

CITY OF TRUSSVILLE  
PLANNING AND ZONING BOARD

MARCH 12, 2018

The Planning and Zoning Board of the City of Trussville met for a workshop session on Thursday, March 8, 2018 at 6:00 p.m. at Trussville City Hall.

Those members present were as follows:

Chairman Jane Bailey  
Mr. Bill Lowery  
Mr. Jim Means  
Mr. Ralph Robson  
Mr. Johnny Tarassoli  
Councilman Jef Freeman  
City Clerk Lynn Porter

Absent: Mr. Jesse Lincoln  
Mr. Darrell Skipper

The workshop was convened and the Board members received the agenda and supporting documentation for the Planning and Zoning Board meeting to be held on Monday, March 12, 2018. The Board reviewed the agenda and the applications to be considered at the meeting.

There being no further business, the workshop was adjourned.

The Planning and Zoning Board of the City of Trussville, Alabama met in regular session on Monday, March 12, 2018 at Trussville City Hall at 6:00 p.m. Chairman Jane Bailey presided over the meeting, and City Clerk Lynn Porter served as recording secretary.

Chairman Bailey called the meeting to order, and the following members answered present to roll call:

Chairman Jane Bailey  
Mr. Bill Lowery  
Mr. Jim Means  
Mr. Ralph Robson  
Mr. Darrell Skipper  
Mr. Johnny Tarassoli  
Councilman Jef Freeman  
City Clerk Lynn Porter

Absent: Mr. Jesse Lincoln

Chairman Bailey introduced the minutes of the February 12, 2018 meeting for approval. She asked that a sentence be inserted in the paragraph at the bottom of page one, indicating that Ralph Robson stepped down from the dias to present an annexation request for his property on Robert Lee Road. Bill Lowery moved the minutes be approved as amended, seconded by Johnny Tarassoli, and the motion carried.

Cahaba Oaks Business Park, Phase 12 was presented by Mr. Bart Carr, who stated Mr. Russell owns 9.5 acres and wishes to split .7 acres on Watterson Parkway from this tract. Mr. Carr stated Mr. Russell is not clear on the future of the remainder of the property, but will commit to only one additional access onto Watterson Parkway.

Johnny Tarassoli stated he felt like we still need a plan for the rest of the property. He stated he felt this lot should be moved over so that a road could be lined up with Ted Martin Circle in the future.

Mr. David Stovall, EDG Engineering showed a plot plan of this lot with the driveway entrance aligned with Ted Martin Circle.

Mr. Carr stated Mr. Russell is looking at several options, but he does not know if he will sell the remainder of the property to one person or if it will be divided and sold to more than one person.

Lynn Porter stated the Russell family has owned this property for forty-five years, and in this time there has not been a development plan on this portion. Until now, there has not been interest shown on this tract.

Mr. Carr pointed out that there is a jurisdictional stream just east of this lot and the Corp. of Engineers would require a permit to do anything affecting this stream. The property on the east is at a much lower elevation than that on the west side of the stream.

Johnny Tarassoli asked how the property on the east side would be accessed from a road at Simmons Drive?

Mr. Carr stated it has not been definitely decided if the road will be at Simmons Drive or at some alternate location, but there will only be one access from Watterson. The property to the east can be accessed by Walnut Drive.

Chairman Bailey asked where else an access point might be on Watterson?

Mr. Carr stated that has not been determined, but he has been authorized to commit to only one access.

Jim Meads asked Wayne Sullivan if there had been any consideration given to an access across from Ted Martin Circle.

Wayne Sullivan replied that location is not ideal due to the difference in elevation.

A public hearing was opened and Mr. Marc Ward, business owner on Walnut Drive, stated he would like to see the grass kept cut.

Johnny Tarassoli moved this plat be approved contingent upon the driveway lining up with Ted Martin Circle and there being only one more access to Watterson Parkway from the larger tract, seconded by Ralph Robson, and the motion carried with Councilman Freeman voting no.

The J. G. Walker Survey of Goodner Mountain Road was presented. Mr. Johnny Walker, 8110 Walker Ranch Road, Pinson, AL 35126, stated this is fifty-six acres and he wants to divide six acres off of it to convey it to Mr. Chase Evans.

Johnny Tarassoli asked the reason for the angle in the central lot line near the road, and was told there is a hollow, and the lot line runs the hollow.

A public hearing was opened, and there being no comment, the hearing was closed.

Darrell Skipper asked Wayne Sullivan if this met the subdivision regulations and was told yes.

Darrell Skipper moved this plat be approved, seconded by Jim Meads, and the vote was unanimous.

Darrell Skipper stated he did not know who all attended the Let's Talk Trussville meeting last Tuesday, but there is a lot to be excited about.

Darrell Skipper asked was the firing range matter discussed at the workshop, and was told yes. Bill Lowery had researched the topic and shared some of his research with the Board prior to the workshop. He and Jane Bailey volunteered to prepare a draft for consideration.

Lynn Porter stated we also discussed what ordinance needs to be amended - the firearms ordinance or the zoning ordinance.

Chairman Bailey stated we also discussed making this use a special exception. She asked were federal guidelines used in looking at the plans, and was told plans were reviews under the ICC Guidelines.

Discussion followed on the existing situation with excessive noise. David Arnett was asked if we have anyone who can perform reviews using other codes, and was told that anything outside the scope of the department's capabilities would require an approved engineering design. Soundproofing is outside of the building inspection process.

No other business coming before the Board, as motion was made to adjourn.

Respectfully submitted,

Lynn B. Porter  
City Clerk