member Musgrove.

Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Musgrove, Board Member Miller

4. A25-000008 - A request by Danielle Butterfield, Applicant, To allow a six (6) foot privacy fence to extend into a required front yard (Pinnacle Parkway) eleven (11) feet - as depicted in the application, at 2016 Valley Run, 35094, TPID :2601110001047027, St. Clair Co., Zoned R-6, Patio Home District.

Danielle Butterfield 2016 Valley Rd - to speak regarding the case.

Danielle is on a corner lot with a drainage ditch and would like her son to have a safe place to play.

Motion made by Board Member Musgrove to approve with the requirements of being HOA complaint. Seconded by Board Member Pool.

Motion made by Board Member Musgrove, Seconded by Board Member Pool.

Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Musgrove, Board Member Miller

ADJOURNMENT:

Adjourned at 5:24PM.

Motion made by Board Member Miller to adjourn.

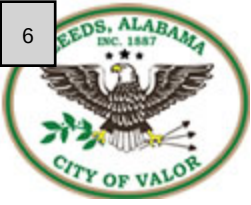
Voting Yea: Board Member McDevitt, Board Member Pool, Board Member Musgrove, Board Member Miller

Mr. Mike McDevitt, Chairman

, Secretary

File Attachments for Item:

2. ZA25-000086 - Administrative Review - Reduction in setback pursuant to art. IV Sec 1.04 at 608 Forest Dr., 35094, TPID: 2400361007004000, Jefferson County, Zoned A-1, Agriculture.



Leeds, Alabama

Permitting Summary Report

Date: May 09, 2025

Case Number: 25-000514

Application Date	04/23/2025
Approval Date	
Issue Date	
Expiration Date	
Close Date	
Status	Denied
Property Address	608 FOREST DR
Description	Addition to front/side of existing house
Permit#	ZA25-000086
Permit Type	Application for Zoning Approval
Subtype	S - F Residential
Applicant Name	ALLEN MCWILLIAMS
Applicant Email	ALLEN@AMACBUILDERS.COM
Applicant Address	608 FOREST DRIVE LEEDS AL 35094
Applicant Company Name	
Applicant Company Address	
Applicant Home Phone	(205) 568-9087
Applicant Cell Phone	
Applicant Work Phone	
Are Hazards Materials to be used or stored on the site?	No
Class of Work	Addition
Water Supply	Public
Sanitary Sewage Disposal	On-Site
Are new additional plumbing fixtures included?	Yes

7	ne	Jamie McWilliams
Date		04/23/2025

McWilliams

Primary Suite Addition

608 Forest Drive Leeds, Alabama 35094

GENERAL NOTES

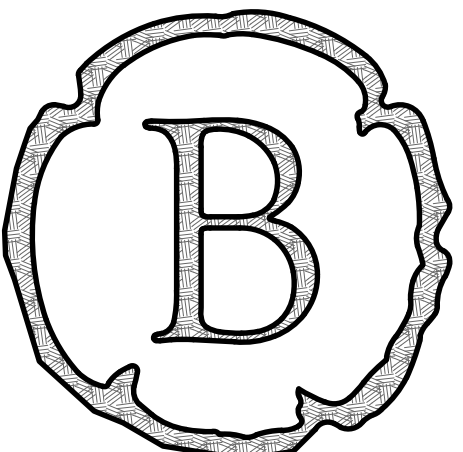
1. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION. ALL DIMENSIONS RELATING TO EXISTING CONDITIONS SHALL BE FIELD VERIFIED. CONTRACTOR TO NOTIFY THE OWNER(S) OF ANY DISCREPANCIES WITH THESE DRAWINGS AND/OR SITE INFORMATION PRIOR TO BEGINNING CONSTRUCTION AND/OR ORDERING MATERIALS.
2. DIMENSIONS ARE CALLED OUT FROM OUT SIDE FACE OF STUDS @ EXTERIOR WALLS TO FACE OF INTERIOR STUD WALLS. WINDOW AND DOOR OPENING, IN STUD CONSTRUCTION, ARE DIMENSIONED TO CENTER OF OPENING. MASONRY WALLS ARE CALLED OUT FROM OUT SIDE FACE OF MASONRY TO FACE OF MASONRY.
3. ALL CONSTRUCTION SHALL COMPLY WITH ALL BUILDING CODES AND REQUIREMENTS HAVING JURISDICTION OVER THIS PROJECT.
4. ALL FINISH WORK SHALL BE SMOOTH, FREE FROM ABRASION AND/OR TOOL MARKS ON ANY EXPOSED SURFACES. ALL SPECIFIED FINISHES ARE TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.
5. PATCH & REPAIR WALLS, TRIM, FLOORING ETC. IN AREAS OF WORK.
6. COORDINATE LIGHT FIXTURE LAYOUT W/ FRAMING
7. SITE GRADING & DRAINAGE -DESIGNED BY OTHERS
8. FOOTING, SITE & FOUNDATION WALLS -DESIGNED BY OTHERS
9. PLUMBING, HVAC, GUTTERS / DOWN SPOUTS -DESIGNED BY OTHERS.

ROOF NOTES

1. PROVIDE & INSTALL NEW ASPHALT SHINGLES TO MATCH EXISTING OVER 3018 FELT ON $\frac{1}{2}$ MIN. DECKING.
2. BLEND NEW SHINGLES INTO EXISTING SHINGLES AT EXISTING ROOF

Bokature

Humble.Human.Dwellings



205.533.0676 | bokature.com
bokature@gmail.com

McWilliams
Primary Suite Addition
608 Forest Drive Leeds, Alabama 35094

AREA CALCULATIONS

CONDITIONED AREA	
PRIMARY SUITE ADD	529 S.F.
TOTAL =	529 S.F.

WALL LEGEND

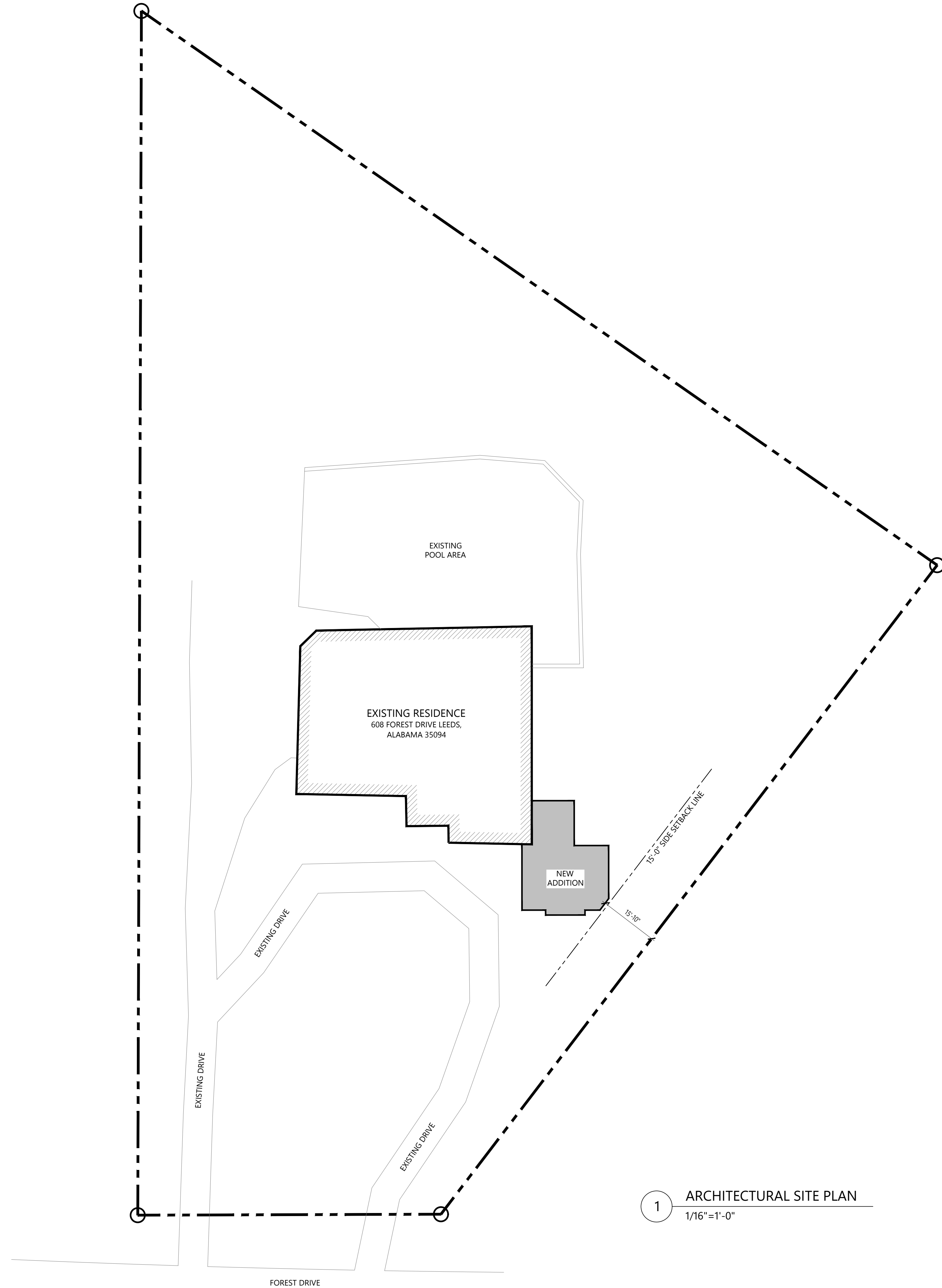
EXISTING WALL	
4" NEW WALL	
6" NEW PLUMBING WALL	
EXISTING BRICK	
NEW BRICK	

DRAWING INDEX

- A0-0 COVER SHEET
- A0-1 ARCHITECTURAL SITE PLAN
- A1-0 EXISTING PLAN & ELEVATIONS
- A1-1 ADDITION FLOOR & ROOF PLANS
- A2-1 ADDITION EXTERIOR ELEVATIONS

11 APRIL 2025

A0-0



McWilliams
Primary Suite Addition
608 Forest Drive Leeds, Alabama 35094

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PRIMARY SUITE ADD	529 S.F.
TOTAL =	529 S.F.

WALL LEGEND

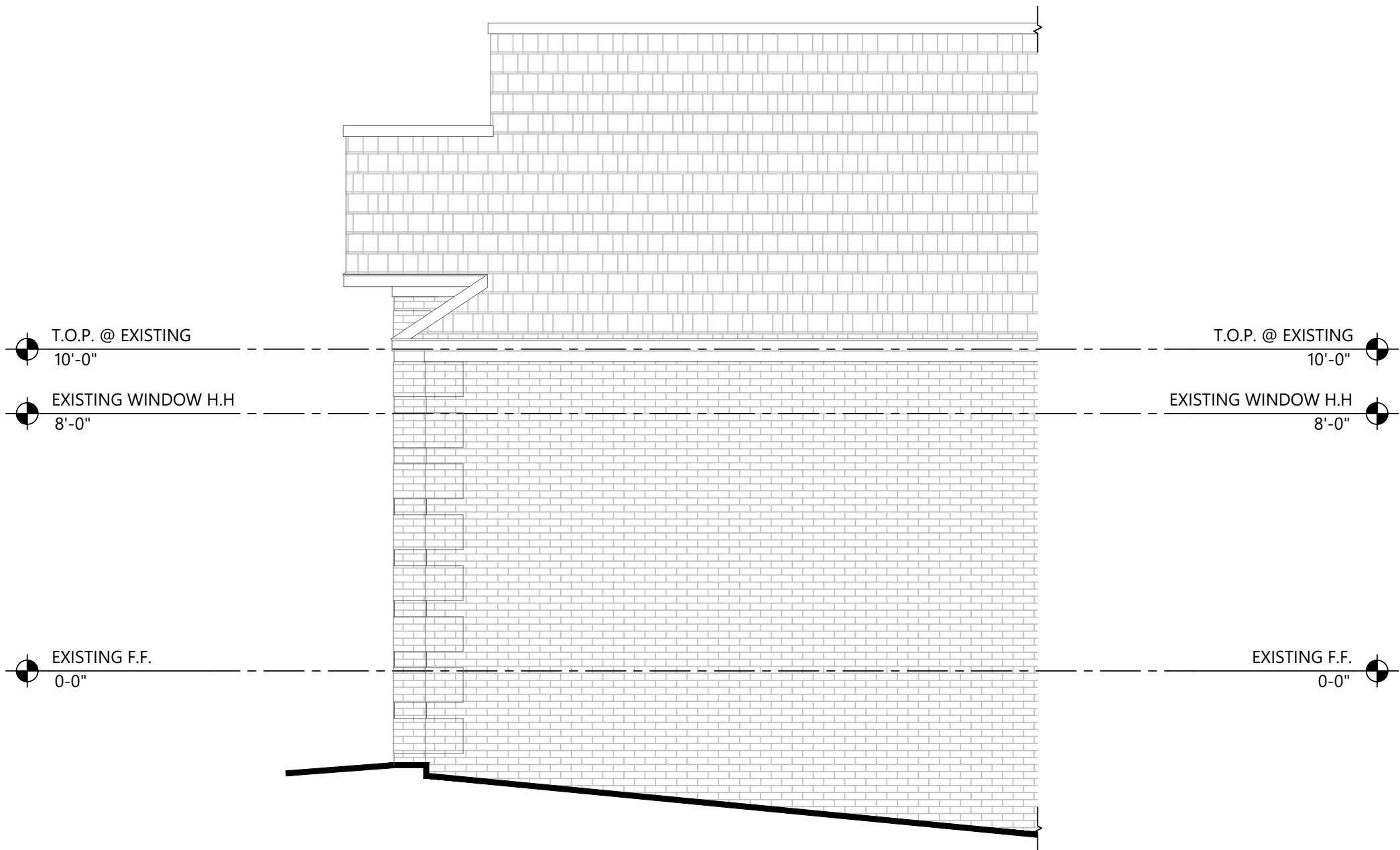
EXISTING WALL	
4" NEW WALL	
6" NEW PLUMBING WALL	
EXISTING BRICK	
NEW BRICK	

DRAWING INDEX

A0-0 COVER SHEET
A0-1 ARCHITECTURAL SITE PLAN
A1-0 EXISTING PLAN & ELEVATIONS
A1-1 ADDITION FLOOR & ROOF PLANS
A2-1 ADDITION EXTERIOR ELEVATIONS

11 APRIL 2025

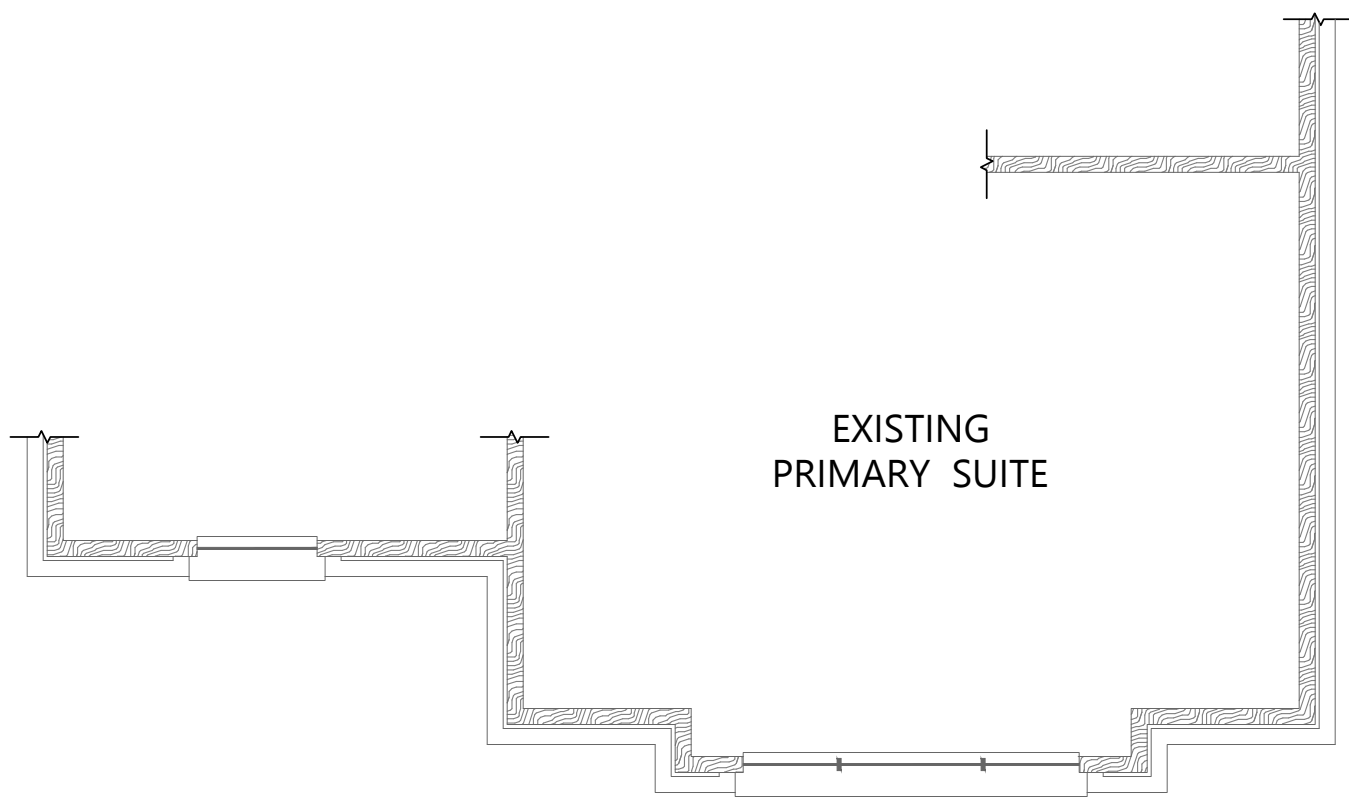
A0-1



3 EXISTING PRIMARY SUITE RIGHT ELEVATION
1/4" = 1'-0"



2 EXISTING PRIMARY SUITE FRONT ELEVATION
1/4" = 1'-0"



1 EXISTING PRIMARY SUITE FLOOR PLAN
1/4" = 1'-0"

AREA CALCULATIONS

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TOTAL =	529 S.F.

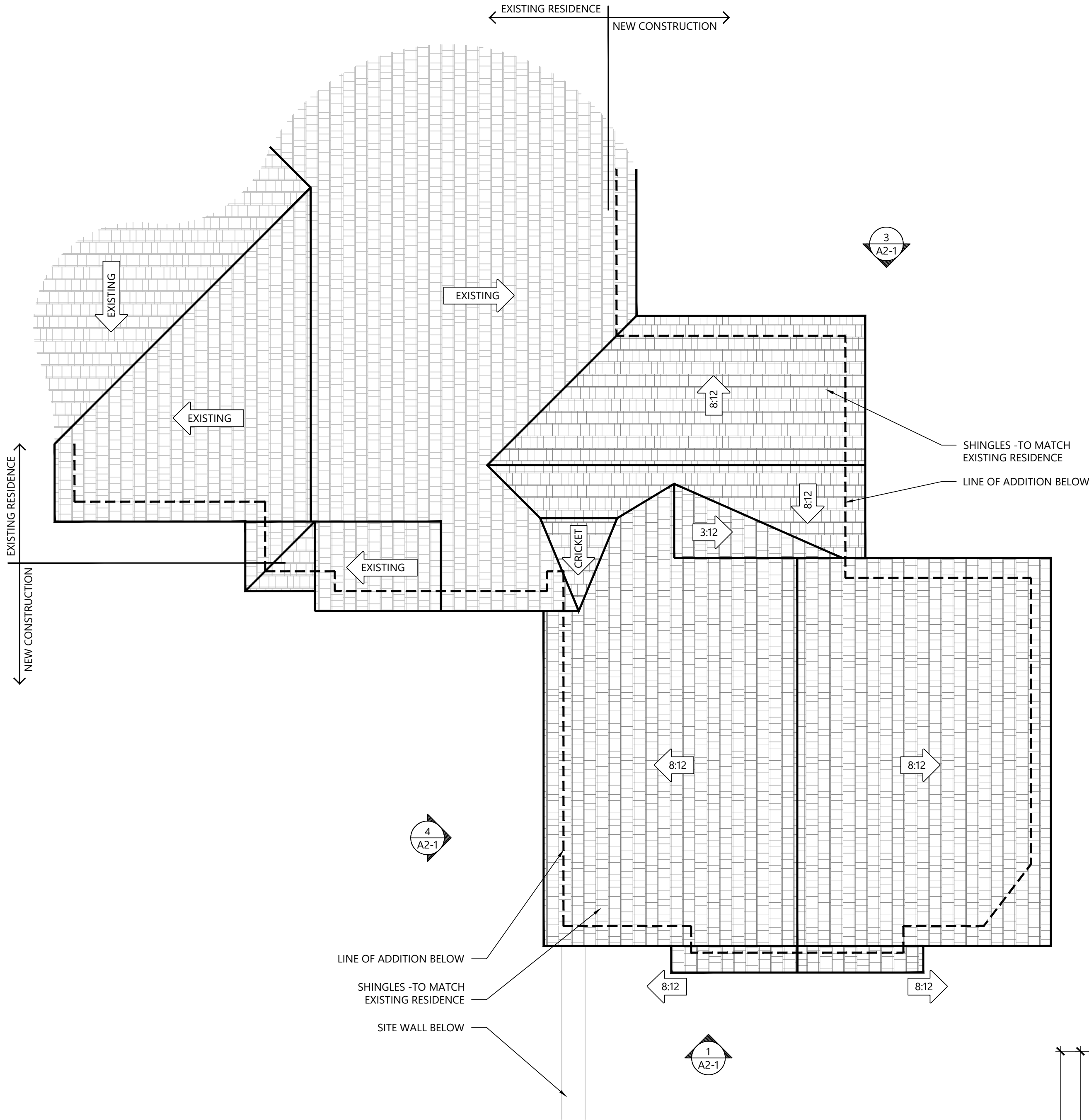
WALL LEGEND

EXISTING WALL	
4" NEW WALL	
6" NEW PLUMBING WALL	
EXISTING BRICK	
NEW BRICK	

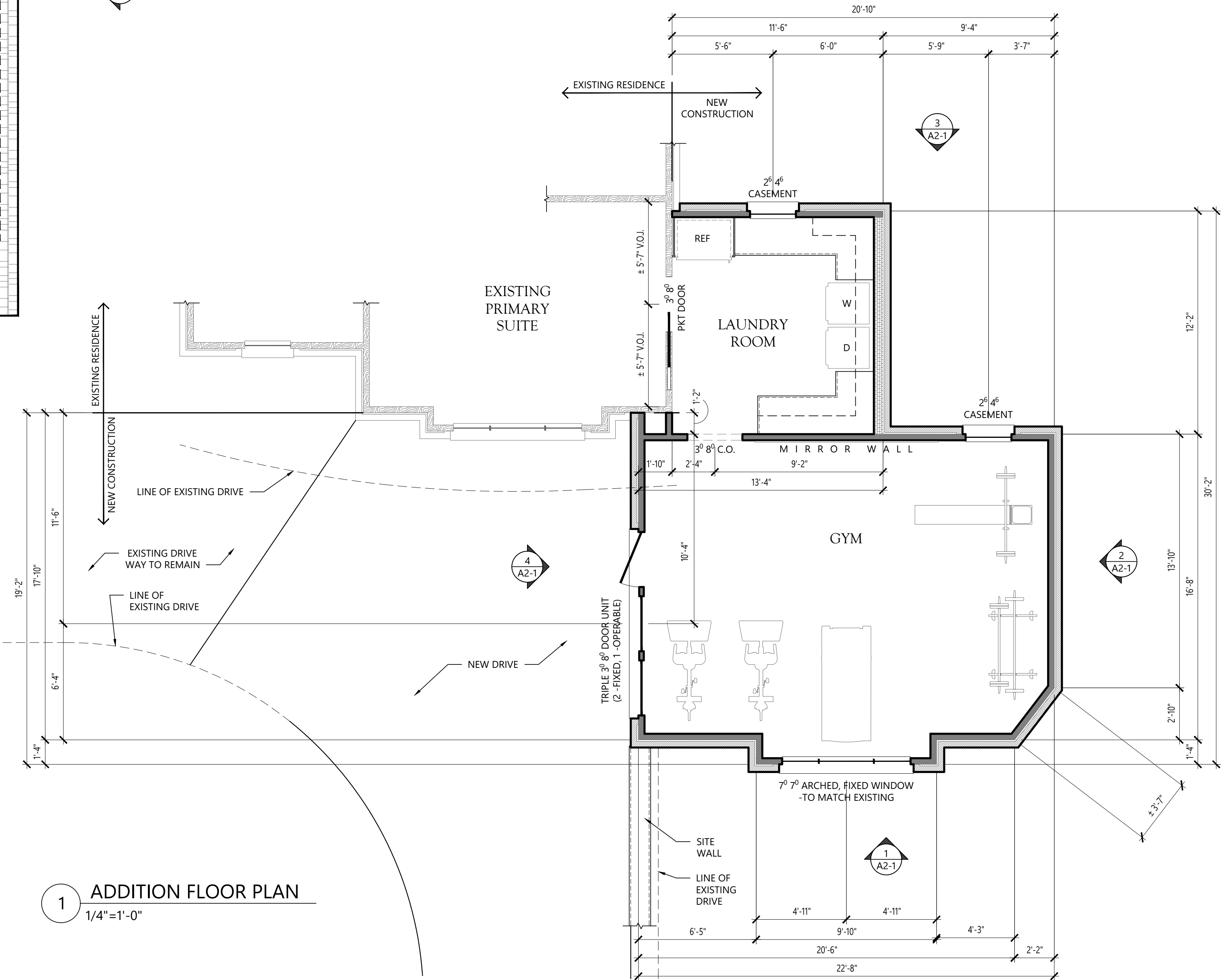
DRAWING INDEX

A0-0	COVER SHEET
A0-1	ARCHITECTURAL SITE PLAN
A1-0	EXISTING PLAN & ELEVATIONS
A1-1	ADDITION FLOOR & ROOF PLANS
A2-1	ADDITION EXTERIOR ELEVATIONS

CEILING HEIGHT TO MATCH EXISTING RESIDENCE
CONFIRM PLUMBING FIXTURE SPECS ON SELECTION SHEET PRIOR TO WORK

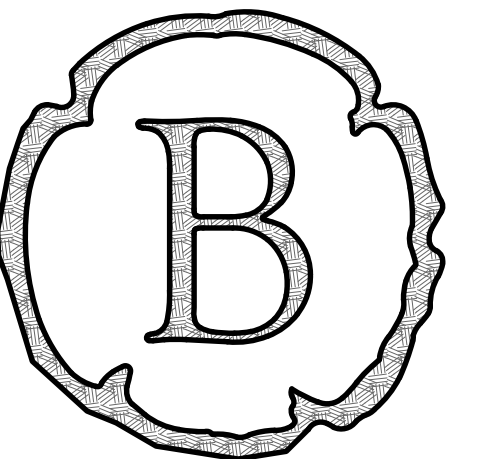


2 ADDITION ROOF PLAN
1/4"=1'-0"



1 ADDITION FLOOR PLAN
1/4"=1'-0"

Bokature
Humble. Human. Dwellings



205.533.0676 | bokature.com
bokature@gmail.com

McWilliams
Primary Suite Addition
608 Forest Drive Leeds, Alabama 35094

AREA CALCULATIONS

CONDITIONED AREA	
PRIMARY SUITE ADD	529 S.F.
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WALL LEGEND

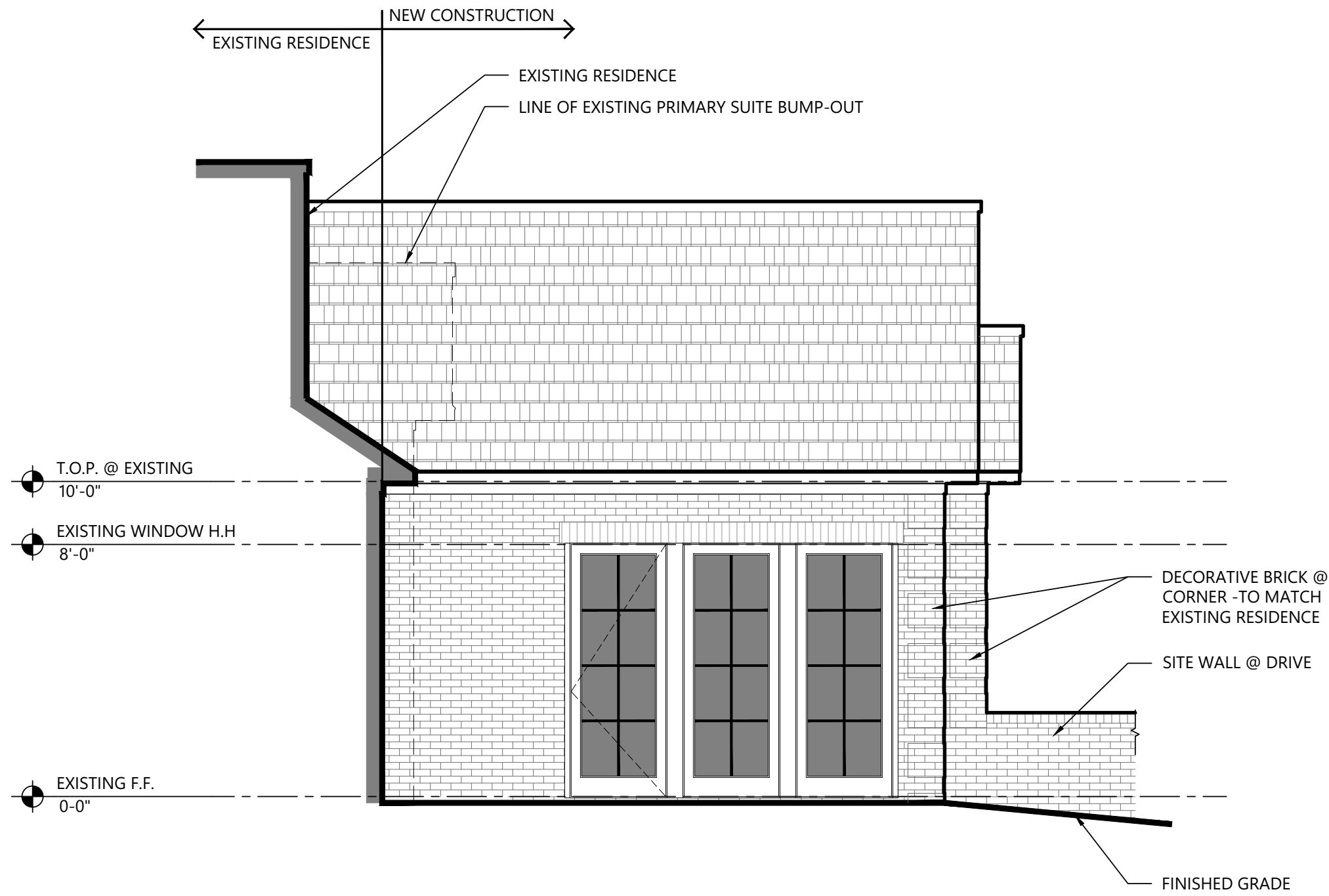
EXISTING WALL	
4" NEW WALL	
6" NEW PLUMBING WALL	
EXISTING BRICK	
NEW BRICK	

DRAWING INDEX

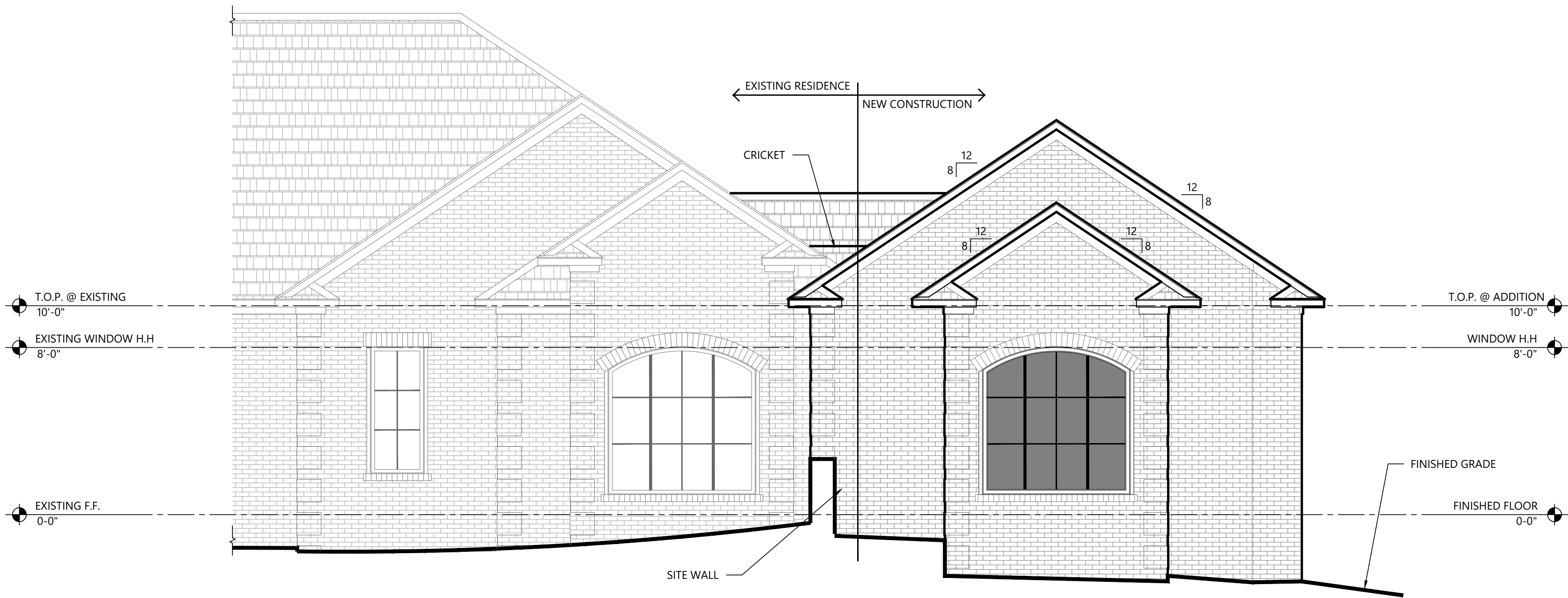
- A0-0 COVER SHEET
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11 APRIL 2025

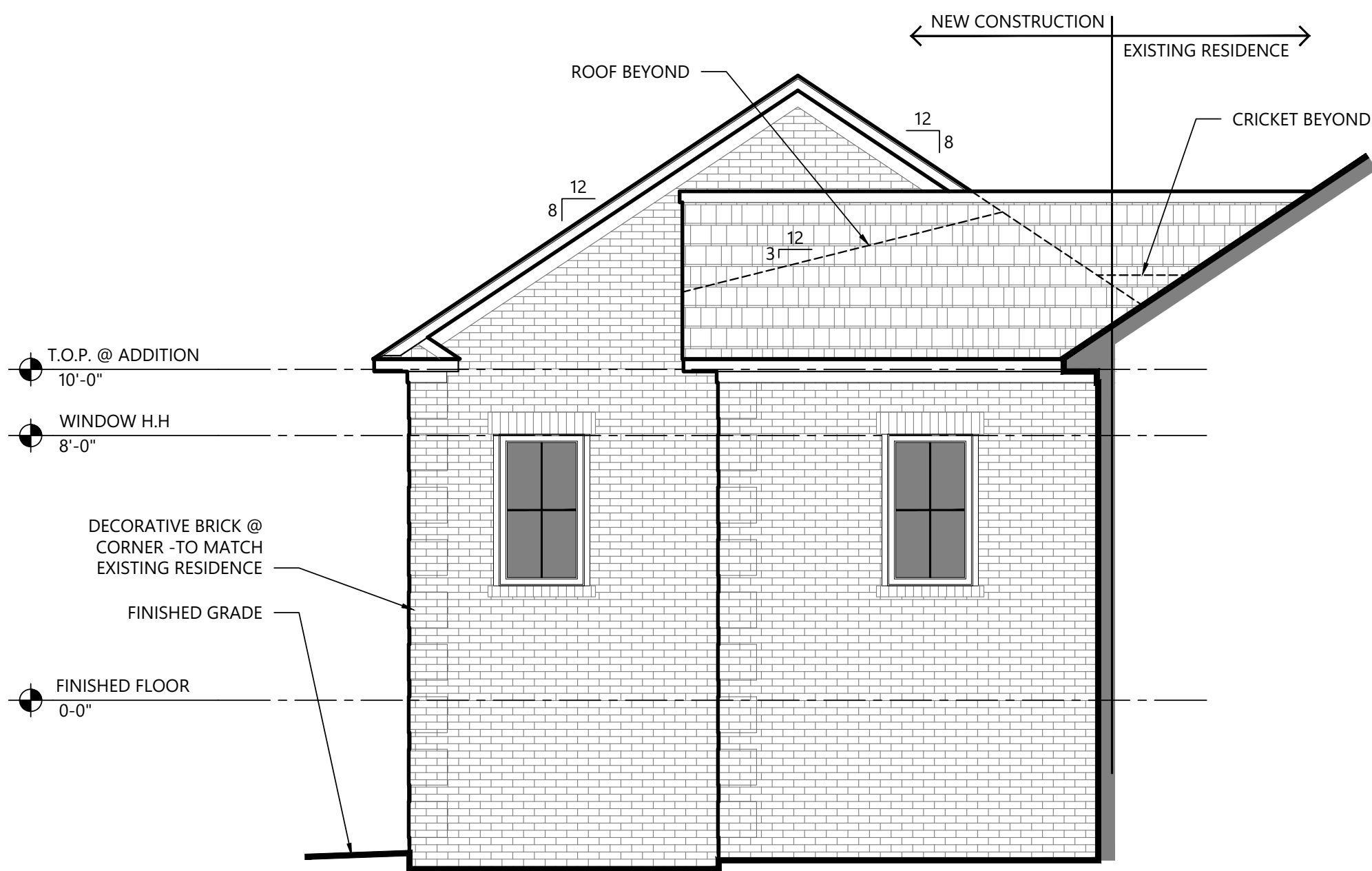
A1-1



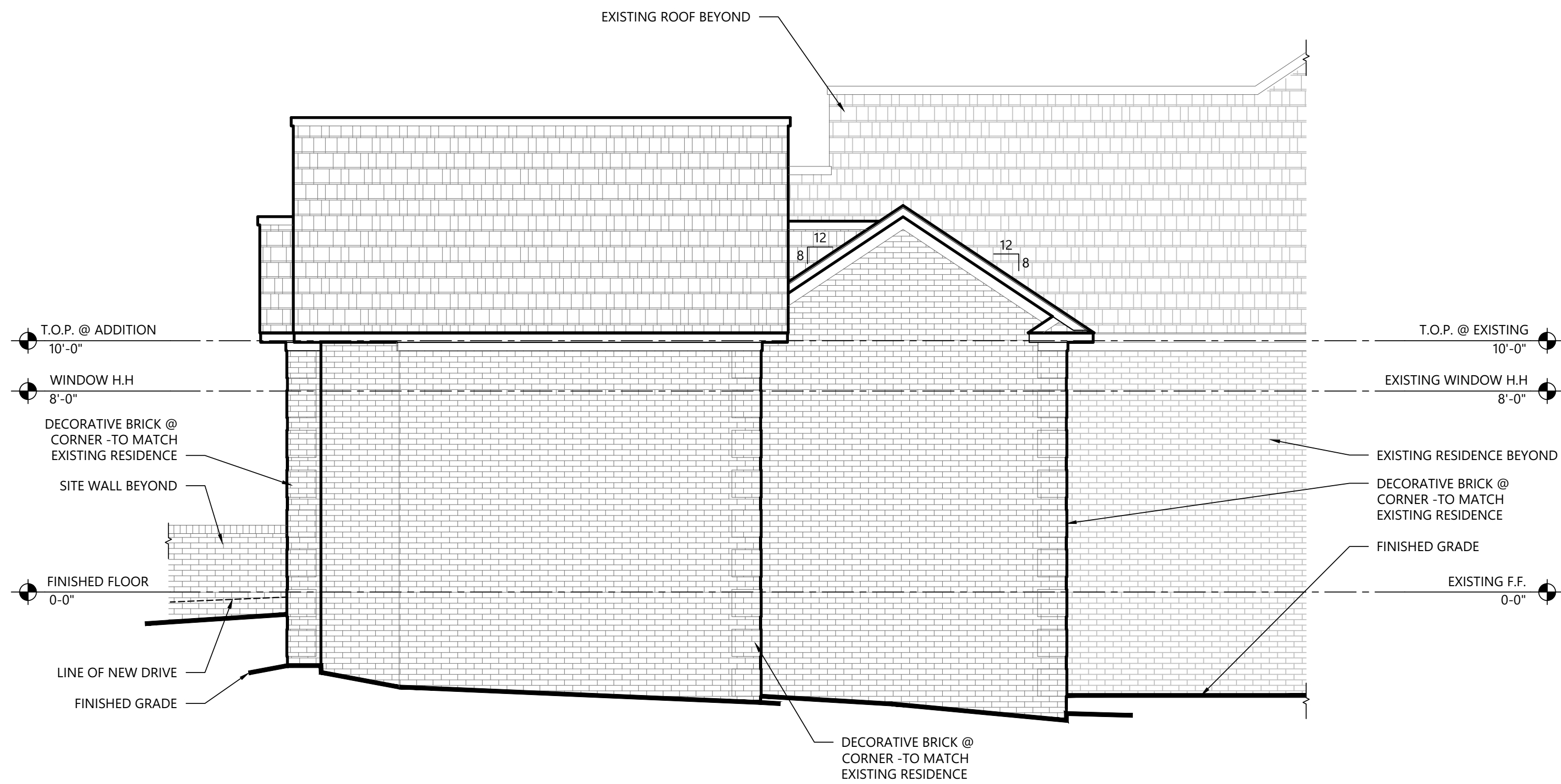
4 ADDITION LEFT ELEVATION
1/4"=1'-0"



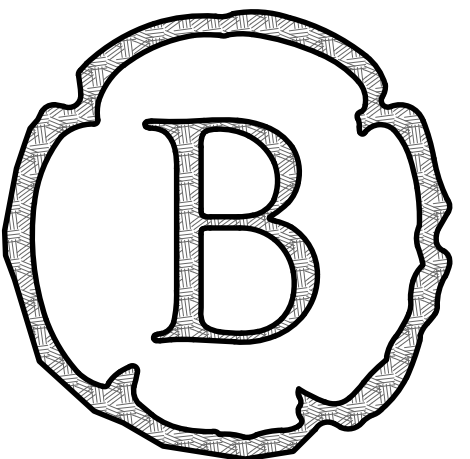
1 ADDITION FRONT ELEVATION
1/4"=1'-0"



3 ADDITION REAR ELEVATION
1/4"=1'-0"



2 ADDITION RIGHT ELEVATION
1/4"=1'-0"



McWilliams
Primary Suite Addition
608 Forest Drive Leeds, Alabama 35094

AREA CALCULATIONS

CONDITIONED AREA

PRIMARY SUITE ADD	529 S.F.
TOTAL =	529 S.F.

WALL LEGEND

EXISTING WALL	
4" NEW WALL	
6" NEW PLUMBING WALL	
EXISTING BRICK	
NEW BRICK	

DRAWING INDEX

A0-0	COVER SHEET
A0-1	ARCHITECTURAL SITE PLAN
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A2-1	ADDITION EXTERIOR ELEVATIONS

11 APRIL 2025

A2-1

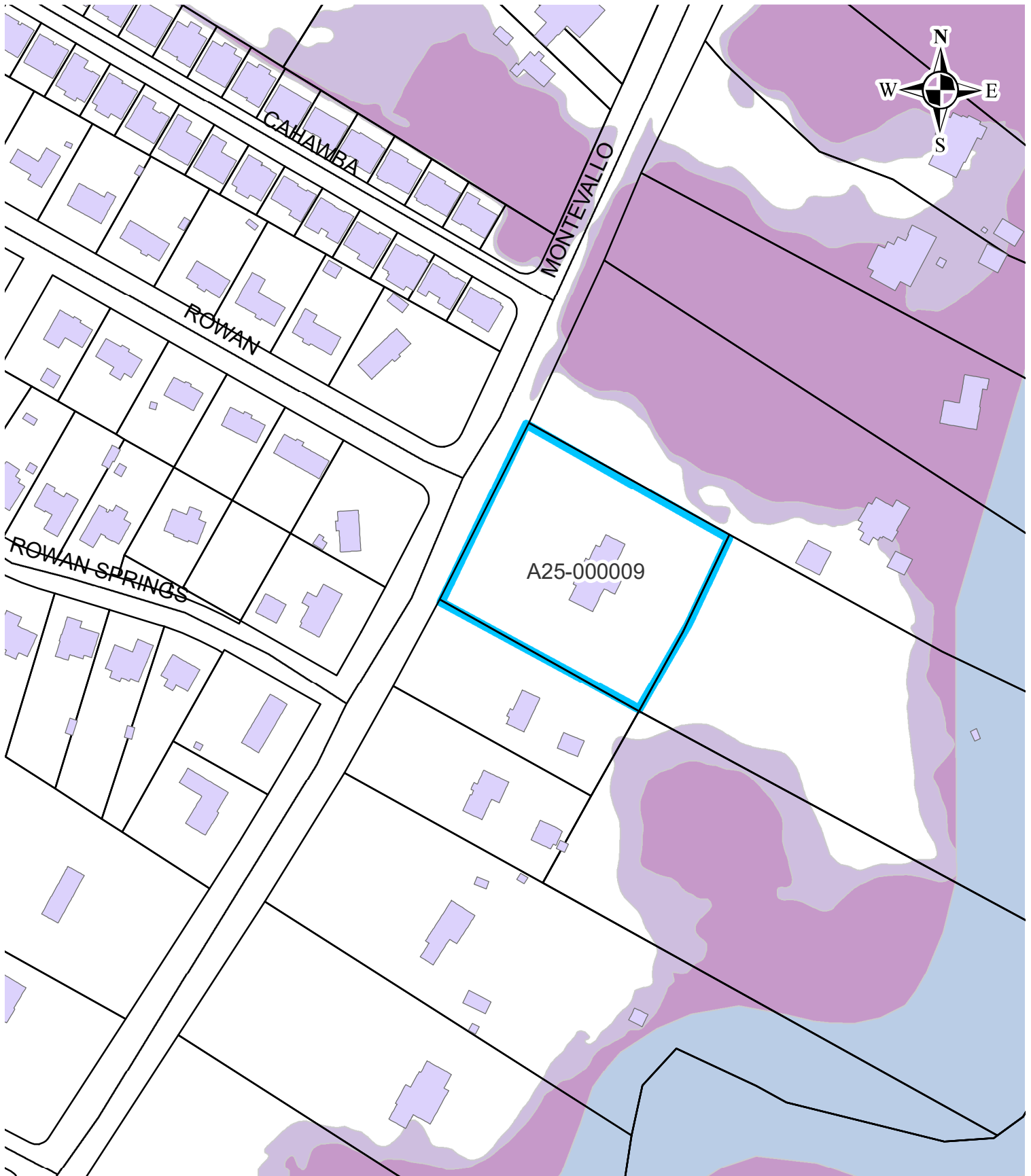
File Attachments for Item:

3. A25-000009 - A request by Patti Reaves, Applicant and property owner, to allow an accessory building to be twenty-eight (28) feet from the side setback in lieu of the required fifty (50) feet in the A-1, Agriculture District, TPID: 2500203001006001, Jefferson County.

A25-000009

1359 Montevallo Rd

Flood



A25-000009

1359 Montevallo Rd Street



Corrected Notice

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for Pole Barn requesting 28ft set back on side

Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority of authorizing variances that will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

CASE #:	A25-000009
APPLICANT NAME:	PATTI REAVES
PROPERTY OWNER:	REAVES TOMMY J & PATTI R
TAX PARCEL ID#S:	2500203001006001
PROPERTY ADDRESS:	1359 MONTEVALLO RD; LEEDS, AL 35094
PROPERTY ZONING:	A-1: AGRICULTURE DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Zoning Adjustments will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: April 30, 2025
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:

Phone: 205-699-0943

E-mail: development@leedsalabama.gov

Mailing Address:

Leeds Zoning Board of Adjustments
c/o Development Services
1404 9th Street
Leeds, AL 35094

\$ 30,000-

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
Mr. Tommy J. Reaves
Ms. Patti R. Reaves
1359 Montevallo Road
Leeds, AL 35094

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND NO/100 (\$10.00) to the undersigned Grantors TOMMY J. REAVES AND PATTI R. REAVES husband and wife, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto TOMMY J. REAVES AND PATTI R. REAVES (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Jefferson County, Alabama, to-wit:

TRACT #7 COMMENCE AT THE SE CORNER OF THE SW ¼ OF SE ¼ OF SECTION 20 TOWNSHIP 17 SOUTH RANGE 1 EAST; THENCE N 2°44' W ALONG THE EAST LINE OF SAID ¼ ¼ SECTION 706.00 FT. THENCE S 87°40' W 1968.94 FT. TO THE CENTER LINE OF CAHABA RIVER THENCE N 11°35' W ALONG THE CENTER LINE OF CAHABA RIVER 60.00 FT. THENCE N 3°04' E ALONG THE CENTER LINE OF SAID RIVER 36.33 FT. TO THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED THENCE N 64°43' W 695.41 FT. THENCE N 23°24' E 146.25 FT. THENCE N 21°55' E 147.05 FT. THENCE S 64°51' E 221.92 FT. THENCE S 64°39' E 143.56 FT. THENCE S 68°19' E 261.91 FT. TO THE CENTER LINE OF CAHABA RIVER THENCE S 16°43' W ALONG THE CENTER LINE OF SAID RIVER 172.30 FT. THENCE S 3°04' W 148.67 FT. TO THE POINT OF BEGINNING, CONTAINING 4.40 ACRES.

SUBJECT TO:

1. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
2. Mineral and mining rights, if any.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.

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 I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid:

E-RECORDED

simplifile

ID: 2016004938
County: Jefferson
Date: 11/15/14 Time: 8:13

Rec. 22.00
Deedtx 30.00

IN WITNESS WHEREOF, I have set my hand and seal this 14th DAY OF January, 2016.

Tommy J. Reaves
TOMMY J. REAVES

Patti R. Reaves
PATTI R. REAVES

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **TOMMY J. REAVES AND PATTI R. REAVES** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th DAY OF January 2016.

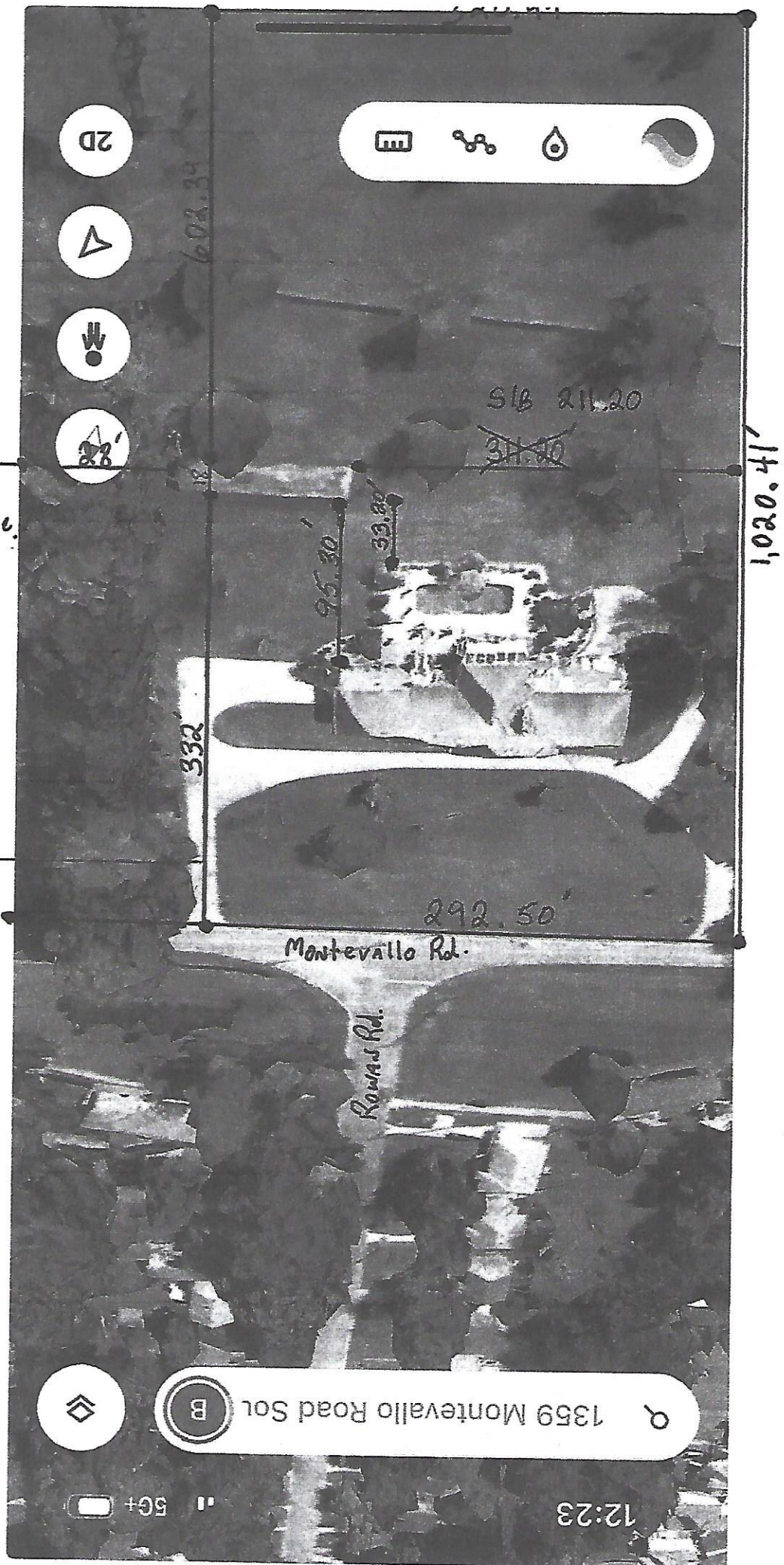
Rita L. Cooner Notary Public
My Commission Expires: 7/27/18



Existing
Concrete Pad
28' From Property Line.
Concrete Pad is
18' X 73'.

Concrete Pad will
be Floor For
Pole Barn.

Pad is 332'
From Montevillo Rd.



\$ 30,000-

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
Mr. Tommy J. Reaves
Ms. Patti R. Reaves
1359 Montevallo Road
Leeds, AL 35094

WARRANTY DEED
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JEFFERSON COUNTY

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And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid:

E-RECORDED

simple

ID: 2016004938
County: Jefferson
Date: 11/15/14 Time: 8:13

Rec. 22.00
Deedtx 30.00

IN WITNESS WHEREOF, I have set my hand and seal this 14th DAY OF January, 2016.

Tommy J. Reaves
TOMMY J. REAVES

Patti R. Reaves
PATTI R. REAVES

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **TOMMY J. REAVES AND PATTI R. REAVES** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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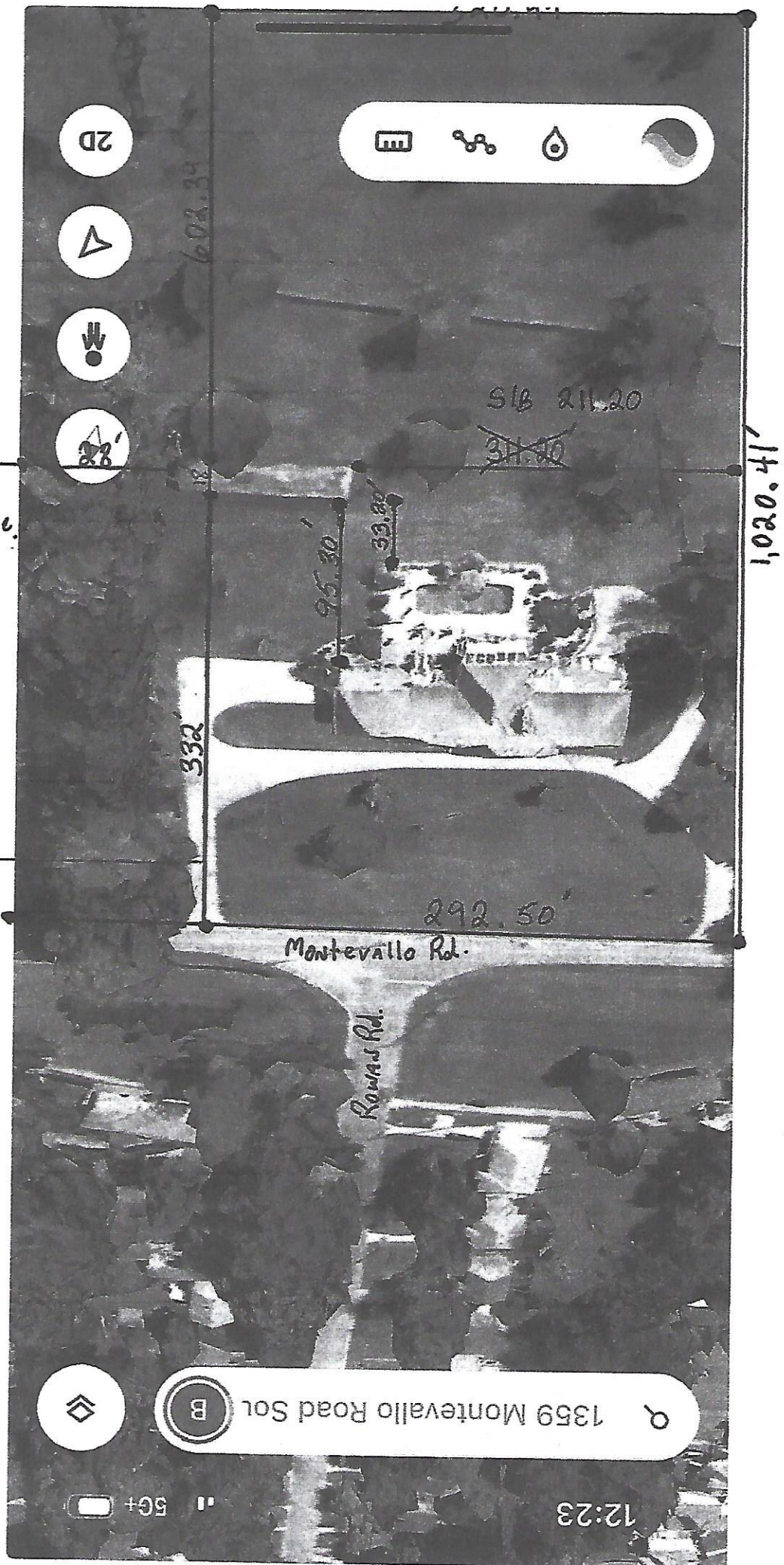
Rita L. Cooner Notary Public
My Commission Expires: 7/27/18



Existing
Concrete Pad
28' From Property Line.
Concrete Pad is
18' X 73'.

Concrete Pad will
be Floor For
Pole Barn.

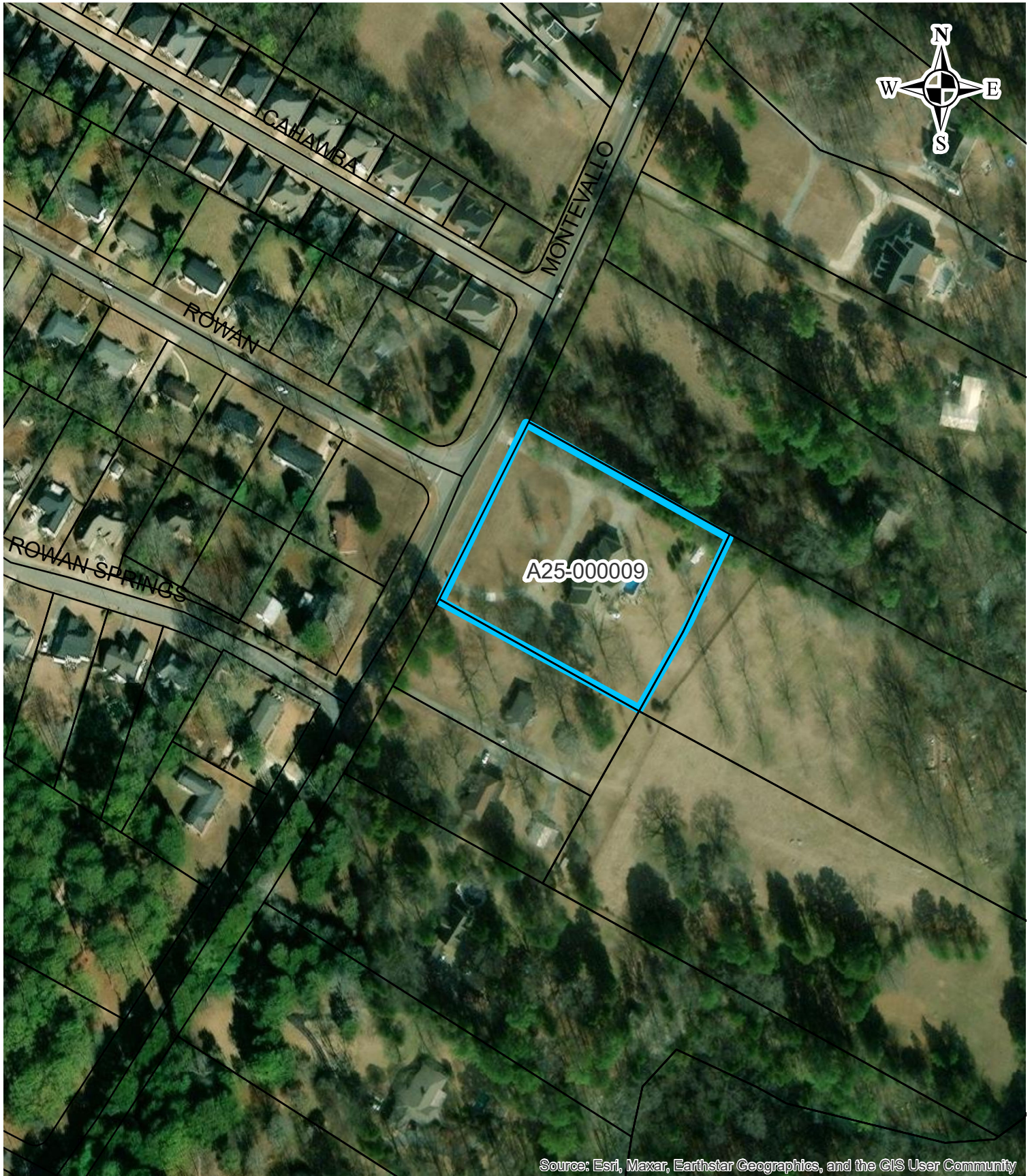
Pad is 332'
From Montevillo Rd.



A25-000009

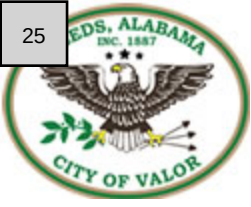
1359 Montevallo Rd

Aerial



File Attachments for Item:

4. A25-000010 - A request by Kayley Macias, Applicant, CYPRESS REAL ESTATE COMPANY V LLC, Owner to allow an electronic sign at 6421 Highway 78, 35094, TPID: 2400231000004.000, Jefferson County, Zoned B-2, General Business District



Leeds, Alabama

Permitting Summary Report

Date: May 12, 2025

Case Number: 25-000315

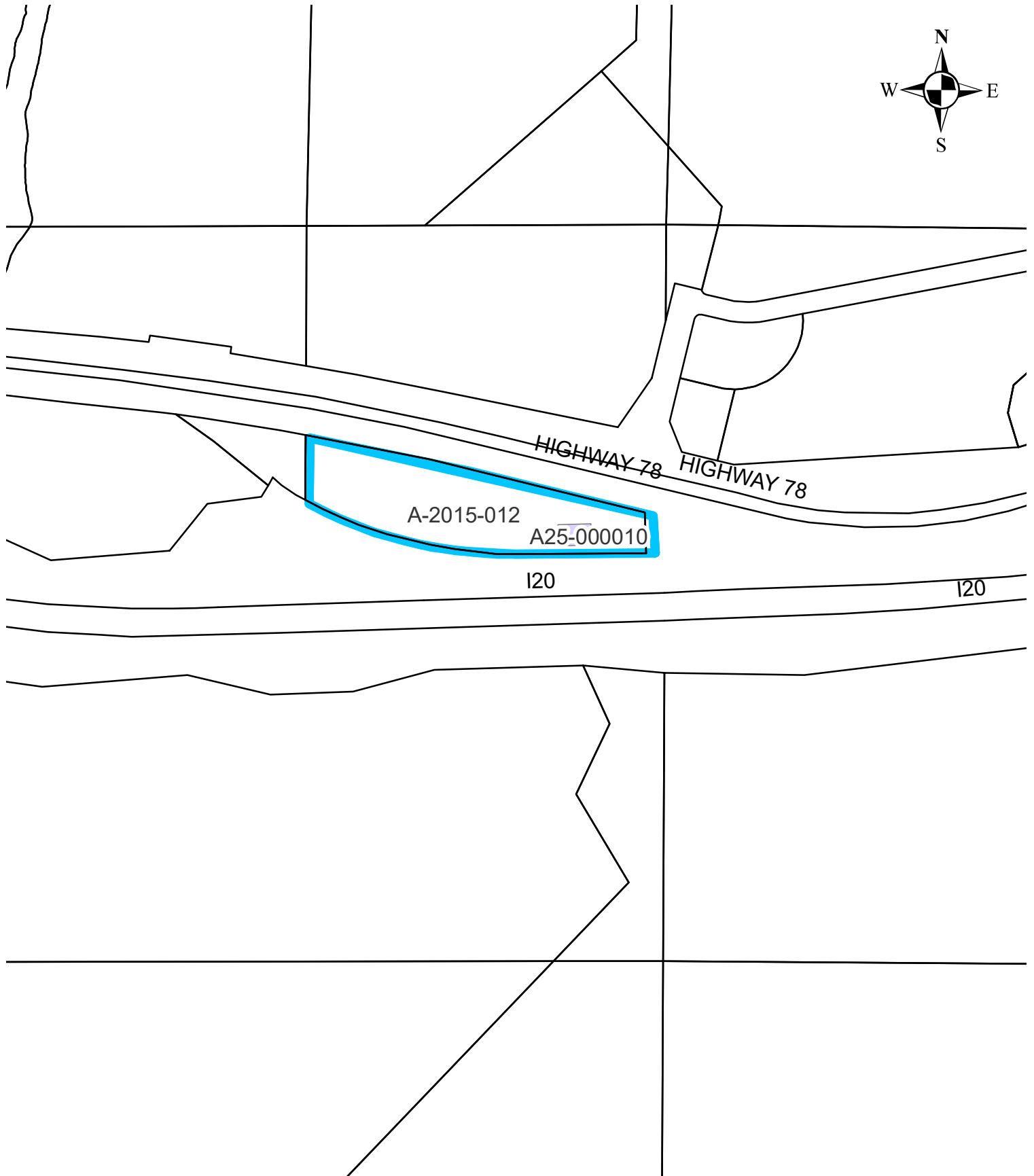
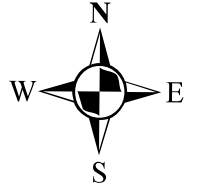
Application Date	03/17/2025
Approval Date	03/19/2025
Issue Date	03/25/2025
Expiration Date	09/21/2025
Close Date	
Status	Pending - BZA Case
Property Address	6421 Highway 78 E
Description	New Electronic Message Center Sign
Permit#	A25-000010
Permit Type	Variance Application
Subtype	All Others
Applicant Name	Kayley Macias
Applicant Email	kayley@generalsigncompany.net
Applicant Address	PO Box 884 Sheffield AL 35660
Applicant Company Name	General Sign Company
Applicant Company Address	2724 N Jackson Highway Sheffield AL 35660
Applicant Home Phone	
Applicant Cell Phone	
Applicant Work Phone	
Additional Contact Name	Matt Stansell
Additional Contact Email	matt@generalsigncompany.net
Additional Contact Address	PO Box 884 2724 North Jackson Hwy Sheffield AL 35660
Additional Contact Company Name	General Sign Company
Additional Contact Company Address	

26	Additional Contact Home Phone	
	Additional Contact Cell Phone	
	Additional Contact Work Phone	
	Existing Zoning	B-2 : GENERAL BUSINESS DISTRICT
	Existing Land Use	Fireworks Retail Store
	Case Description	to allow an electronic message board.
		We would like to replace the existing Electronic Message Center with a new one. Same size as existing. This sign will automatically dim at night.
		We would like to replace the existing Electronic Message Center with a new one. Same size as existing. This sign will automatically dim at night.
	Are you the property owner?	No
	I, the applicant, submit my application for a zoning adjustment by the applicable laws and regulations set forth by the City of Leeds zoning ordinance. I understand the importance of thoroughly reviewing this application and the need for a fair and comprehensive evaluation by the Board of Zoning Adjustments. As an applicant, I acknowledge that unforeseen circumstances may arise during the review process that could necessitate the carryover of this case to a subsequent Board meeting. If such circumstances occur, I voluntarily and willingly agree to the carryover of my application to the next scheduled meeting of the Board of Zoning Adjustments. I affirm that I will be available and present at the rescheduled meeting. I also commit to providing any additional information or documentation the Board may request during the process. Furthermore, I understand that postponing my case will not prejudice my rights as an applicant, and I will cooperate fully with the Boards	I Agree

decision-making process.

A25-000010

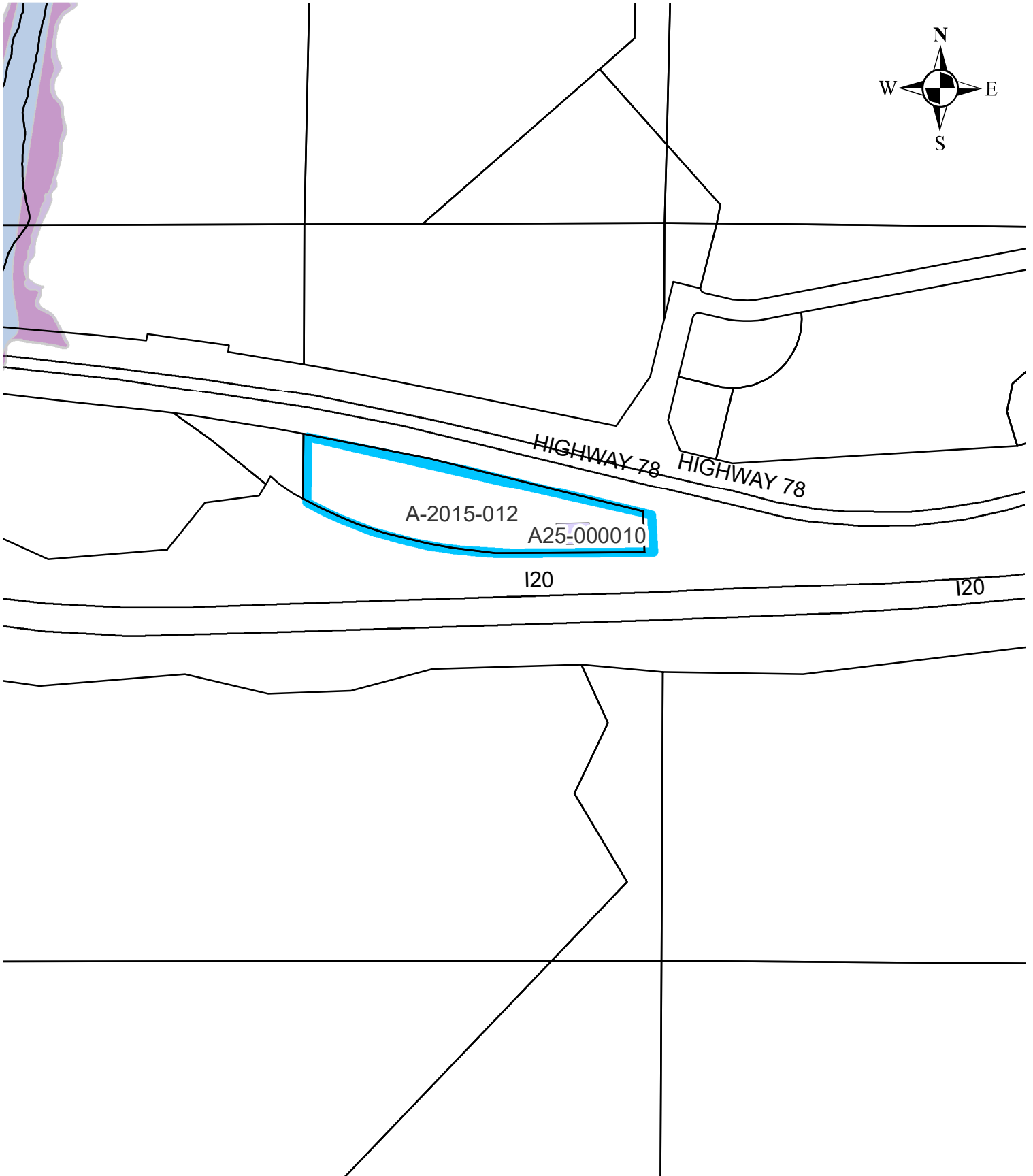
6421 Highway 78 E. Street



A25-000010

6421 Highway 78 E.

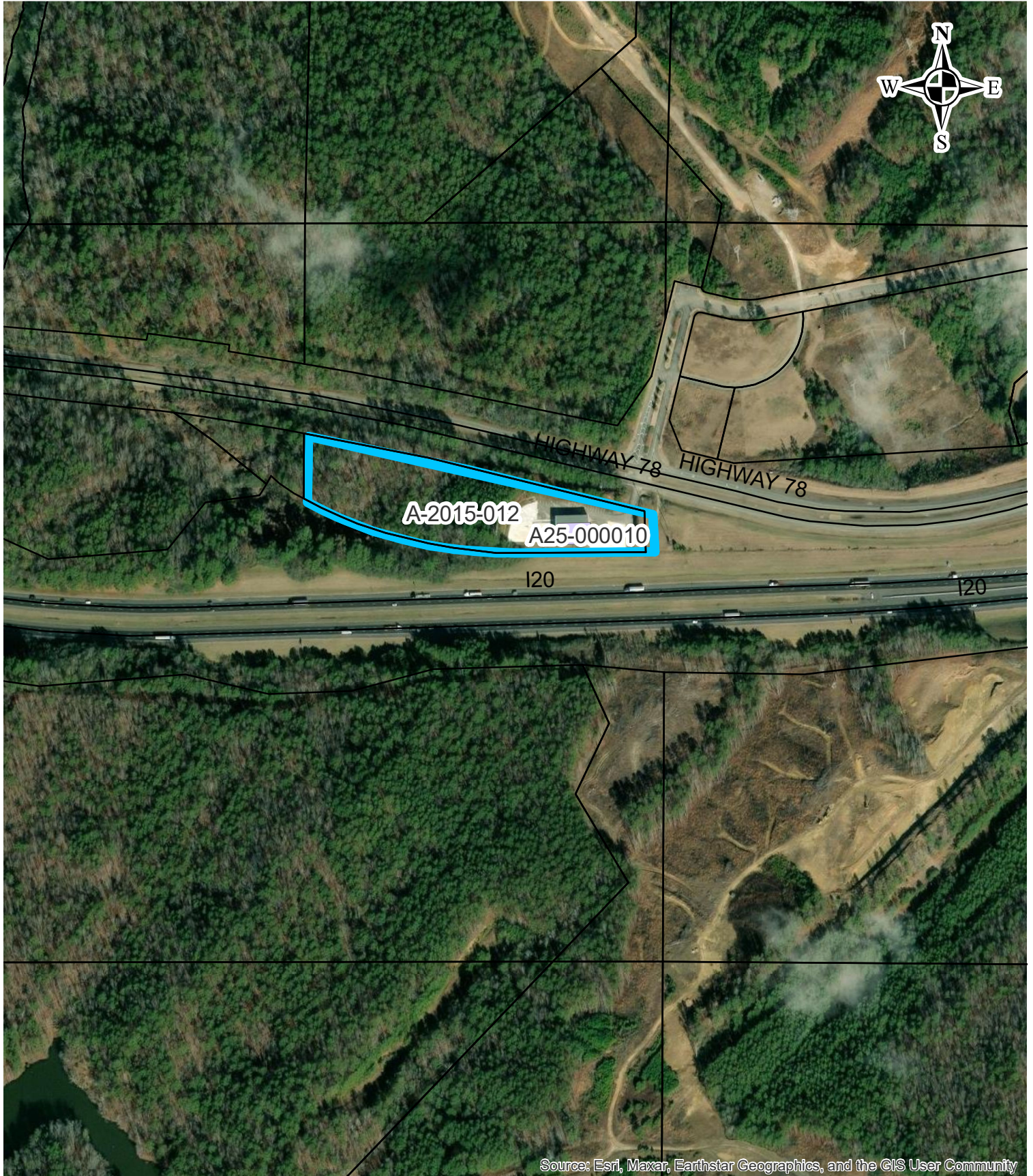
Flood



A25-000010

6421 Highway 78 E.

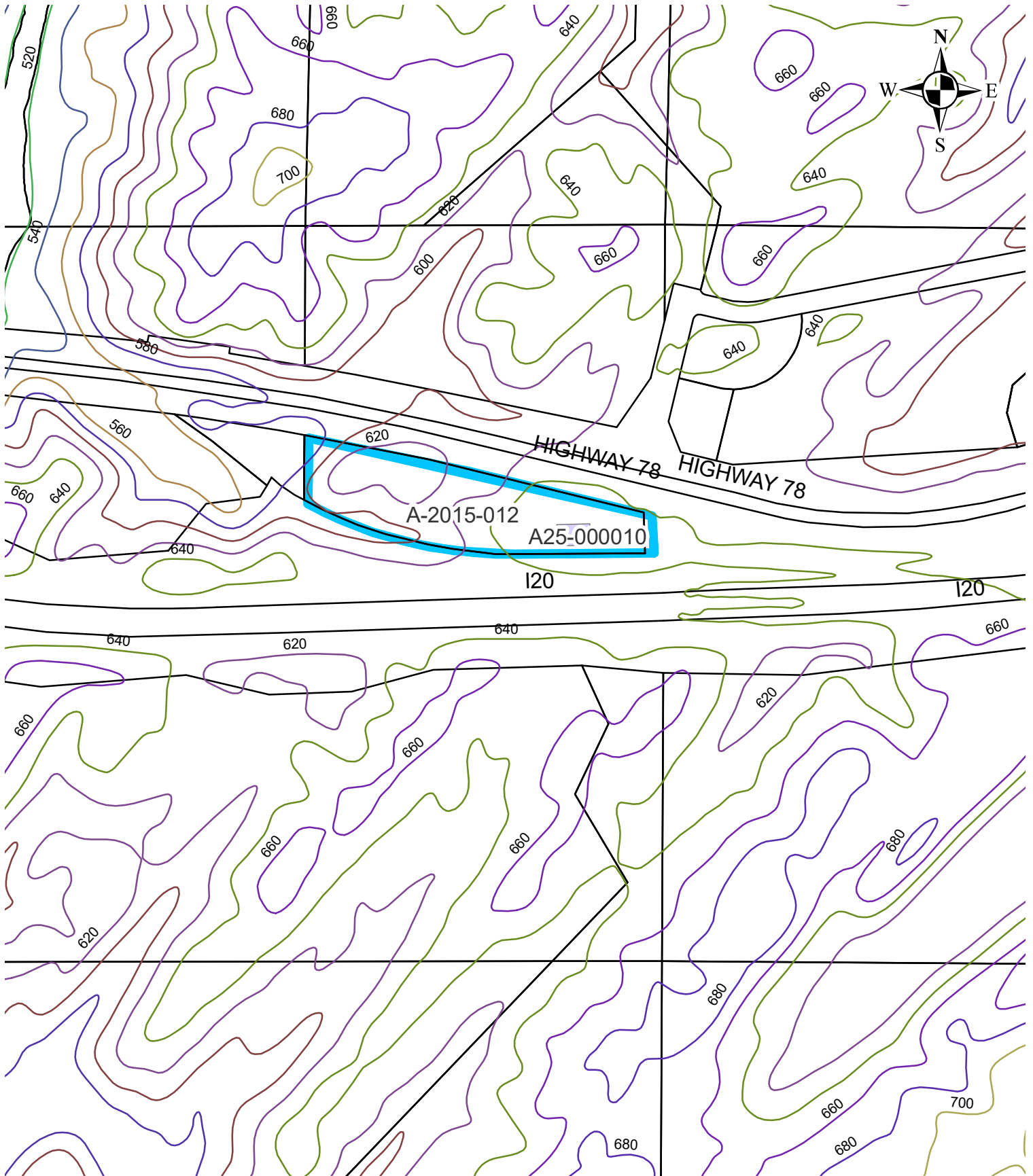
Aerial



A25-000010

6421 Highway 78 E.

Elevation





6'x12' 19mm Watchfire EMC
25' Over-all Height

File Attachments for Item:

5. A25-000013 - A request by Kelly Washburn, applicant, Cahaba Hills Inc., owner, to allow commercial tree cutting at 1150 High Grove Rd (site only), TPID(s) 2500192005016000, 2500192005016.006, 2500192005016.005, and 2500193003007000, Zoned : B-2 - General Business District, Jefferson County, Alabama.

A25-000013

VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION

1404 9TH STREET, LEEDS, AL 35094 P.205.699.2585
DEVELOPMENT@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application

Name of Applicant:

Kelly Falletta Washburn

Mailing Address:

P.O. Box 9 Leeds AL 35094

Telephone:

205-281-2406

E-mail:

Falletta Properties@gmail.com

Signature:

Kelly F. Washburn

Part 2. Parcel Data

Owner of Record:

Falletta Properties

Owner Mailing Address:

P.O. Box 9 Leeds AL 35094

Site Address:

~~High Grove~~ 1050 Higrove Road

Tax Parcel ID #

2500192005016.000

2500192005016.006

2500192005016.005

Existing Zoning:

B2 & R1

Existing Land Use:

Vacant Land

2500193003007.000

Part 3. Request

Section of Ordinance for which variance is requested:

Nature of Variance with reference to applicable zoning provision:

Clear Cut Timber

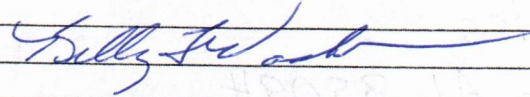
Part 4 Enclosures (Check all required enclosures with this application)

- ☐ Vicinity Map showing the location of the property
- ☐ Plot Plan drawn to scale and dimensioned, showing property boundaries and proposed Development Layout
- ☐ Copy of Deed as recorded in the Judge of Probate Office
- ☒ Application Fee \$120.00

I, [Applicant's Name], hereby submit my application for a zoning adjustment in accordance with the applicable laws and regulations set forth by the [City/County] zoning ordinance. I understand the importance of a thorough review of this application and the need for a fair and comprehensive evaluation by the Board of Zoning Adjustments.

As an applicant, I acknowledge that unforeseen circumstances may arise during the review process that could necessitate the carryover of this case to a subsequent Board meeting. In the event that such circumstances occur, I voluntarily and willingly agree to the carryover of my application to the next scheduled meeting of the Board of Zoning Adjustments. I affirm that I will be available and present at the rescheduled meeting, and I commit to providing any additional information or documentation that may be requested by the Board during the process. Furthermore, I understand that the postponement of my case will not prejudice my rights as an applicant, and I will cooperate fully with the Board's decision-making process.

By signing below, I acknowledge my agreement to the possibility of a carryover of my application and affirm my commitment to comply with all requirements and requests from the Board of Zoning Adjustments.

Signature: 

NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

OFFICE USE ONLY

Application Number:

Date Received:

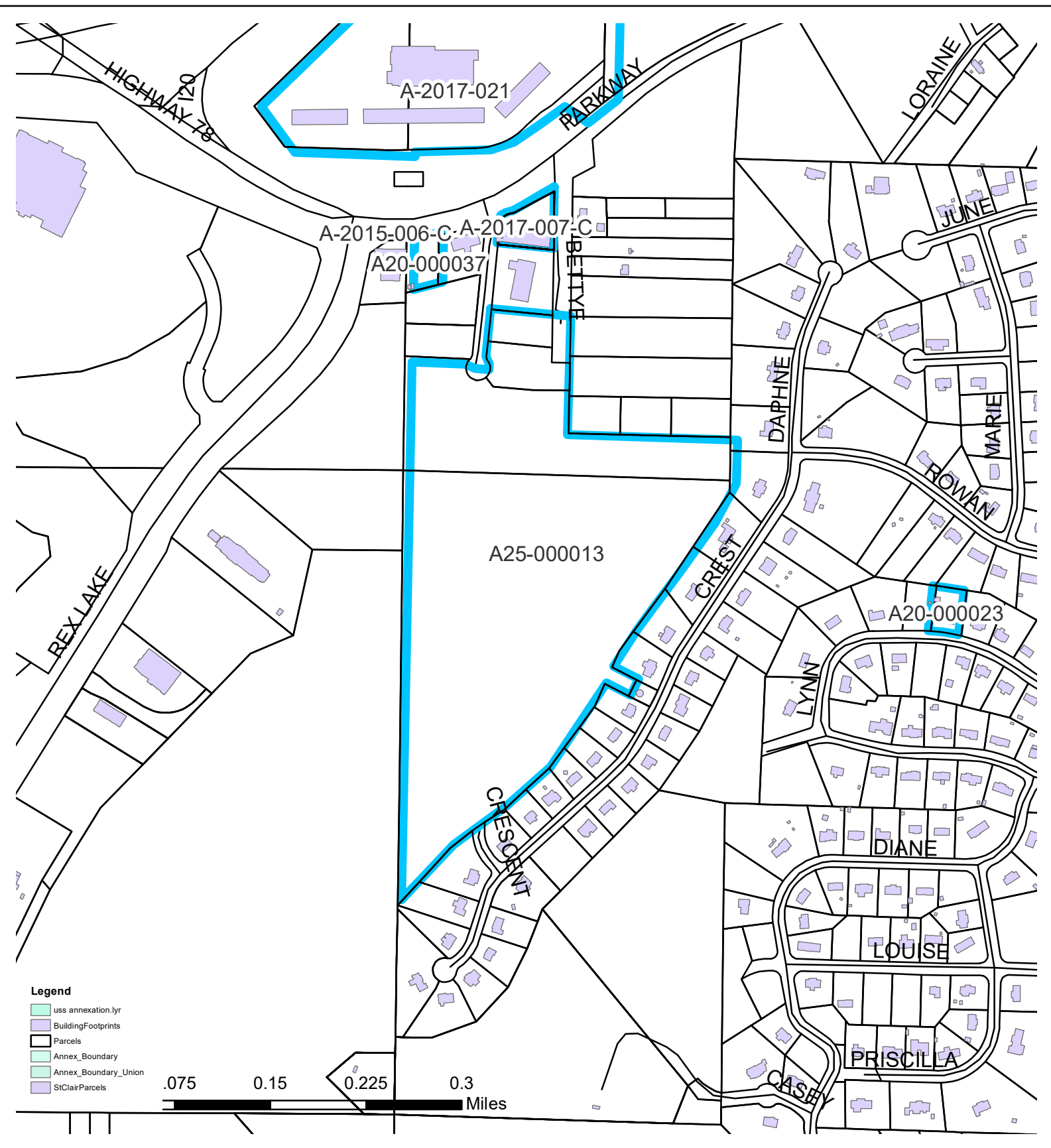
Received By:

Scheduled Public Hearing Date:

A25-000013

1150 HiGrove Pkwy

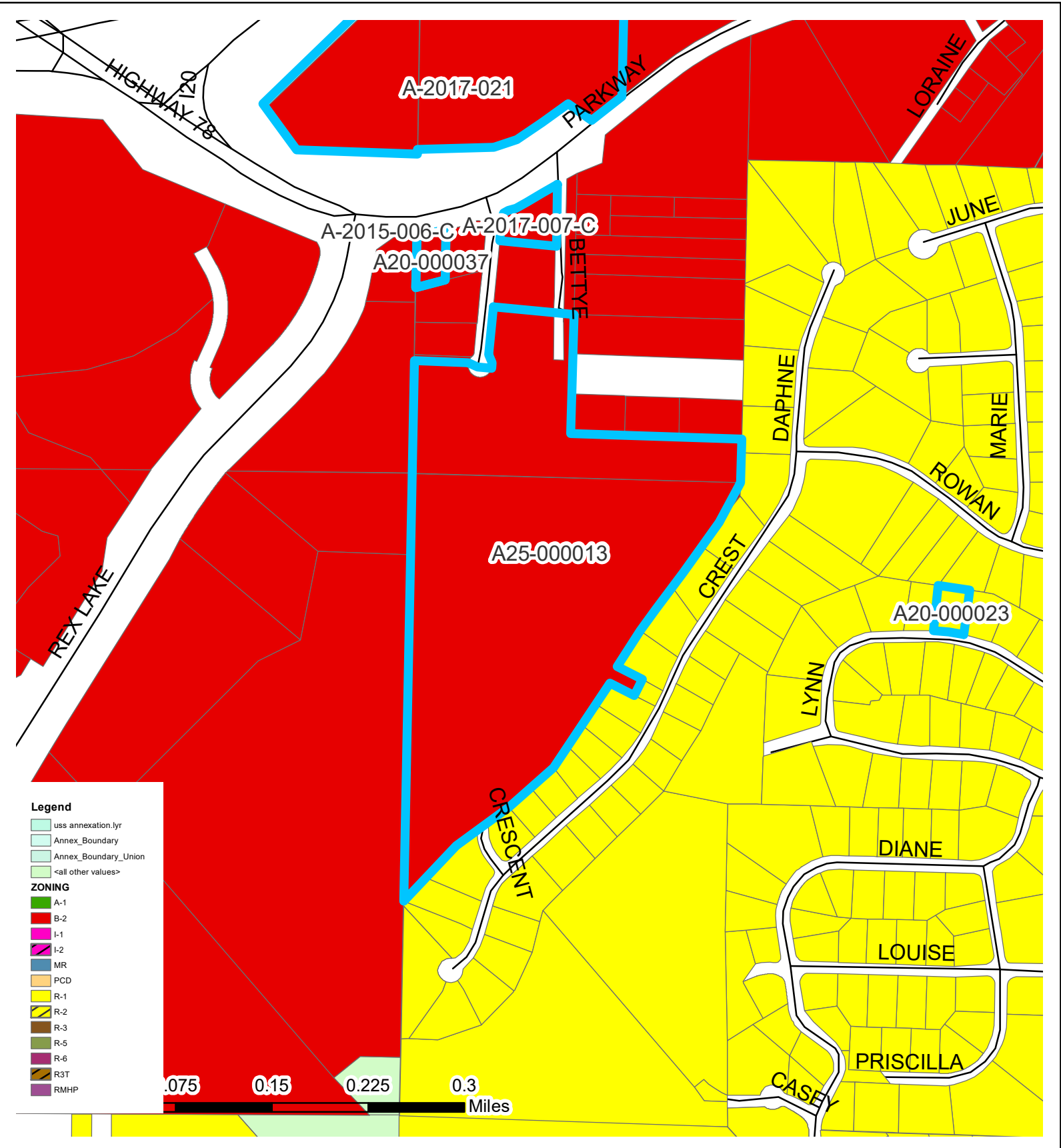
BUILDING FOOTPRINTS



A25-000013

1150 HiGrove Pkwy

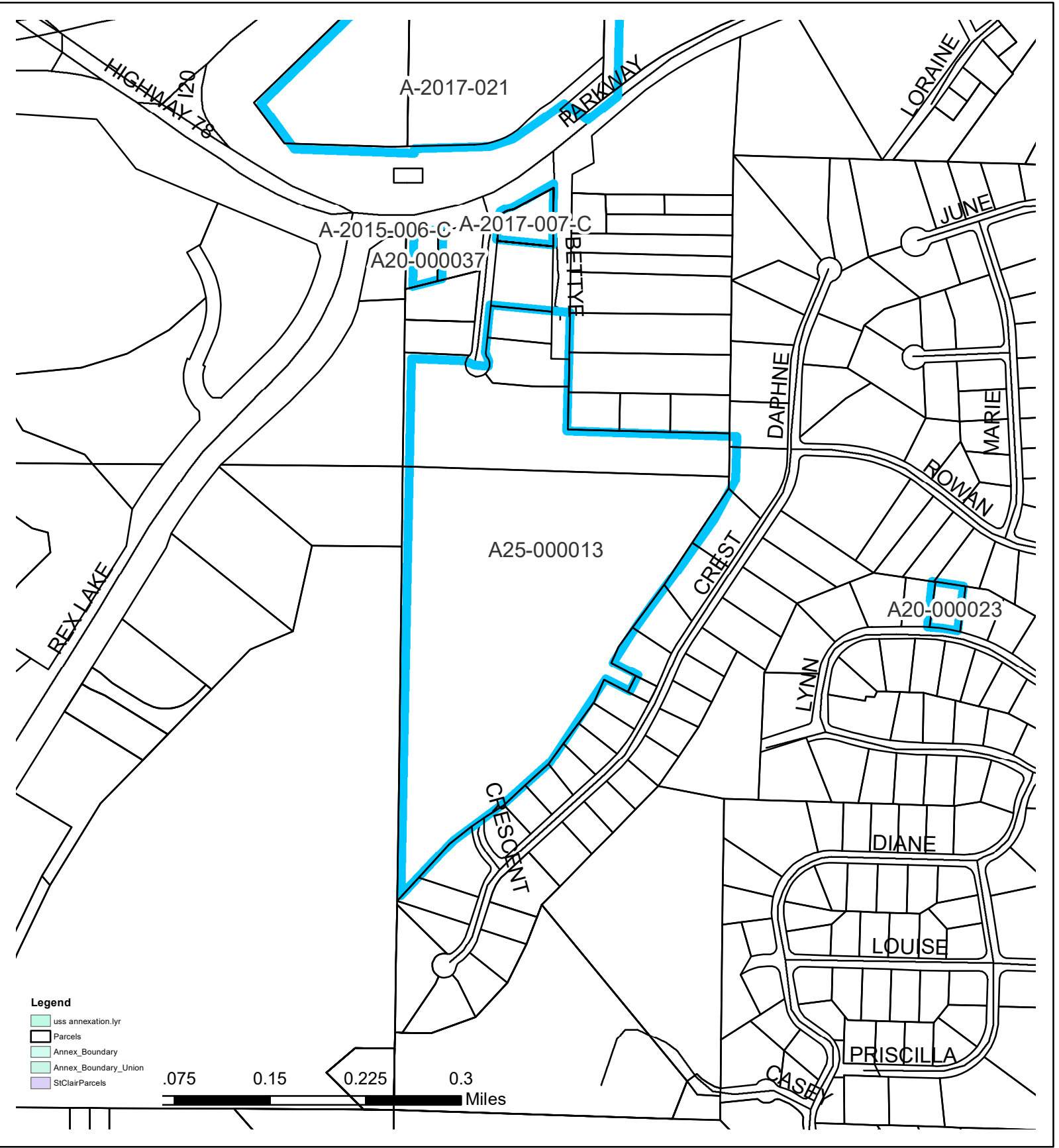
Zoning



A25-000013

1150 HiGrove Pkwy

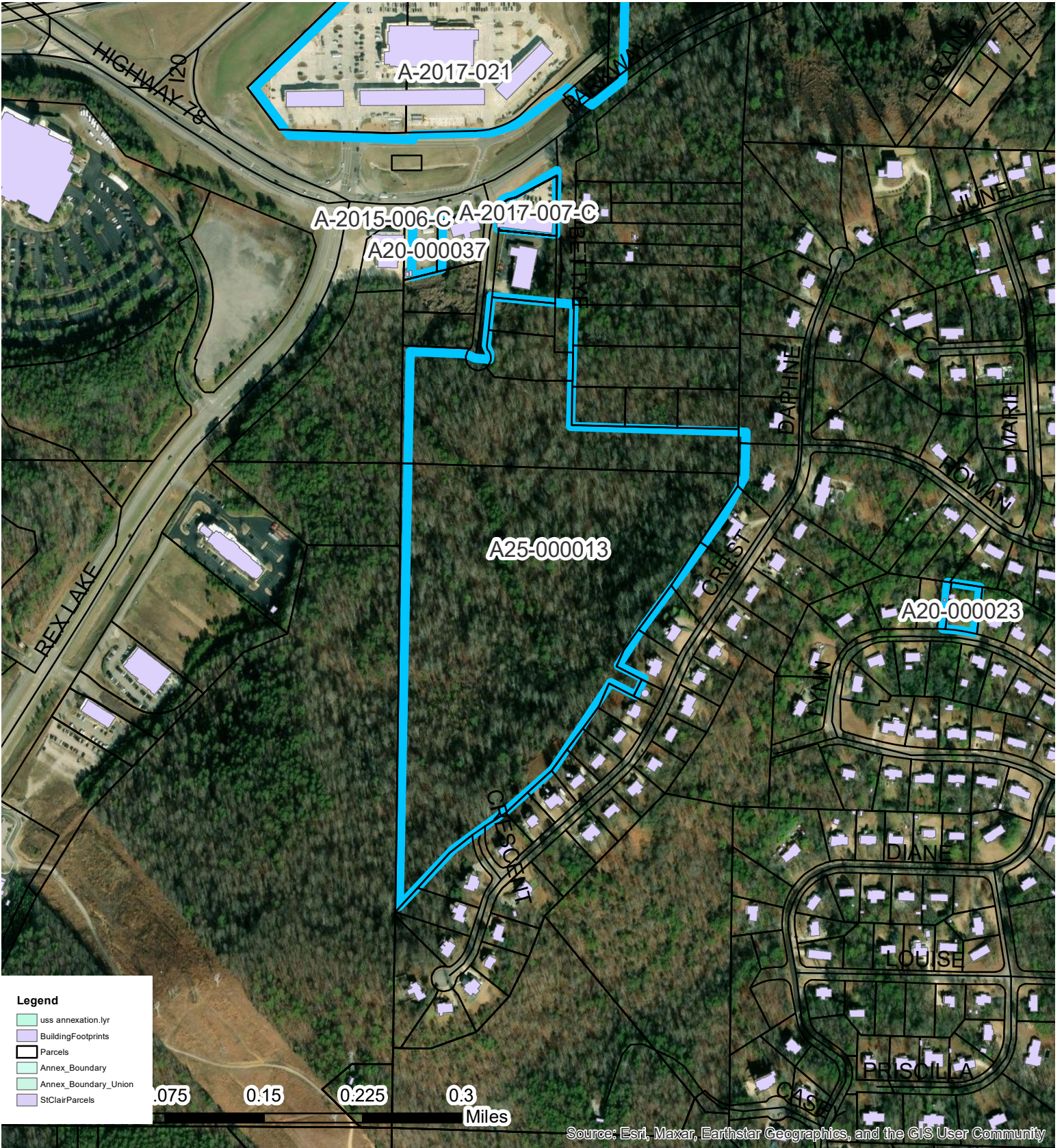
FLOOD



A25-000013

1150 HiGrove Pkwy

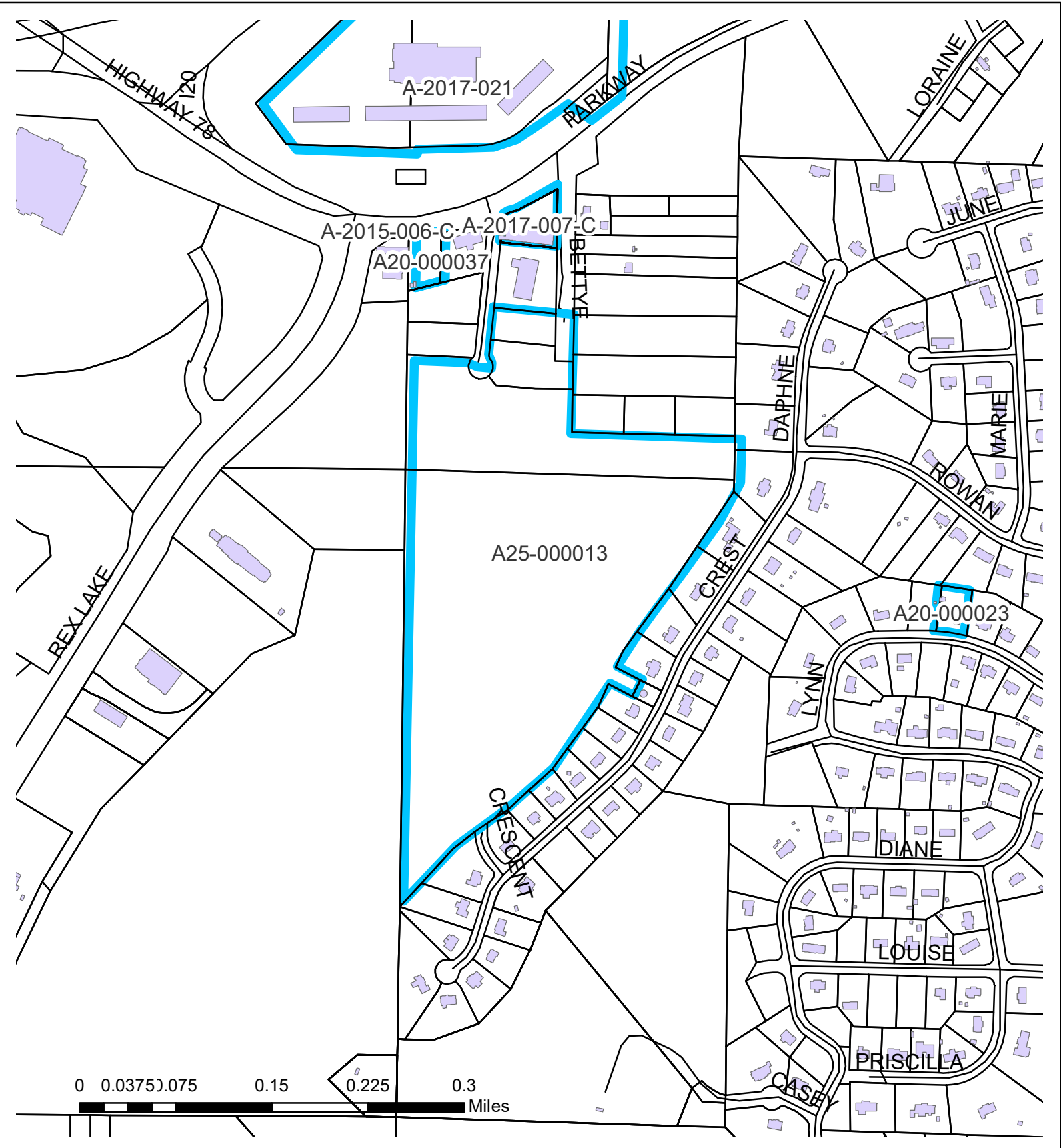
AERIAL



A25-000013

1150 HiGrove Pkwy

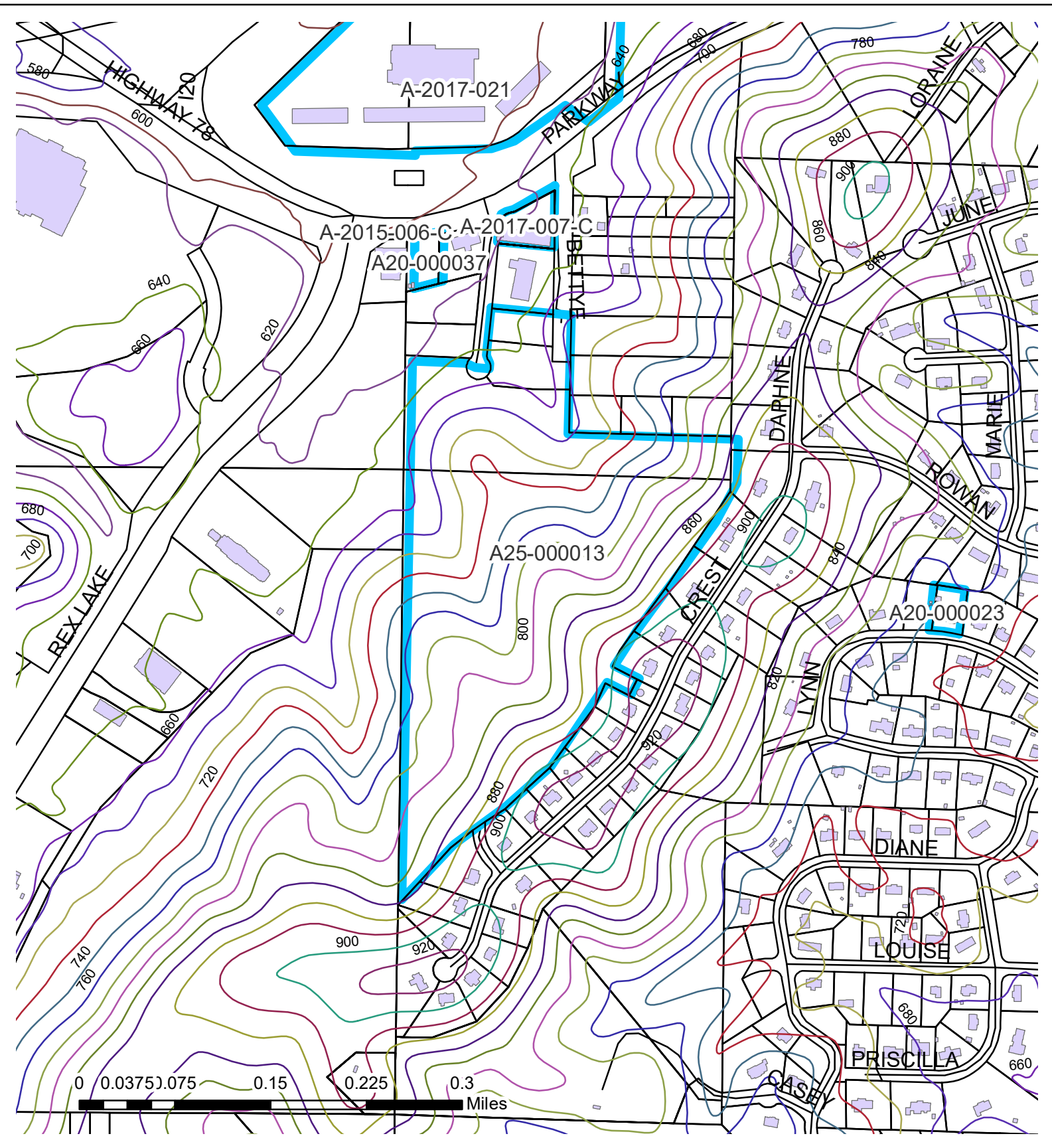
USGS Blueline Streams



A25-000013

1150 HiGrove Pkwy

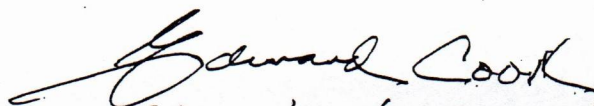
Elevation



4-28-25

LEEDS TREE COMMISSION COMMENTARY TO THE
 LEEDS ZONING BOARD OF ADJUSTMENT CONCERNING AN APPLICATION FOR COMMERCIAL CUTTING OF SOME 40 ACRES OF TIMBER ON HYGROVE RD, AS REQUIRED BY ITEM B IN 14.00 TREE CUTTING (COMMERCIAL) OF CITY ORDINANCE. ITEMS IN SECTION A, 1-5 ARE REQUIRED QUESTIONS AND DOCUMENTS THAT SEEM TO BE PROVIDED BY THE APPLICANT TO US, ALTHOUGH MORE TRAINED EYES THAN OURS NEED TO ACCESS IT ALL, PARTICULARLY LEGALITY ISSUES, TOPO MAPS ECT.

THE LEEDS TREE COMMISSION HAS LONG BEEN OPPOSED TO CLEAR CUTTING AND MASS GRADING AND IS ENCOURAGED THAT THE APPLICANT IS WILLING TO LEAVE ANY TREES OF TWELVE INCH (12" OR LESS) UNCUT. LEEDS TREE COMMISSION RECOGNIZES AN OWNER'S RIGHT TO THEIR PROPERTY, PROVIDED IT IS DONE IN A LAWFUL AND ENVIRONMENTALLY CORRECT WAY, AND IN THAT MINDSET MOST STRONGLY SUGGEST TO THE ZONING BOARD OF ADJUSTMENT THAT ADEM, AND ANY OTHER ~~ENTITY~~ ENTITY WITH ANY JURISDICTION BE INVOLVED. ALSO, IF APPROVAL IS GRANTED, PLEASE CONSIDER ANY STIPULATIONS STAFF MIGHT WANT, TO ENSURE A GOOD OUTCOME, ESPECIALLY ENVIRONMENTALLY.


 CHM, LEEDS TREE COMMISSION

From: Eddie Cook <ecook1612@gmail.com>
Sent: Friday, April 25, 2025 2:53 PM
To: Linda Miller; ohannah@gsilab.com
Subject: Text message

Dear Brad, Thanks for your having Patrick call in response to my calls and is much appreciated! I asked him to convey to you the Tree Commission position in the matter of commercial tree "Harvesting" on the 40 or so acres near Hi Grove and That is we fully understand owners right to their property. We are very much against "clear cutting" in any circumstance unless absolutely necessary and as such approve the owner/applicants informal promise to save the smaller growth,(12" or less where- ever possible). However having said that lets be very clear that Leeds Tree Commission has neither the Knowledge/ Qualification or Authority to specify whether this application should be approved based on the environmental impact it might have as to water issues ect. and suggest perhaps a higher power might be consulted.

Sent from my iPhone

Appendix A , Article VIII

not be injurious to the historic character of the structure, woodwork, stairways, fireplaces: windows and doors, cornices, moldings, chair rails or light fixtures.

6. No exterior alterations, other than those necessary to ensure the safety of the structure and its occupants, shall be made to any building for the purpose of providing a bed and breakfast.
7. One stationary sign (ground mounted or wall mounted) is permitted per establishment. This sign shall not exceed eight (8) square feet in sign area and six feet (6') in height. Such sign shall not be illuminated in any manner. If a ground sign is utilized, it shall be subject to the setback requirements set forth for such signs in residential areas of the sign section of Article X.

(Ord. No. 2015-06-06, 6-15-2015)

40 ACRES

14.00 Tree Cutting (Commercial)

Any proposal to conduct commercial woodcutting operation in Leeds shall meet the following requirements:

- A. The wood cutting firm or company shall submit a written summary of their intentions and plans to the Leeds Tree Commission. This summary shall contain the following:
 1. The name and owner of the firm, company, corporation or business as well as the address of the operations headquarters.
 2. The location at which the tree cutting activity is to take place and the name and address of the owner of the subject property
 3. The approximate number of trees to be cut and/or the acreage involved in the operation.
 4. The slope of the area involved and location of any adjacent streams or other bodies of water that could be adversely affected by land disturbance and tree removal thereby increasing the volume of surface water runoff and other environmental issues.
 5. If the purpose of the tree cutting is for the development of farmland, pastureland, or building purposes, then no reforestation plan shall be required. However, any time there is any clear cutting of timber within the City of Leeds, Alabama, where the wood is simply harvested for sale and the property will be put to no other use, a reforestation plan must be submitted to the Leeds Tree Commission at the time application is made.
- B. The comments of the Leeds Tree Commission shall be forwarded to the Zoning Board of Adjustment for review. The applicant shall complete and submit an application to the City for a Special Exception Use. The applicant shall also provide the above information to the Zoning Board of Adjustment, which shall hold a public hearing consistent with the notification requirements cited for other Special Exception Uses in this Section. The issuance of a permit for commercial wood cutting activity shall only be granted on condition of approval by the Zoning Board of Adjustment.

(Ord. No. 2015-06-06, 6-15-2015)

15.00 Special Event

A temporary outdoor use on private property that extends beyond the normal uses and standards allowed by the zoning ordinance of the city. "Special Event" includes, but is not limited to, art shows,

In accordance with the zoning regulations of the City of Leeds Lance Freeman and Falletta Properties, Inc. are providing the following information to the Tree Commission regarding the harvest of timber.

1.

<u>Freeman Forest Products</u> Lance Freeman 411 Springdale Road Attalla, AL 35954 81lancefreeman@gmail.com	<u>Property Owner</u> Falletta Properties, Inc. Kelly Washburn P.O. Box 9 Leeds, AL 35094
---	---
2. Approximately 40 acres located on Higrove road at the I-20 interchange. The property is owned by Falletta Properties, Inc. even though part of it is still listed at the county as Cahaba Hills, Inc. Attached is a copy of the original deed.
3. Approximately 40 acres are involved in the operation.
4. A topo is attached to show elevation and there are no streams or other bodies of water that would be affected by the tree removal. Under brush in not cleared, only tree removal of marketable timber not less than 12 inches in diameter. All adjoining property is undisturbed.
5. The purpose of the tree cutting is to sell the timber and possibly increase the marketability of the property. The land will be left alone after cutting allowing the area to reforest. A reforestation plan from a licensed forester is also attached.

Additional information

There is an area of approximately 8 acres where the trees have been blown over by a tornado. Much of the timber is old and dying.



Kelly Washburn <kfwashburn@gmail.com>

Harvest/Reforestation method letter

1 message

Paul Anderson <paul@lewistimberinc.com>

Wed, Apr 23, 2025 at 4:33 PM

To: "kfwashburn@gmail.com" <kfwashburn@gmail.com>

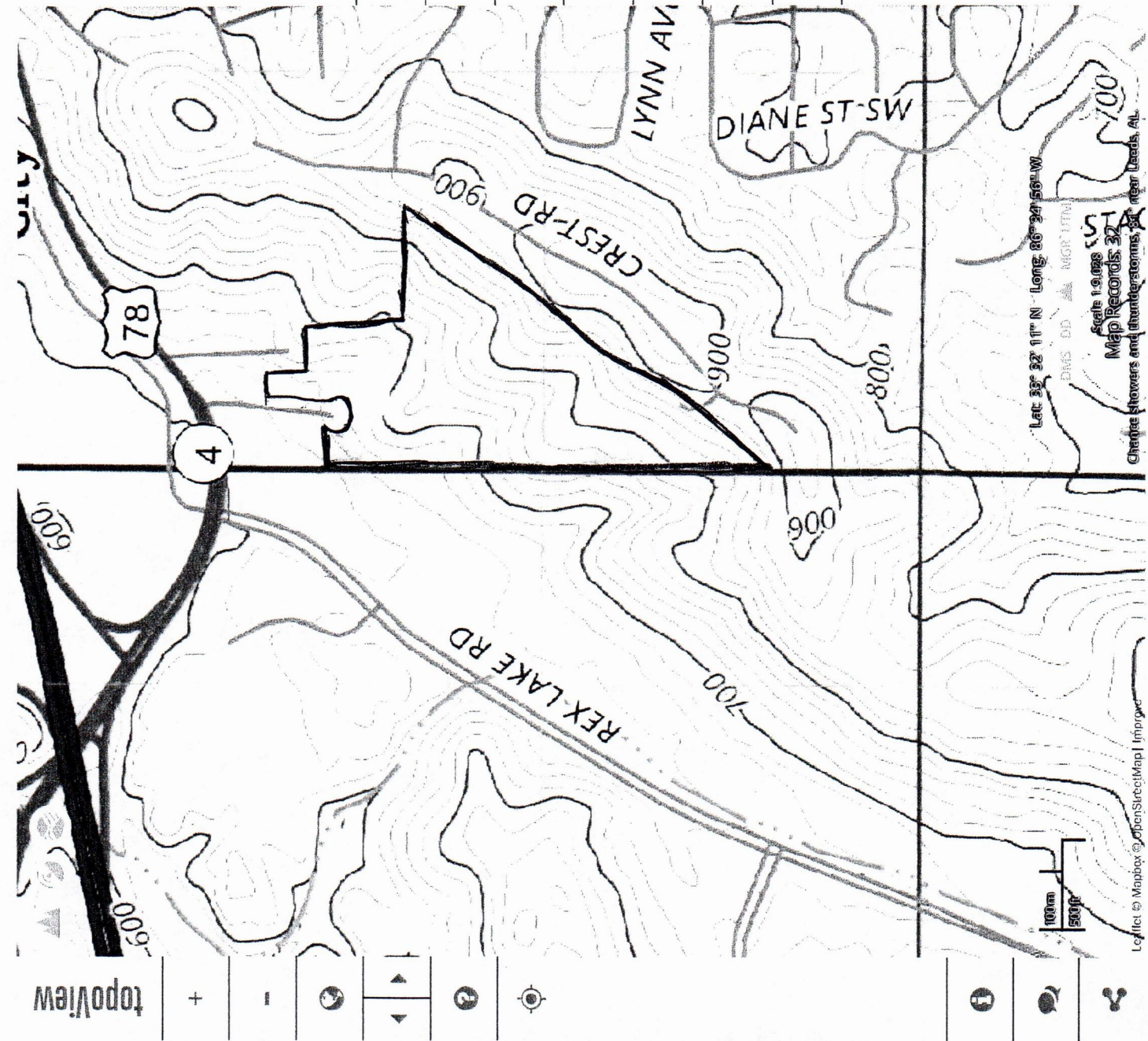
To whom it may concern,

With regard to the parcels being harvested owned by Kelly Falletta Washburn, parcel #250019200501600 and 2500193003007000 in Leeds, AL. A shelterwood harvest is planned to be implemented, some call it a real estate cut where some trees are left standing. Trees that could be desired in someone's yard one day, and that will also aid in soil stabilization. The reforestation method chosen for these tracts is natural regeneration. Stumps and dormant seeds on the forest floor will sprout due to the added exposure of sunlight stemming from the harvesting operation.

Sincerely,

Paul Anderson

Procurement Forester
Professional Logging Manager #6001273
Registered Forester #2260



topoView

Location | Map Name

Search by location

Filter records

1930 2024

32 maps here | Scale: All, Date: 1880-2024, Series: All
Elevation @ 33.54, -86.585 is 692 ft (211 m)

1977 (HTMC, 1977 ed.) Scale 1:24000

Birmingham North, AL
1984 (HTMC, 1985 ed.) Scale 1:100000
Birmingham North, AL
1984 (HTMC, 1988 ed.) Scale 1:100000
Leeds, AL
1998 (HTMC, 2001 ed.) Scale 1:24000
Leeds, AL
2011 (US Topo) Scale 1:24000
Leeds, AL
2014 (US Topo) Scale 1:24000
Leeds, AL
2018 (US Topo) Scale 1:24000
Leeds, AL
2020 (US Topo) Scale 1:24000
Leeds, AL
2024 (US Topo) Scale 1:24000

1977 (HTMC, 1977 ed.) Scale 1:24000

1984 (HTMC, 1985 ed.) Scale 1:100000

1984 (HTMC, 1988 ed.) Scale 1:100000

Leeds, AL

1998 (HTMC, 2001 ed.) Scale 1:24000

Leeds, AL

2011 (US Topo) Scale 1:24000

Leeds, AL

2014 (US Topo) Scale 1:24000

Leeds, AL

2018 (US Topo) Scale 1:24000

Leeds, AL

2020 (US Topo) Scale 1:24000

Leeds, AL

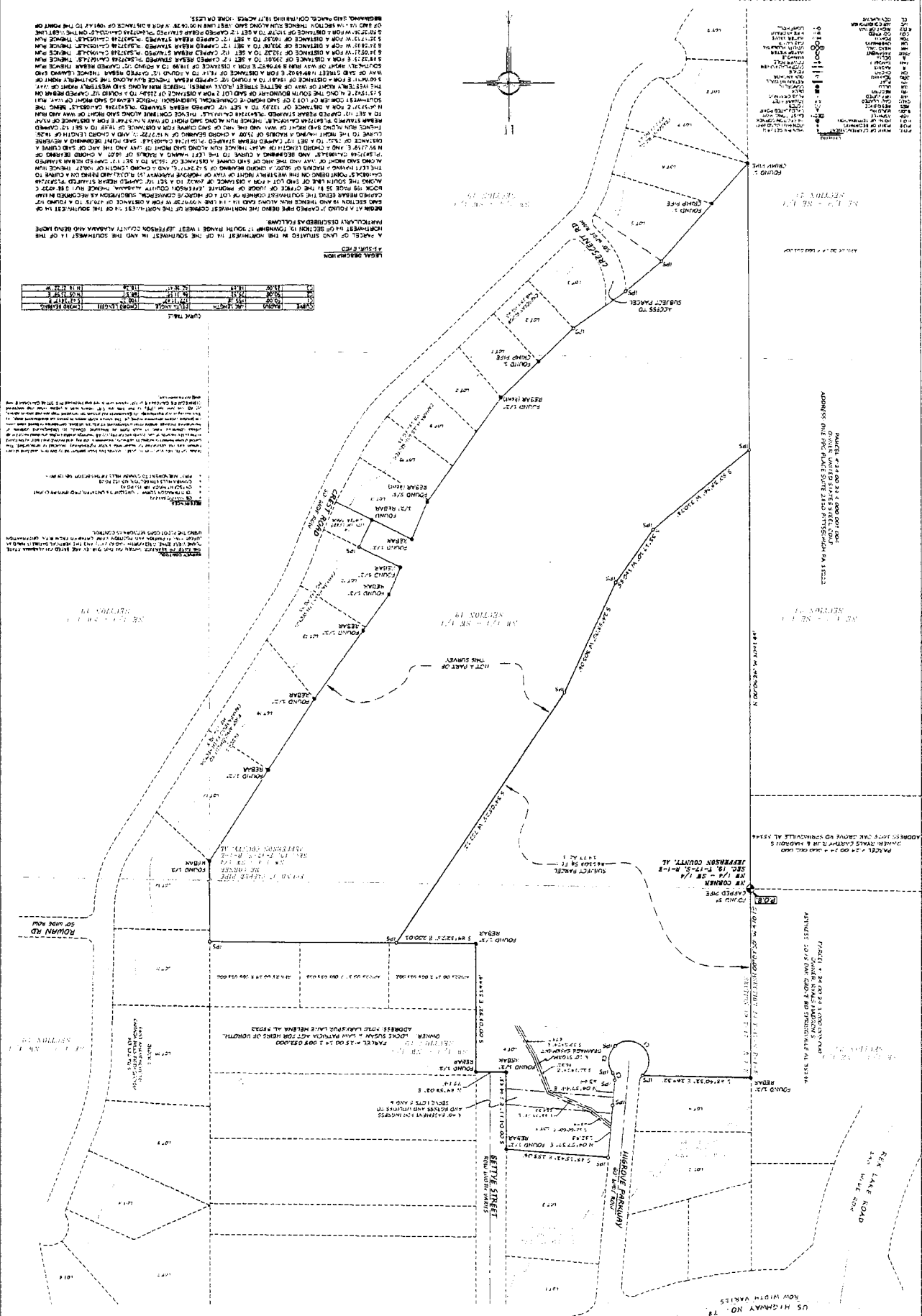
2024 (US Topo) Scale 1:24000

JPEG (8 MB) GeoTIFF (19 MB)

KMZ (14 MB) GeoPDF (35 MB)

HEX BGR CMYK RGB

Property lines are approximate.



3622

(Name) Bryant A. Whitmire, Jr.

(Address) 903 City Federal Building, Birmingham, AL 35203

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Thousand and no/100 DOLLARS,
 and a mortgage to Grantor in the sum of Two Hundred Ninety Three Thousand Dollars
 to the undersigned grantor, CAHABA HILLS, INC. a corporation,
 in hand paid by

the receipt of which is hereby acknowledged, the said CAHABA HILLS, INC.

does by these presents, grant, bargain, sell and convey unto the said FALLETIA PROPERTIES, INC.

the following described real estate, situated in

SEE ATTACHED "EXHIBIT A"

TO HAVE AND TO HOLD, To the said FALLETIA PROPERTIES, INC.

its heirs and assigns forever.

And said CAHABA HILLS, INC. does for itself, its successors
 and assigns, covenant with said FALLETIA PROPERTIES, INC.

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said FALLETIA PROPERTIES, INC.

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said CAHABA HILLS, INC.

by its

President, , who is authorized to execute this conveyance,
 has hereto set its signature and seal, this the 17 day of Dec, 1986

ATTEST:

Bryant A. Whitmire, Jr.
 Secretary

By: E. H. Edwards
 President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Bryant A. Whitmire, Jr. a Notary Public in and for said County, in
 said State, hereby certify that E. H. Edwards
 whose name as President of CAHABA HILLS, INC.
 a corporation, 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, he, as such officer and with full authority,
 executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 17 day of Dec, 1986

Bryant A. Whitmire, Jr.
 Notary Public

EXHIBIT A

Begin at the Southwest corner of Section 19, Township 17 South, Range 1 East, Jefferson County, Alabama, and run in a Northerly direction along the West line of said Section a distance of 1333.50 feet to a point, the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section; thence continue in a Northerly direction along the West line of said section a distance of 1333.50 feet to the Northwest corner of said 1/4-1/4 section; thence turn an interior angle of 180 deg. 05' 39" and run to the left in a Northerly direction along the West line of said section a distance of 548.86 feet to a point; thence turn an interior angle of 88 deg 50' 15" and run to the right in an Easterly direction a distance of 100.87 feet to a point; thence turn an interior angle of 269 deg. 48' 15" and run to the left in a Northerly direction a distance of 39.46 feet to a point; thence turn an interior angle of 91 deg. 07' 30" and run to the right in an Easterly direction a distance of 200.00 feet to a point; thence turn an interior angle of 270 deg. 00' 00" and run to the left in a Northerly direction a distance of 441.06 feet to a point on the Southeast right of way line of U. S. Highway 78; thence turn an interior angle of 112 deg. 49' 16" and run to the right in a Northeasterly direction along the Southeast right of way line of said highway a distance of 37.29 feet to a point; thence turn an interior angle of 173 deg. 38' 28" and run to the right in a Northeasterly direction along the Southeast right of way line of said highway a distance of 112.19 feet to a point; thence turn an interior angle of 192 deg. 08' 12" and run to the left in a Northeasterly direction along the Southeast right of way line of said highway a distance of 187.78 feet to the point of intersection of the Southeast right of way line said Highway 78 with the West right of way line of Betty Street; thence turn an interior angle of 61 deg. 34' 51" and run to the right in a Southerly direction along the West right of way line of Betty Street a distance of 707.64 feet to a point; thence turn an interior angle of 270 deg 00' 00" and run to the left in an Easterly direction a distance of 75.00 feet to a point; thence turn an interior angle of 90 deg. 00' 00" and run to the right in a Southerly direction a distance of 319.97 feet to a point; thence turn an interior angle of 269 deg 25' 40" and run to the left in an Easterly direction a distance of 665.00 feet to a point, said point being a point on the West line of Cahaba Hills 5th Sector; thence turn an interior angle of 90 deg. 33' 46" and run to the right in a Southerly direction along the West line of Cahaba Hills 5th Sector a distance of 200.70 feet to the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said section; thence turn an interior angle of 146 deg. 54' 30" and run to the right in a Southwesterly direction continuing along the West line of said Cahaba Hills 5th Sector a distance of 480.05 feet to a point; thence turn an interior angle of 251 deg. 08' 05" and run to the left in a Southwesterly direction along the Southwest line of Cahaba Hills 5th Sector a distance of 188.91 feet to a point; thence turn an interior angle of 197 deg. 45' 01" and run to the left in a Southeasterly direction along the Southwest line of Cahaba Hills 5th Sector a distance of 366.80 feet to a point; thence turn an interior angle of 122 deg. 17' 48" and run to the right in a Southerly direction along the West line of Cahaba Hills 3rd Sector a distance of 283.91 feet to a point; thence turn an interior angle of 290 deg. 05' 00" and run to the left in a Northeasterly direction and along the South line of Cahaba Hills 3rd Sector, a distance of 200.90 feet to a point; thence turn an interior angle of 67 deg. 12' 23" and run to the right in a Southerly direction a distance of 53.99 feet to a point; thence turn an interior angle of 206 deg. 50' 57" and run to the left in a Southeasterly direction a distance of 287.39 feet to a point on the North line of the Tice Subdivision; thence turn an interior angle of 66 deg. 37' 42" and run to the right in a Westerly direction along the North line of said Tice Subdivision a distance of 445.10 feet to the Northeast Corner of the Southwest 1/4 of the Southwest 1/4 of said section; thence turn an interior angle of 270 deg. 55' 38" and run to the left in a Southerly direction along the East line of said 1/4-1/4 and the West line of said Tice Subdivision a distance of 1328.94 feet to the Southeast corner of said 1/4-1/4 section; thence turn an interior angle of 89 deg. 03' 59" and run to the right in a Westerly direction and along the South line of said Section a distance of 1351.44 feet, more or less, to the point of beginning.

LESS AND EXCEPT the parcel conveyed to the Leeds Water Works Board by Cahaba Hills, Inc. for the construction of Water Tank situated in the Northwest 1/4 of the Southwest 1/4 of said section and subject to the easement for the power service and water service to said water tank from Cahaba Hills 5th Sector along the extension of Daphne Circle.

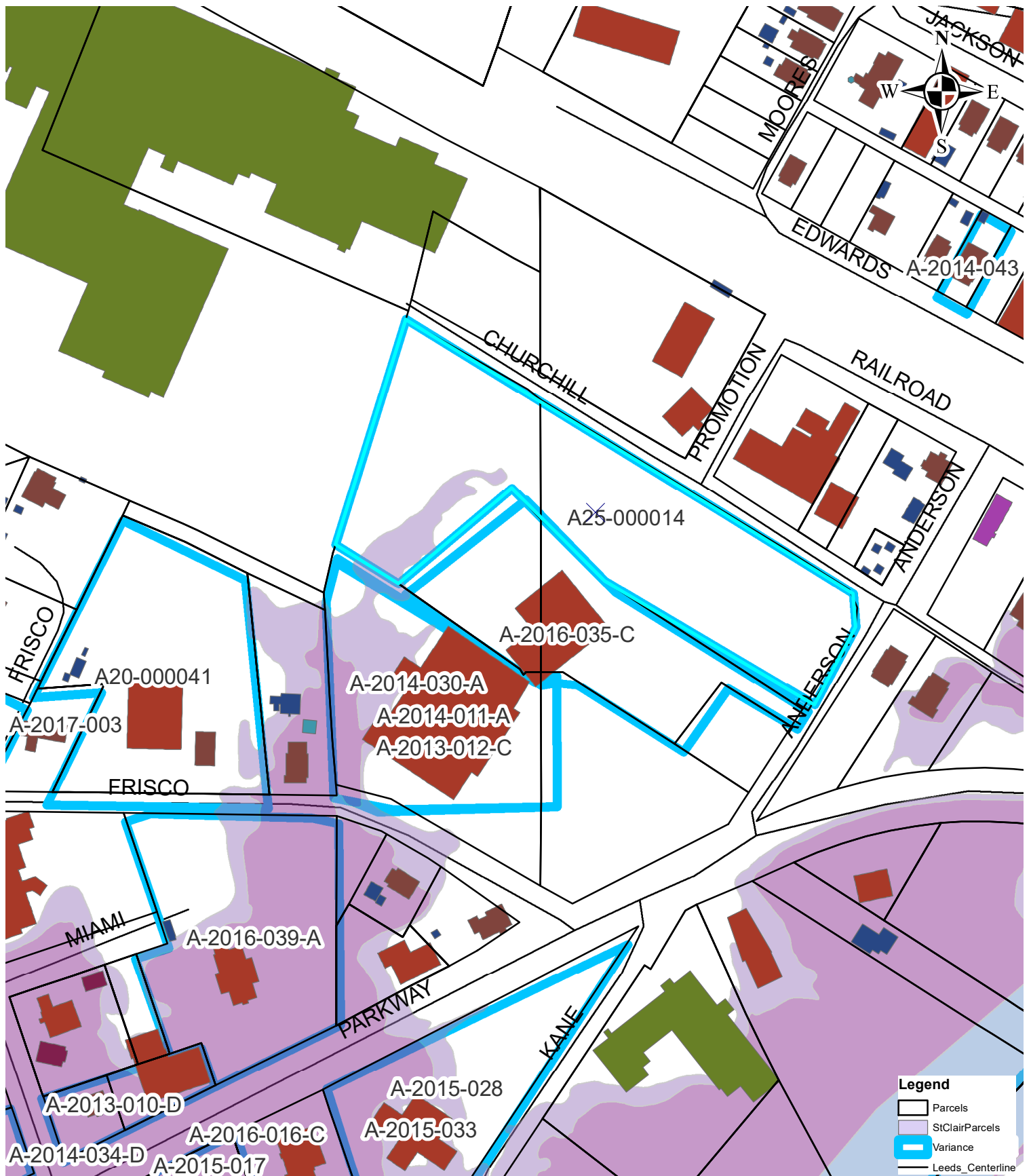
File Attachments for Item:

6. A25-000014 - A request by Darren Hamrick, Applicant, Second Street Plaza LLC, to allow a parking lot in the B-2, General Business District, instead of the required I-1, Light Industrial District at 8140 Churchill Ave, 35094, TPID: 2500174038049000.

A25-000014

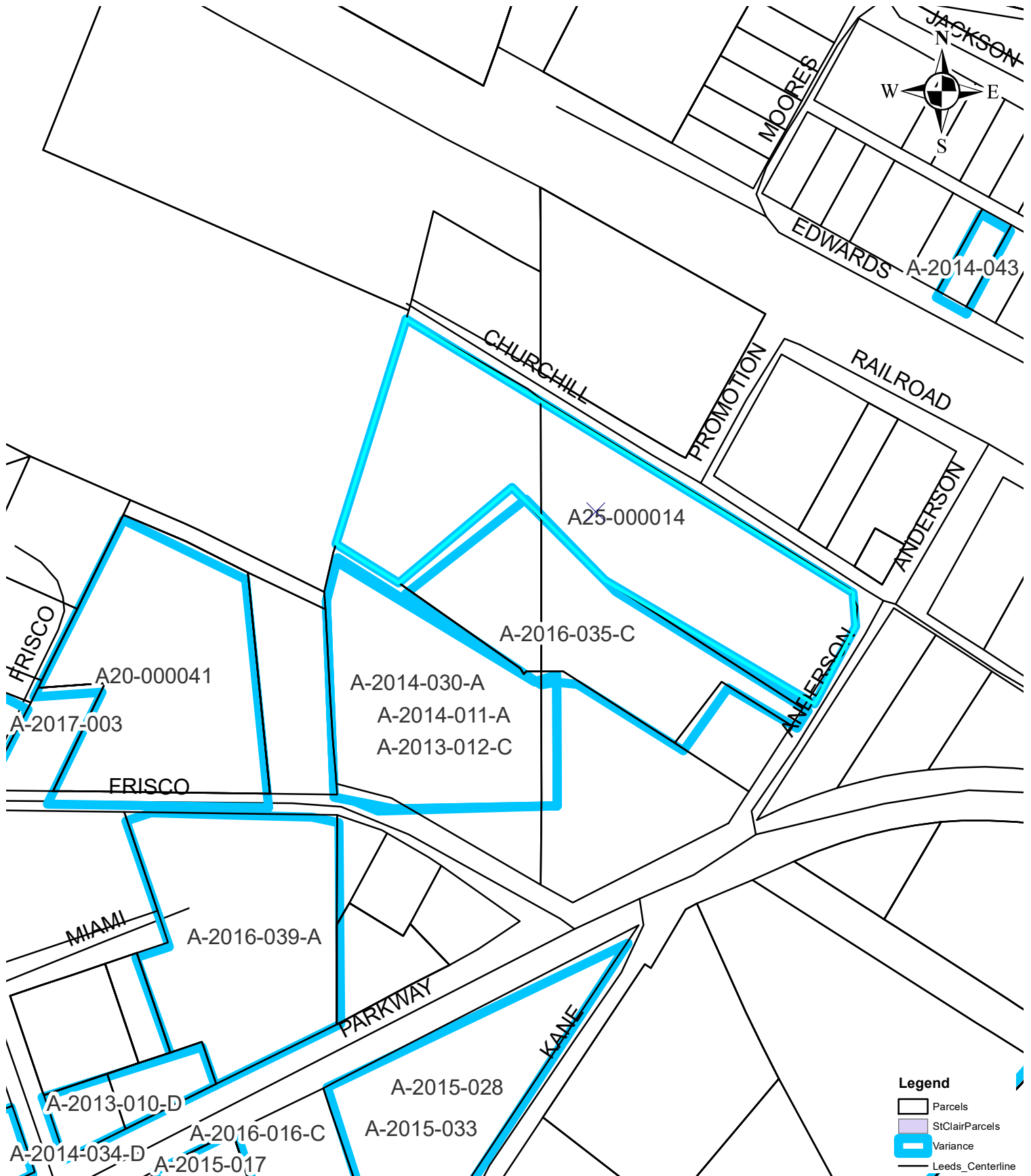
8140 Churchill Ave

Building Footprints



A25-000014

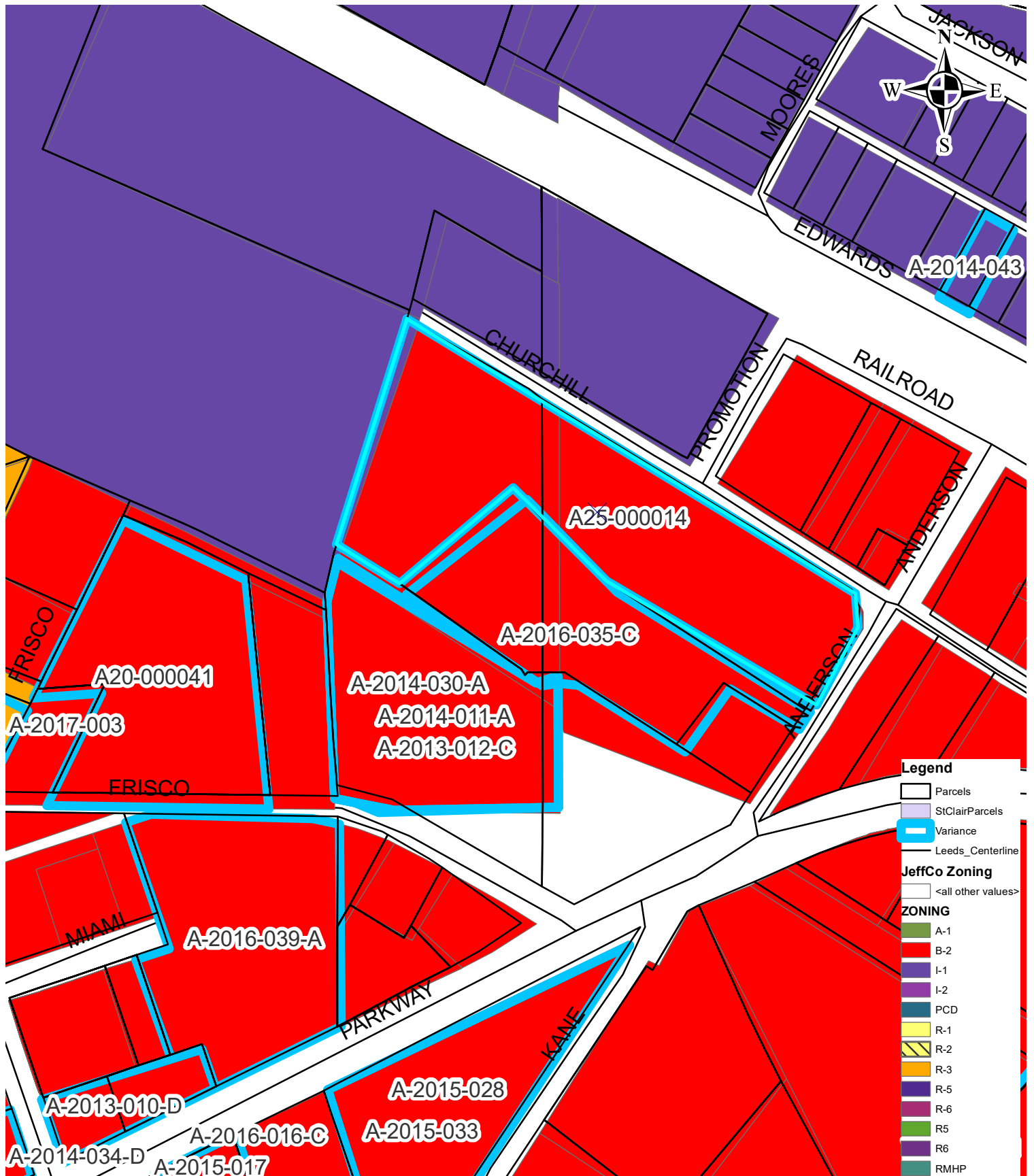
8140 Churchill Ave Street



A25-000014

8140 Churchill Ave

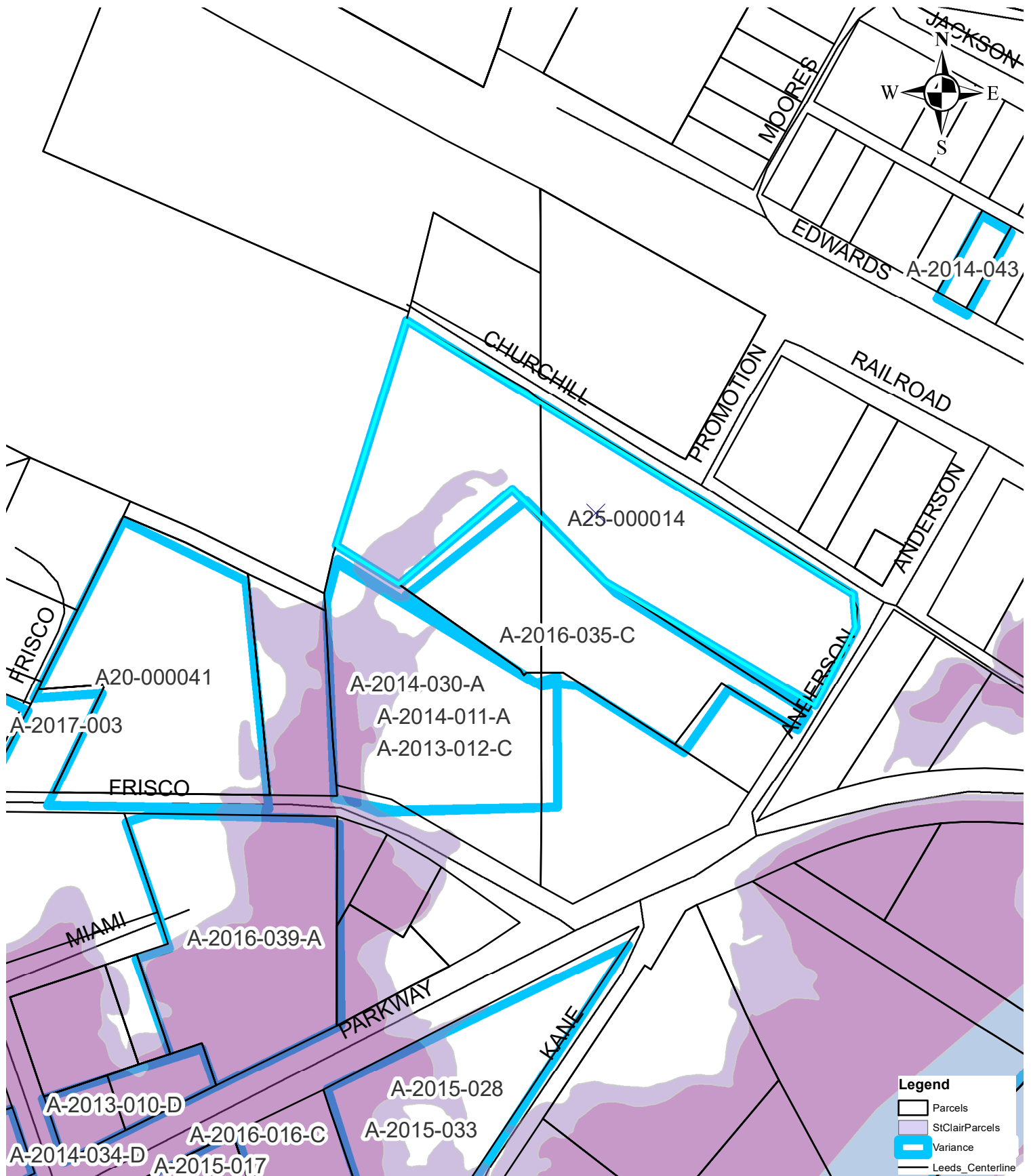
Zoning



A25-000014

8140 Churchill Ave

Flood



A25-000014

8140 Churchill Ave

Aerial

