

CITY OF TRUSSVILLE
PLANNING AND ZONING BOARD

JANUARY 8, 2018

The Planning and Zoning Board of the City of Trussville met for a workshop session on Thursday, January 4, 2018 at 6:00 p.m. at Trussville City Hall.

Those members present were as follows:

Chairman Jane Bailey
Mr. Ralph Robson
Mr. Darrell Skipper
Mr. Johnny Tarassoli
City Clerk Lynn Porter

Absent: Mr. Jesse Lincoln
Mr. Bill Lowery
Mr. Terry Oglesby
Councilman Jef Freeman

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, January 8, 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, January 8, 2018 at Trussville City Hall at 6:00 p.m. Acting Chairman Johnny Tarassoli presided over the meeting, and City Clerk Lynn Porter served as recording secretary.

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

Chairman Jane Bailey (arrived during roll call)
Mr. Bill Lowery
Mr. Ralph Robson
Mr. Darrell Skipper
Mr. Johnny Tarassoli
Councilman Jef Freeman
City Clerk Lynn Porter

Absent: Mr. Jesse Lincoln
Mr. Terry Oglesby

Acting Chairman Tarassoli offered the chair to Chairman Bailey, and she declined. He introduced the minutes of the December 11, 2018 meeting for approval. Ralph Robson moved the minutes be approved, seconded by Bill Lowery, and the motion carried.

Hunters Creek, Phase 5 was presented. No representative being present, the matter was moved to the end of the agenda.

A request to rezone property at 6428 South Chalkville Road from R-2 to C-2 was heard. Katie Boswell, Reid Drive, agent for Charles McCown presented the measure.

Acting Chairman Tarassoli asked what was planned for the property, and was told her client wants an antique store or an office.

Acting Chairman Tarassoli asked were the properties on each side of this property zoned residentially, and was told yes.

Darrell Skipper asked was there a specific use and was told an antique or consignment shop or an office.

Ralph Robson stated there is a problem since there is no turn lane to try to get to a business.

Mr. Charles McCown, 6900 Advent Circle, stated the house on this lot burned in January 2017. He stated his wife felt she might want to open a small antique store.

A public hearing was opened and Mr. Dennis Blass, 221 Calumet Place, asked was this a problem.

Acting Chairman Tarassoli stated we must watch when commercial is requested between properties zoned residentially, as this is considered spot zoning.

The public hearing was closed.

Jane Bailey moved this rezoning be recommended to be denied as it is spot zoning, has residential property on each side, and has difficult access. This was seconded by Ralph Robson. The motion carried with Councilman Freeman abstaining, saying he would vote with the City Council.

Darrell Skipper stated the same thing happened on Highway 11. Houses were converted to commercial one by one. This created a lot of driveways. If a group of lots were developed together, they could have one access, to help with this problem.

This matter will come before the City Council on February 13.

A request for annexation on property located at 8120 North Lake Drive was presented. Ralph Robson moved this be denied as it is not contiguous and the Board has no authority to take action. This was seconded by Councilman Freeman, and the vote was unanimous.

A request to annex property at 7434 Dollar Road was presented. Darrell Skipper moved this annexation be recommended to the City Council, as it is contiguous, fills in a gap, and meets the departmental criteria, seconded by Jane Bailey, and the vote was unanimous.

Hunters Creek, Phase 5, was called again, and no representative answered. Darrell Skipper stated there need to be cross access easements.

Fire Captain Jeff Fore was asked if this was reviewed by the fire department, and responded yes. He stated the cul-de-sac was increased to 96 feet as required.

Hunters Creek will be carried over to the February meeting.

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

Respectfully submitted,

Lynn B. Porter
City Clerk