

CITY OF TRUSSVILLE  
PLANNING AND ZONING BOARD

JULY 8, 2019

The Planning and Zoning Board of the City of Trussville did not meet for a workshop session in July.

The Planning and Zoning Board of the City of Trussville, Alabama met in regular session on Monday, July 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. Jim Meads  
Mr. Ralph Robson  
Mr. Darrell Skipper  
City Clerk Lynn Porter

Absent: Mr. Bill Lowery  
Councilman Jef Freeman

Chairman Bailey introduced the minutes of the June 10, 2019 meeting for approval. Ralph Robson moved the minutes be approved, seconded by Jim Meads, and the motion carried.

Head's Happy Hollow Road Resurvey was presented by Mr. Joey Brittner of Schoell Engineering. This property was recently annexed and rezoned.

Chairman Bailey asked how the lots in the rear would be accessed, and was told there is an existing 16' wide access along the lot line. In the front of the property, this driveway crosses across the lot. This portion will be moved to the property liine.

Jim Meads asked about sight distance at this location, and Mr. Brittner stated he had not checked it personally, but it was his understanding, that the sight distance was adequate.

Jane Bailey asked what was on the back, and was told three homes.

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

Williams Estate subdivision was presented. Chairman Bailey stated she saw that the road access issues from last month have been addressed on this map. Ms. Williams stated this is being done so that she can give the property to her kids. She stated the property has been in her family for more than 200 years.

A public hearing was opened, and there being no comment, the hearing was closed. Darrell Skipper moved this plat be approved, seconded by Jim Meads, and the vote was unanimous.

Kendrick Cove Resurvey No. 2 was presented by Mr. Joey Miller, MTM Engineeering. These two lots are one large lot right now. It was previously two lots. The new owner build a home and wants to separate the lots again.

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

Mr. Chris Mobley presented Chatham Crest, Sector 3, Phase 1. Lot lines have been changed due to Health Department requirements.

Darrell Skipper asked if the square footage in the lots and the lot frontage was okay and was told yes. A public hearing was opened and there being no comment, the hearing was closed. Ryan Dawkins moved this plat be approved, seconded by Jim Meads, and the vote was unanimous.

A request to rezone property at 5952 Service Road from A-1 to C-4 was presented. This property belongs to Lamb, Inc. Dereck Limke, Deep South Partners, Inc., is acting as agent on this rezoning. Mr. Limke stated he wishes to develop this property a office-warehouse or as storage units.

A public hearing was opened, and there being no comment, the hearing was closed. Darrell Skipper moved this rezoning be recommended to the City Council, seconded by Ralph Robson, and the vote was unanimous.

An amendment to the massage therapy portion of the zoning ordinance was presented by Sgt. Chuck Bradford. Sgt. Bradford stated five sections have been removed from the zoning ordinance and are incorporated into a stand-alone massage therapy ordinance. These types of establishments will still have to be located in the proper zoning classifications, but there will be requirements in the new ordinance for background checks and approval by the Chief of Police.

Jane Bailey asked about the statement that a massage therapy establishment and a massage parlor were one and the same.

Sgt. Bradford stated there is no such thing as a massage parlor any more. All massage therapists and massage therapy establishments must be certified through the State Massage Therapy Board and employees must maintain certain credentials.

Darrell Skipper asked was this just clean up or is there a problem, and was told both. This change will help with enforcement.

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

Mr. Terry King stated he and his brother own property at 2724 Floyd Bradford Road. They also own the larger property adjoining this triangle, that has been in the City for many years. He stated their Dad bought this property in the 1970s and they inherited it. They would like for all of the property to be in the city. Darrell Skipper moved this annexation be recommended to the City Council, seconded by Ryan Dawkins, and the vote as unanimous.

Mr. Jerry Tortorigi presented an annexation request for 6634,6632, and 6610 Bedford Circle. There is one house and a mobile home on the property currently that will be removed, and the property rezoned for residential development of four to six houses. Jim Meads moved this annexation be recommended to the City Council, seconded by Ryan Dawkins, and the vote was unanimous.

Mr. Donald Graben, 6495 Service Road, requested that his property be annexed. He stated he has lived here twenty-nine years. He stated he applied for annexation one time before, but the sale of the property fell through, and he did not follow through with all of the requirements, and the property was deannexed. He stated he has another potential buyer if the property is in the city. He will be moving to Pell City. Darrell Skipper moved this annexation be recommended to the City Council, seconded by Ryan Dawkins, and the vote was unanimous.

A request to rezone property at 8381 Will Keith Road was presented. Property on three sides of this property is in the City. Ryan Dawkins moved this annexation be recommended to the City Council, seconded by Jim Meads, and the vote was unanimous.

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

Respectfully submitted,

Lynn B. Porter  
City Clerk