

CITY OF TRUSSVILLE
PLANNING AND ZONING BOARD

AUGUST 12, 2019

The Planning and Zoning Board of the City of Trussville met for a workshop session on Thursday, August 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. Ryan Dawkins
Mr. Brett Isom
Mr. Bill Lowery
Mr. Jim Meads
Mr. Ralph Robson
Councilman Jef Freeman
City Clerk Lynn Porter

Absent: 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, August 12, 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, August 12, 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. Brett Isom
Mr. Bill Lowery
Mr. Jim Meads
Mr. Ralph Robson
Mr. Darrell Skipper
Councilman Jef Freeman
City Clerk Lynn Porter

Absent: Mr. Ryan Dawkins

Chairman Bailey welcomed new member Brett Isom to the Board. She introduced the minutes of the July 8, 2019 meeting for approval. Ralph Robson moved the minutes be approved, seconded by Bill Lowery, and the motion carried.

Happy Hollow Road Preserve was called. Mr. Joel Hoomes, owner, stated he had been unable to get his surveyor to complete the subdivision plat needed, and he only had the survey of these lots.

Darrell Skipper suggested he get with the City Engineer on the plat requirements.

This matter was carried over at the owner's request.

Mr. Joey Miller, MTM Engineering, presented the Carrington Phase II Resurvey. This is a five-acre tract with 400' of road frontage. This will be divided into two lots with 120' and 280' of frontage containing 1.5 acres and 3.5 acres respectively. There is an existing joint use driveway. The existing six-car garage will be converted into a residence.

Chairman Bailey asked if the garage met the setbacks and Mr. Miller stated the property is zoned A-1 and the building met setbacks for an accessory structure. The building is 12'6" from what will be a side line. The ordinance requires 15'. He stated they will go to BZA to ask for a variance on this pre-existing structure.

Ralph Robson stated they could ask for a variance or they could rezone the property to R-2 which only requires a 10' setback.

A public hearing was opened and Mr. Chad Lindsey, 8036 Carrington Drive, stated this will be his home and they want to do things correctly. They just need to be told what to do. He asked would work be held up until this is completed?

Building Official J. R. Malchus stated his interpretation is that to work inside the footprint, will not be a problem. If the building is to be extended, then the variance or zoning would be needed before this could be done.

Darrell Skipper pointed out that the subdivision meets the regulations. The building permit may require a zoning change or a variance.

The hearing was closed. Darrell Skipper moved this plat be approved, seconded by Ralph Robson, and the motion carried.

Chatham Crest, Sector 3, Phase 2 was presented by Mr. Eric Waid of Mobley Development. They are requesting final approval on seven lots that have been slightly altered from the preliminary for Health Department approval, and they are awaiting approval on the remainder.

Brett Isom confirmed that the Health Department was satisfied with these lots.

Mr. Waid stated these changes will alter the next sector as well, as Lots 23 and 24 have been extended to the rear.

Ralph Robson stated the problem was probably the topography and was told it was combined with an area that had to be disturbed for the road in the cul-de-sac.

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

No representative was present to represent the pre-zone request on 6588 Memory Lane. The applicant will be notified and the hearing rescheduled.

A request to annex property at 7972 Roper Road was presented. Fire Marshall Jeff Fore stated there is no address on the house or the mailbox. Ralph Robson moved this annexation be recommended to the City Council subject to the house number being added either to the mailbox or to the house. This was seconded by Bill Lowery, and the motion carried.

A request to annex property at 7942 Roper Road was presented. Jeff Fore stated there is no address on the house or the mailbox. Jim Meads moved this annexation be recommended to the City Council subject to the house number being added either to the mailbox or to the house, seconded by Bill Lowery, and the motion carried.

A request to annex property at 6701 Service Road was presented. This is vacant property and is the last piece of property along this stretch of Service Road to Trussville Clay Road not in the city limits. No representative was present. Darrell Skipper commented that since the property is vacant

and fills in this area, he would move this be recommended to the City Council, seconded by Ralph Robson, and the motion carried.

The July building permit report was discussed, commenting on the increase in construction.

<u>Type</u>	<u>Construction</u>	<u>No.</u>	<u>Value</u>
Residential	New	21	\$7,026,593
	Additions & Alterations	9	519,247
	Accessory Structures	3	2,700
Commercial	New	3	4,004,295
	Additions & Alterations	3	526,102

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

Respectfully submitted,

Lynn B. Porter
City Clerk