

CITY OF TRUSSVILLE
PLANNING AND ZONING BOARD

APRIL 8, 2019

The Planning and Zoning Board of the City of Trussville met for a workshop session on Thursday, April 4, 2019 at 7:00 p.m. at Trussville City Hall. Chairman Jane Bailey presiding.

Those members present were as follows:

Chairman Jane Bailey
Mr. Ryan Dawkins
Mr. Bill Lowery
Mr. Jim Meads
Mr. Ralph Robson
Councilman Jef Freeman
City Clerk Lynn Porter

Absent: None

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, April 8, 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, April 8, 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. Bill Lowery
Mr. Ralph Robson
Mr. Darrell Skipper
Councilman Jef Freeman
City Clerk Lynn Porter

Absent: Mr. Jim Meads

Chairman Bailey introduced the minutes of the March 11, 2019 meeting for approval. Bill Lowery moved the minutes be approved, seconded by Ralph Robson, and the motion carried.

Hunters Creek, Phase 5 was presented by Mr. Clay Donelson and Mr. Brian Presnell on behalf of New Castle Development. This is two acreage lots that will front Smith Sims Road. In 2007 this was presented with a cul-de-sac and seven or eight lots. This was not feasible due to the topography. They first brought in a layout with five lots, and then one with a hammer head and four lots but driveway access would have been difficult to reach the lots and the soils would not support more lots for septic approval. It was finally determined that creating two acreage lots with access from Smith Sims Road would work better.

Ralph Robson asked if they have the proper sight distance from the lower driveway, and was told the posted speed limit is 35-miles per hour and a sight distance in excess of 350' is shown on the map.

Darrell Skipper asked would he agree to have his surveyor to certify the sight distance once the exact location of the driveway is determined and submit this to the City Engineer for approval, and he said that he would.

Discussion followed on the subdivision street ending with no turnaround. Bill Lowery asked if Lots 118 and 119 were built upon, and was told there is a house on Lot 118, but they do not own these lots.

Fire Marshall Jeff Fore stated he was fine with these lots accessing from Smith Sims Road. He said the only concern would be that the long driveways be kept clear enough that a fire truck could get down them. He stated there is an intersection within 150 feet of the dead end street that would allow them to turn around, so that is not a problem for them.

Ralph Robson asked what would keep Lot 502 from accessing from the end of the street, and was told topography.

Bill Lowery asked should we require a cul-de-sac or other turn around be installed?

Jeff Fore stated at the time of the original development, there only had to be an intersecting street within 500 feet of a dead end to qualify as sufficient turn around distance. As of January, this is 150 feet, but this still meets that distance.

Jef Freeman asked if they owned additional property in the area and was told one lot on Pronghorn and some on Deer Ridge.

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

Darrell Skipper asked Wayne Sullivan if he had any problems as long as the sight distance was certified and was told no.

Darrell Skipper moved this two-lot plat be approved, subject to field verification of sight distance when the driveway is put in, seconded by Bill Lowery, and the motion carried with Ralph Robson voting no.

Carrington Estates, Third Sector, Resurvey of Lots 339 and 340 was presented. This will combine these two lots into one.

Ralph Robson stated he looked at this and there is a ditch in front of these lots and a bluff in the back, so this is necessary to get a good building lot.

A public hearing was opened, and there being no comment, the hearing was closed. Ralph Robson moved this plat be approved, seconded by Jef Freeman, and the vote was unanimous.

Chatham Crest, Sector 3, consisting of sixteen lots, was presented for final approval by Eric Wade, of Mobley Development, Clairmont Avenue South. He stated the power is scheduled to be installed soon and all improvements other than the seal coat are in place.

Darrell Skipper asked Wayne Sullivan if he was good with this, and he replied yes.

Jeff Fore stated a letter was sent to Birmingham Water months ago on the fire hydrant locations.

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

A request to rezone property at 109 and 107 Vann Circle was presented by Mr. Kevin Sargent, Caldwell Drive. Mr. David Morgan and Mr. Chesley Payne were present representing the Redevelopment Authority. The Authority has a contract on 109 Vann Circle. The house on this site has been condemned. They wish to rezone this from R-4 to C-2. The City owns the adjoining lot

at 107 Vann Circle, and has recently redeveloped it as a public parking lot. This zoning request would be for compliance on this lot.

Darrell Skipper stated Vann Circle is a part of the Northeast Quadrant of downtown. He passed out a proposed road reconfiguration in this area that would serve as a bypass road. He stated at some point the Board needs to sit down and discuss a zoning plan for the area. There is currently C-2 across from this property.

Lynn Porter stated 109 Vann Circle abuts duplex development, which will serve as a transitional area.

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, seconded by Ralph Robson, and the vote was unanimous.

Chairman Bailey stated housing starts are holding stead and commercial renovations are up.

Building Permit Report - March 2019

<u>Type</u>	<u>Construction</u>	<u>No.</u>	<u>Value</u>
Residential	New	20	\$6,8364,258
	Additions & Alterations	18	1,314,344
Commercial	New	1	383,000
	Additions & Alterations	7	1,115,921

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

Respectfully submitted,

Lynn B. Porter
City Clerk