

**CITY OF TRUSSVILLE**  
**PLANNING AND ZONING BOARD**  
**FEBRUARY 2021 MINUTES**

The Planning and Zoning Board of the City of Trussville met for a **workshop** session on **Thursday, February 4, 2021 at 6 pm** at Trussville City Hall.

Those members present were as follows:

Vice Chairman Jim Meads  
Mr. Brett Isom  
Mr. Kris Reeves  
Mr. Ralph Robson  
Councilor Ben Short  
Mr. J. R. Malchus – Inspection Services *Ex Officio*  
Mr. Wayne Sullivan  
Mr. Ryan Dawkins  
Mr. Dan Weinrib, City Clerk & Recording Secretary  
Mr. Jesse Clifton – Fire Marshall *Ex Officio*

Those absent: Chairman Darrell Skipper  
Mr. Steve Turner

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, February 8, 2021. The Board reviewed the agenda.

Afterwards, the Board entertained an informal discussion from T.J. Johnson, who runs the community development division of Holland Homes LLC. Johnson was seeking general guidance for building a garden home-style subdivision if his company found desirable land that the City is willing to annex. There being no further business, the workshop was adjourned before 7 pm.

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The Planning and Zoning Board of the City of Trussville met in **regular** session on **Monday, February 8, 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  
Mr. Kris Reeves

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

The Board reviewed its drafted January 2021 minutes. Isom moved and Short seconded the motion for approval. **UNANIMOUS**

Under subdivisions, the Board reviewed the final plat map for the Longmeadow Phase C Subdivision, which has 39 lots. Joel Childers approached the podium to answer questions from the

Board. Sullivan stated that the subdivision looks good and needs decent weather for development. Skipper strongly advised closing off non-public access points for liability reasons. He also asked about its grading. Childers answered Robson that this was indeed the final plat, without any changes from the preliminary version. Sullivan stated that the development project still requires bonding. Meads moved and Robson seconded the motion to approve the final plat map for Phase C, with the stipulation that the owners/developers file a performance bond for street capping here at City Hall, prior to the recorded plat map. **UNANIMOUS**

There were no rezoning or annexation matters on the agenda.

Under miscellaneous, the Board reviewed a resurvey submitted by neighbors Jacob (Kolby) Hanks and Bobby Hunter Nelson. Hanks approached the podium to answer questions from the Board. If approved, the proposed boundary line change would move the endpoints 18 feet in opposite directions (one, westerly; the other, easterly) with negligible change in both lots' square footage. Skipper opened a public hearing on the proposed resurvey. Since nobody spoke up, Skipper closed the public hearing. Some members had concerns as to whether the proposal would put Nelson's house or any detached structures too close to the boundary. Nelson said his house would remain compliant with setback requirements and that there are no other structures on his lot. The Board considered whether to table the resurvey matter until March in order to see Nelson's survey. When asked, Hanks stated that the matter was urgent because his mortgage company requires a recorded re-survey prior to refinancing. Sympathetic to his situation, Short moved and Robson seconded the motion for conditional approval of the re-survey, with the stipulation that Sullivan and Malchus find Nelson's resurvey compliant with city zoning requirements. **UNANIMOUS**

Sullivan informed the Board that he called Joseph Tortorigi about bonding the Halcyon subdivision.

There were no reports on Council actions of Board or County Zoning matters.

With no further business, Chairman Skipper adjourned the meeting at approximately 6:25 pm.