

CITY OF TRUSSVILLE
PLANNING AND ZONING BOARD

SEPTEMBER 9, 2019

The Planning and Zoning Board of the City of Trussville met for a workshop session on Thursday, September 5, 2019 at 6:00 p.m. at Trussville City Hall.

Those members present were as follows:

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

Absent: Mr. Ralph Robson
Mr. Darrell Skipper

The workshop was convened and the Board members received the agenda and supporting documentation for the Planning and Zoning Board meeting to be held on Monday, September 9, 2019. The Board reviewed the agenda and the applications to be considered at the meeting. After discussion of the IDB plat and bonding for the portion of the road extension not planned immediately, it was decided that this portion will be shown as future development.

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, September 9, 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. Brett Isom
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 August 12, 2019 meeting for approval. Jim Meads moved the minutes be approved, seconded by Bill Lowery, and the motion carried.

Lot 1, Trussville Warehouses, LLC was presented for approval by Mr. Darren Hamrick, 5898 Carrington Lane, Sain Associates, consultant to the IDB. This is the first subdivision of the former GoldKist site. The segment of the right-of-way that will not be installed currently, is shown dashed

for future development. The remainder of this right-of-way will be the dedicated access to this site. Utilities are already on this site so they will not have to be extended. In a future phase or phases, there could be other smaller sites clustered on the south side of the property to be accessed by the future road.

A public hearing was opened and Mr. Billy Patrick, 7191 Will Pond Road, was recognized and stated he hoped that Will Pond Road would not become a through street.

Mr. Hamrick stated the industrial traffic will come through the industrial park. There is an agreement with the prospective buyer for emergency access from Will Pond Road.

Mr. Patrick stated there is a right-of-way or easement that goes up the hill. He stated he did not know if it was public or private, but in the past, he and a couple of neighbors have used this to get to the back side of their properties. He stated he uses it to get to the back side of his lake for maintenance of that area. He asked if this road will still be available or their use?

Mr. Hamrick stated the potential users of this space are a contractor and a cleanup contractor.

IDB Chairman Fred Goodnight stated their long range plan is to develop the remainder of the property.

Darrell Skipper stated any permission for the use of the right-of-way would have to come from the property owner.

Bill Lowery moved this plat be approved, seconded by Darrell Skipper. Ralph Robson asked will the emergency route be kept open?

Mr. Fred Goodnight stated the agreement is for a limited amount of time. The IDB does not need to connect to Will Pond. That emergency access was asked for by the City. The sales contract says that there will be no access from Will Pond.

Mr. Hamrick stated the road will not be dedicated through now.

Ralph Robson asked what will happen when there is a train?

Mr. Patrick stated right now they call the city and either police or fire opens the gate and directs traffic through the area.

Bill Lowery amended his motion to include that there will be no industrial traffic on Will Pond Road, and Darrell Skipper amended his second. The motion carried with Jim Meads abstaining due to a professional conflict.

The Whistlestop Survey on Railroad Avenue was presented by Mr. Brian Peoples, 7725 Happy Hollow Road, for his father Emory Peoples. He stated this property is at 110 Railroad Avenue. They wish to split this 1.04 acres into two lots. The zoning is light industrial. The left .5 acre will be used by Triple Care Landscape and a boutique garden shop. It has not been decided what will be done on the right.54 acres. The building for the landscape company will be built to house their equipment. There will not be a greenhouse. He stated they met with Matt Phillips and JR Malchus about requirements in the Downtown District. The parking was originally planned for the front, but will now be in the rear with access provided by an alley behind the property that is not currently open.

Darrell Skipper stated this property is within the Downtown Overlay.

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

The pre-zoning matter and annexation on property at 6588 Memory Lane was called and there was no representative present. Darrell Skipper moved this matter be carried over, seconded by Ralph Robson, and the vote was unanimous.

A request to annex property at 6621 and 6630 Bedford Circle was called and no representative was present. Ralph Robson moved this be carried over, seconded by Jim Meads, and the vote was unanimous.

A request to annex property at 6635 and 6639 Bedford Circle was called and no representative was present. Darrell Skipper moved this be carried over, seconded by Ralph Robson, and the vote was unanimous.

Discussion followed on applicants attending these meetings.

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

Respectfully submitted,

Lynn B. Porter