

CITY OF TRUSSVILLE
PLANNING AND ZONING BOARD

FEBRUARY 11, 2019

The Planning and Zoning Board of the City of Trussville met for a workshop session on Thursday, February 7, 2019 at 7:00 p.m. at Trussville City Hall. Chairman Jane Bailey presiding.

Those members present were as follows:

Chairman Jane Bailey
Councilman Jef Freeman
City Clerk Lynn Porter

Absent: Mr. Ryan Dawkins
Mr. Jesse Lincoln
Mr. Bill Lowery
Mr. Jim Meads
Mr. Ralph Robson
Mr. Darrell Skipper

The workshop was convened and the Board received the agenda and supporting documentation for the Planning and Zoning Board meeting to be held on Monday, February 11, 2019. The Board members reviewed the agenda and the applications to be considered at that 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, February 11, 2019 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. Ryan Dawkins
Mr. Jesse Lincoln
Mr. Bill Lowery
Mr. Jim Meads
Mr. Ralph Robson
Mr. Darrell Skipper
Councilman Jef Freeman
City Clerk Lynn Porter

Absent: None

Chairman Bailey introduced the minutes of the December 10, 2018 meeting for approval. Ralph Robson moved the minutes be approved, seconded by Darrell Skipper, and the motion carried.

An item was added to the agenda on the annexation of property at 4929 Branchville Road.

Stockton, Phase 10-A was presented for final approval by Mr. Bob Easley of Alabama Engineering. He stated the utilities are in, the storm drainage is in, the curbs and gutters are in, and the paving should be in by next week. Sidewalks will be installed as the homes are built. He stated they will bring the mylar in when all of the work is completed and approved by Wayne Sullivan. A part of this sector was approved in Phase 9 and was to end in a cul-de-sac. With the acquisition of

the additional property, Natalie Way will be extended into the new phase. Jim Meads moved final approval be granted subject to approval of the completed paving, seconded by Bill Lowery, and the vote was unanimous.

Dr. John Jeebles presented a request to rezone property at 1960 Gadsden Highway from CP to C-2. There are no plans to alter the property in any way. He wishes to have the ability to have light retail or boutique uses in this strip that contains the hearing clinic and Trussville Urgent Care.

Ralph Robson confirmed that this is the existing building.

Bill Lowery asked about parking for retail, and was told that there is parking in the front and on the side and the rear. He stated the requirement for medical offices is greater than for retail.

Dr. Jeebles agreed to the same qualifiers that were placed on the property at 1980 Gadsden Highway, those being the exclusion of Animal hospital; Day care center; Dry cleaning or laundromat; Auto, light truck, boat and motorcycle sales; Car wash; Commercial parking; Department store; Funeral home; Gasoline service station /convenience store; Grocery store; Home improvement center; Hotel and motel; Indoor sports facilities, Minor vehicle repair, Restaurant- fast food; Small engine repair; Theater, and all special exception uses.

A public hearing was opened, and there being no comment, the hearing was closed. Ralph Robson moved this rezoning be recommended to the City Council as Q-C-2 with the stated exclusions, seconded by Bill Lowery and the vote was unanimous.

Mr. Joel Hoomes, Wynwood Road, requested his property at 7950 Happy Hollow Road be rezoned from A-1 to R-1, the more restrictive residential zoning. This is 2.55 acres, 400' by 278'.

A public hearing was opened, and there being no comment, the hearing was closed. Ryan Dawkins moved this rezoning be recommended to the City Council, seconded by Jim Meads and the vote was unanimous.

Mr. Joey Brittner, Schoel Engineering, presented a request on behalf of Mr. Ronny Head , Jenron Properties, near St. Vincent's Trussville to prezone from A-1 to CP pending annexation. Mr. Head owns the real estate and engineering office, and plans to construct a similar two-story building with 8,000 square feet, 4,000 on each level, on the vacant lot. The existing building is already C-P and both will be brought into the city.

Ralph Robson asked was the driveway to the rear of this lot his?

Mr. Brittner stated the driveway currently cuts across the front of this lot, and it will be moved to the property line. This driveway accesses three properties behind this lot.

Jim Meads asked could the existing building use this for access and eliminate the Happy Hollow Road access?

Darrell Skipper pointed out that the next item is next door to this property, but it is not the same owner.

Ralph Robson asked are we getting into a situation where a turn lane is needed?

City Engineer Wayne Sullivan replied, not for this type of business.

A public hearing was opened on 7101 Happy Hollow Road, and there being no comment, the hearing was closed. Darrell Skipper moved this rezoning be recommended to the City Council, seconded by Jim Meads and the vote was unanimous.

Bobby and Cindy Dunaway, 7097 Happy Hollow Road presented a request to rezone their property from A-1 to CP. They stated they were there before the interstate. Now there are lights

24/7. This is slightly more than one acre. Ms. Dunaway stated Mr. Head built a beautiful building, and they would hope someone will do the same on theirs.

A public hearing was opened on 7097 Happy Hollow Road, and there being no comment, the hearing was closed. Darrell Skipper moved this rezoning be recommended to the City Council, seconded by Bill Lowery and the vote was unanimous.

An annexation request for 7101 Happy Hollow Road, the property subject to the pre-zoning request, was presented. Ralph Robson asked where the nearest fire hydrant was, and Fire Marshall Jeff Fore replied it is approximately 300 feet away. Ralph Robson moved this annexation be recommended to the City Council, seconded by Ryan Dawkins, and the vote was unanimous.

An annexation request for 7145 Happy Hollow Road, with the existing building housing the real estate and engineering offices was presented. Jef Freeman asked was this in the County, and was told yes. He asked the zoning and was told CP. Jef Freeman moved this request for annexation be recommended to the City Council, seconded by Ralph Robson. Fire Marshall Fore stated this building was constructed in the County after Trussville had enacted our sprinkler ordinance. Our ordinance would have required that the building be sprinklered. He asked to meet with the owner prior to this going to the City Council. The motion carried with the understanding that this meeting would take place before the matter comes before the City Council.

Darrell Skipper moved that an annexation request for property at 4925 Branchville Road be recommended to the City Council, seconded by Ralph Robson, and the vote was unanimous.

Building permit reports for December 2018, year end 2018, and the month of January 2019 were presented as follows:

December 2018

<u>Type</u>	<u>Construction</u>	<u>No.</u>	<u>Value</u>
Residential	New	20	\$6,616,308
	Additions & Alterations	7	325,848
Commercial	New	0	
	Additions & Alterations	5	1,076,123

2018 Year End

<u>Type</u>	<u>Construction</u>	<u>No.</u>	<u>Value</u>
Residential	New	239	\$78,868,767
Commercial			\$18,309,893

For comparison 2017 year end Residential was - 221 \$68,784,496
Commercial was \$10,248,973

January, 2019

<u>Type</u>	<u>Construction</u>	<u>No.</u>	<u>Value</u>
Residential	New	12	\$3,422,423
	Additions & Alterations	3	80,000
Commercial	New	0	
	Additions & Alterations	3	454,903

Brian Hatcher has called the City Clerk about Trussville Church of Christ on Talley Street. The zoning is R-4. He wanted to know if they would be required to change the zoning if they removed the building and rebuilt. He indicated that the set backs cannot be met for Institutional, and possibly not even for R-4 without variance. He asked about “grandfathering” the site, if it is rebuilt. The consensus was that the grandfather would be lost if the building was removed and replaced.

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

Respectfully submitted,

Lynn B. Porter
City Clerk