

CITY OF TRUSSVILLE
PLANNING AND ZONING BOARD

MAY 13, 2019

The Planning and Zoning Board of the City of Trussville met for a workshop session on Thursday, May 8, 2019 at 7:00 p.m. at Trussville City Hall. Chairman Jane Bailey presiding.

Those members present were as follows:

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

Absent: Mr. Ryan Dawkins
Mr. Bill Lowery
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, May 13, 2019.

The Board members reviewed the agenda and the applications to be considered at that meeting.

Mr. Bart Carr spoke to the Board about proposed changes to the Longmeadow PUD. He stated Harris and Doyle have purchased the remainder of this development. The Longmeadow master plan shows a lake, but he cannot find where the prior owner Mr. Guy Martin ever got approval from the Corps of Engineers. He said that the area is not ideal for a lake as an amenity, because the banks will be too steep to stand on to fish or to walk around. He presented an alternate plan that showed this as a natural area with additional houses along Longmeadow Drive. He also asked that the connector to Martin Wilson Road be eliminated. He stated the people on Martin Wilson Road have said that they do not want this connection, and that road is very narrow.

It was pointed out that when Longmeadow was first conceived, this was to be a no-load street, and the new plan shows driveways on Longmeadow Drive. It was explained that the connection was first required in an effort to interconnect roadways to give alternate routes in the event of accidents or downed trees across the road.

Chairman Bailey stated her only objection to removing the lake would be that many people were sold homes and told that there would be a lake in a later sector, and this could have influenced their decision to buy there.

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, May 13, 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. Jim Meads

Mr. Ralph Robson
Mr. Darrell Skipper
Councilman Jef Freeman
City Clerk Lynn Porter

Absent: None

Chairman Bailey introduced the minutes of the April 8, 2019 meeting for approval. Ralph Robson moved the minutes be approved, seconded by Bill Lowery, and the motion carried.

The Resurvey of Lots 140 & 141, Carrington Lakes, Sector 2, Phase 2 was presented. Mr. Jerry Marshall, Liv Drive, stated he wishes to purchase this property in Carrington Lakes and combine the two lots for the construction of one home.

Darrell Skipper asked were there houses on both sides of this property and was told no, there are four or five vacant lots in a row, and this is approximately in the middle. They just want to have additional area on the sides of their house.

A public hearing was opened, and Mr. Lynn Aucoin, 8436 Ledge Circle, stated they are having problems with the developer trying to build substandard houses in the neighborhood. He stated that they bought for the price range, and were told there would be no homes under \$300,000. Now the homes are no longer brick and sell for \$200,000 to \$250,000.

Ralph Robson asked were there covenants, and was told supposedly, but the committee to enforce this is the developer. There are three members and two are the developer and one homeowner, so they say they can change the covenants on a majority vote.

Mr. Marshall stated they plan to build consistent with what is there now. Their home will be brick with some Hardy material on the upper level.

Darrell Skipper asked the new developer purchased all of the unsold lots and unplatted areas remaining in Carrington Lakes. He stated it was his understanding that once this is 100% sold, the enforcement of the covenants will revert to the homeowners. The developer is not a part of this application. He stated he did not see it as a problem to combine these two lots.

The public hearing was closed. Jef Freeman moved this resurvey be approved, seconded by Jim Meads, and the vote was unanimous.

A request to rezone the property at 7750 Gadsden Highway, belonging to Trussville Church of Christ, was presented. Mr. Greg Nye, Barkwood Terrace, stated this property was Institutional 1 and was changed to C-2. The church wishes to change the zoning back on this property so they can build on it.

Councilman Freeman asked Mr. Nye's roll in this action and he replied that he works for Civil Engineer Brian Hatcher.

Mr. Steve Waid, Elder, stated their church now is on less than an acre between the Baptist Church and the Methodist Church. They have sold the building and will build on this 4.8 acres.

Darrell Skipper stated the adjoining property is R-G and R-1 on one side, and Institutional on the other side. He stated he thinks this is a better fit.

The public hearing was closed. Darrell Skipper moved that this rezoning be recommended to the City Council for approval, seconded by Bill Lowery, and the vote was unanimous.

A request to rezone the portion of the property addressed as 521 Simmons Drive lying south of Hawkrige Drive from C-2 to RG was presented by Jerry Tortorigi, as agent for Ladell Russell. This is 2.5 acres to be added to the 10 acres and 5 acres previously rezoned for an RG subdivision. Homes will be 1,800 to 2,200 square feet. They need 65' by 40' for the box of the home. He stated

the engineering has not been completed, but he exhibited a rough layout of the development. He stated all access will be from the interior streets. The entrance will be across from Hawkridge subdivision.

Mr. Tortorigi was reminded in rezoning the other property some residents of Mermont were concerned about blasting and the effect on the integrity of their dam.

Mr. Tortorigi responded that they are not far enough along yet to know how much rock there might be, but they will not be doing blasting. Any rock will be removed by hammering it out.

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 for approval, seconded by Jim Meads, and the vote was unanimous.

A request to annex property at 7568 Arrowhead Lane was presented by Mr. Lloyd Jones. He stated he is retired from the Birmingham Police Department, and wishes to annex this property for public safety reasons.

Fire Chief Tim Shotts stated the nearest fire hydrant is .8 miles away. He stated he spoke to Mike Strength of Trussville Utilities, and they do not plan to upgrade the size of the water line so that it could support a hydrant. He explained that with a larger water line there is not enough demand to keep the water from stagnating in the line. This home would be no worse off, but they would need to understand that the only way to provide fire protection would be by shuttling water in trucks from the nearest hydrant.

Mr. Jones stated that he recognized this situation and was good with it.

Darrell Skipper moved this annexation be recommended to the City Council, seconded by Ralph Robson, and the vote was unanimous.

Building Permit Report - April 2019				
Type	Construction	No.	Value	
Residential	New	17	\$5,578,401	
	Additions & Alterations	12	215,922	
	Accessory Bldg	2	17,100	
Commercial	New	1	963,054	
	Additions & Alterations	4	357,883	
Total			\$7,132,360	

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

Respectfully submitted,

Lynn B. Porter
City Clerk