

CITY OF TRUSSVILLE
PLANNING AND ZONING BOARD

JANUARY 11, 2021

The Planning and Zoning Board of the City of Trussville met for a **workshop** session on **Thursday, January 7, 2021 at 6 pm** at Trussville City Hall.

Those members present were as follows:

Chairman Darrell Skipper
Mr. Brett Isom
Mr. Kris Reeves
Mr. Ralph Robson
Councilor Ben Short
Mr. J. R. Malchus – Inspection Services *Ex Officio*
Mr. Wayne Sullivan
Mr. Steve Turner
Mr. Dan Weinrib, City Clerk & Recording Secretary
Mr. Jesse Clifton – Fire Marshall *Ex Officio*

Those absent: Mr. Ryan Dawkins
Mr. Jim Meads

The workshop was convened and the Board members received the drafted agenda and supporting documentation for the Planning and Zoning Board meeting to be held on Monday, January 11, 2021. The Board reviewed the agenda.

Board members looked over a proposed boundary change between two residential lots in the George M. Jones Addition to Trussville subdivision. After soliciting feedback from Chairman Skipper and others, there was informal universal agreement that the two property owners must submit their proposed re-survey to the PZ for next month's meeting; then, assuming approval from PZ, to the Board of Zoning & Adjustments. There being no further business, the workshop was adjourned.

The Planning and Zoning Board of the City of Trussville met in **regular** session on **Monday, January 11, 2021 at 6 pm** at Trussville City Hall, with Darrell Skipper's presiding.

The following members were present:

Chairman Darrell Skipper
Mr. Ryan Dawkins
Mr. Brett Isom
Mr. Jim Meads, Vice Chairman
Mr. Ralph Robson
Councilor Ben Short
Mr. Wayne Sullivan (also serving in his role as city engineer & public works director)
Mr. Steve Turner

The following member was absent:

Mr. Kris Reeves

Also present were J.R. Malchus (Building Inspections), Jesse Clifton (Fire) and Dan Weinrib (City Clerk)

The Board reviewed its drafted December 2020 minutes. Dawkins moved and Robson seconded the motion for approval. **UNANIMOUS**

Under subdivisions, the Board reviewed the proposed plat map for the Sonic Subdivision, combining two commercial parcels into one. Jason E. Bailey of Bailey Land Group introduced himself and offered to answer questions from the Board. Sullivan posed a question about existing sewer easements. After hearing his answer, Sullivan said he could support the re-survey with the stipulation that the owner meet the sewer easement requirements to the satisfaction of Jefferson County Environmental Services. Sullivan made a motion for approval which included that stipulation. Robson seconded the motion. **UNANIMOUS**

There were no rezoning matters on the agenda.

Under annexations, the Board reviewed an annexation petition by John & Janis White for their home located at 6124 Advent Circle, aka Parcel #01 10 00 33 3 000 003.002 RR. Mrs. White introduced herself. Her home is currently zoned A-1 by the county and would be zoned the same way if annexed. When asked, she readily agreed to never allow a manufactured home on her property. Dawkins moved and Sullivan seconded the motion to recommend annexation to the City Council for consideration, with a no-mobile or -manufactured-home provision. **UNANIMOUS**

The Board reviewed an annexation petition by Boe William Dunn & Kathy Dunn for their undeveloped property located at 3652 Sutton Avenue, aka Parcel #01 11 00 30 3 001 003.000 RR. Ron Whitehead of RealtySouth spoke on behalf of the petitioner. Boe William Dunn was also in attendance. Skipper asked whether the owner plans to develop the land into a subdivision and received a “yes” answer. Skipper advised Whitehead that the owners need to draw up a new plat map to replace the existing recorded plat because the old 57-lot map is out of compliance with the city’s updated zoning ordinance. Whitehead acknowledged Skipper’s guidance. The property is currently zoned A-1 by the county and would be zoned the same way if annexed. When asked, Whitehead agreed to never allow any mobile or manufactured home on the property, now or after

development. Robson moved and Sullivan seconded the motion to recommend annexation to the City Council for consideration, with a no-manufactured-home provision. **UNANIMOUS**

The Board reviewed an annexation petition by Casey & Melita Melvin for their undeveloped property located at 6624 Limbaugh Loop, aka Parcel #01 09 00 36 4 001 002.001 RR. Casey Melvin spoke on their behalf. He stated that he was only looking to build a new home and garage on their property, with no intention to build any subdivision. The property is currently zoned A-1 by the county and would be zoned the same way if annexed. When asked, Melvin agreed to never allow any mobile or manufactured home on the property, now or after development. Dawkins moved and Sullivan seconded the motion to recommend annexation to the City Council for consideration, with a no-manufactured-home provision. **UNANIMOUS**

There were no reports on Council actions of Board matters, County Zoning or a December 2020 Building Permit Report.

With no further business, Chairman Skipper adjourned the meeting at approximately 6:15 pm.