

CITY OF TRUSSVILLE
PLANNING AND ZONING BOARD

DECEMBER 9, 2019

The Planning and Zoning Board of the City of Trussville met for a workshop session on Thursday, December 4, 2019 at 6:00 p.m. at Trussville City Hall.

Those members present were as follows:

Chairman Darrell Skipper
Mr. Ryan Dawkins
Mr. Brett Isom
Mr. Bill Lowery
Mr. Ralph Robson
Mr. Steve Turner
Councilman Jef Freeman

Absent: Mr. Jim Meads
City Clerk Lynn Porter

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, December 9, 2019. The Board reviewed the agenda and the applications to be considered at the 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, December 9, 2019 at Trussville City Hall at 6:00 p.m. Chairman Darrell Skipper presided over the meeting, and City Clerk Lynn Porter served as recording secretary.

Chairman Skipper called the meeting to order, and the following members answered present to roll call:

Mr. Ryan Dawkins
Mr. Brett Isom
Mr. Bill Lowery
Mr. Jim Meads
Mr. Ralph Robson
Mr. Darrell Skipper
Mr. Steve Turner
Councilman Jef Freeman
City Clerk Lynn Porter

Absent: None

Chairman Skipper introduced the minutes of the November 11, 2019 meeting for approval. Jim Meads offered corrections on page two in the discussion of Halcyon, saying the map exceeds subdivision regulations based upon in put from the Fire Marshall, and that he would like to look at this in relation to “the design needs for the largest City fire truck.” On page four in the discussion of the subcommittee to update the subdivision regulations, he asked that “Mr. Skipper requested that Jim Meads chair the subcommittee.” Bill Lowery moved the minutes be approved as amended, seconded by Jim Meads, and the motion carried.

J. R. Malchus presented the Creel Resurvey showing a tract of land on Happy Hollow Road to be divided into a 1.5 acre and a 4.2 acre lots. This property extends from Happy Hollow Road to Interstate 59. This meets subdivision regulations and access needs. Mr. Jason Creel, 7686 Happy Hollow Road, stated his real estate agent suggested a deed restriction on the property restricting the property from the placement of a mobile home to address the Board's previous concerns.

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

Final approval for Stockton, Phase 10B, Sector 1 was presented. Mr. Bob Easley stated they are requesting final approval, however, the curbing will not be completed until Thursday, and the paving will not be done until next week. They asked this approval, so that they can begin building before next month upon approval of the City Engineer.

Wayne Sullivan said as long as a bond was submitted for the improvements, he was okay.

Mr. Easley said they will install these improvement, and post a bond for the seal coat.

Jeff Freeman moved this plat be approved subject to the improvements and bond, seconded by Jim Meads, and the vote was unanimous.

J. R. Malchus presented the Morrison Addition to Trussville. Mr. Joey Miller stated this is thirty-eight acres on Advent Circle. The existing house is on lot 1A. Both lots will use the existing driveway for access as this point gives the best sight distance, however the second lot has significant frontage on Advent Circle should a second access be needed. A public hearing was opened and there being no comment, the hearing was closed. Brett Isom moved this plat be approved, seconded by Steve Turner, and the vote was unanimous.

J. R. Malchus presented Halcyon located off of Hawkridge Road. Chairman Skipper recused himself due to a professional conflict, and left the room. Mr. Bob Salmon of Martin Engineering represented the application.

Jim Meads stated his biggest concern is the slopes on the land. He stated he walked this property last weekend. The plans show a 1-1/2 to 1 slope. He stated he would like to see a geotechnical engineer's report and recommendation that this slope was okay.

Mr. Salmon stated a written grading report was presented 10-15 days after the original submittal expressing their assumption of the conditions based upon other work done in the Trussville area. This information has been given to the geotechnical engineer. The area will be drilled next Thursday, and he will issue a report for slope stabilization and structures.

Jim Meads stated at this point we do not have the geotechnical report. This will be critical on the side closest to the dam. He stated his preference would be not to vote until we have the geotechnical report.

Mr. Salmon disagreed that this will change the layout of the development. He stated it will only affect the pocketbook. He stated they are comfortable with what they have. He asked that approval be given contingent on the report.

Jim Meads stated this could affect the drainage on the property, and other things.

Brett Isom stated he was concerned about the density, and asked had there been any thought about reducing it?

Mr. Salmon said there is no need for your requirement of this report. He stated they have a window for clearing due to the grey bat nesting season. They would like to at least be able to clear the property now. The original layout by another developer, that he had no part in, showed 3.68 units per acre, and this one shows 3.9 units per acre. This layout is self-contained and separated from the

adjoining industrial property. They will have to do some clearing for the drilling rig to get in to get samples for the geotech.

Wayne Sullivan stated he had no problem with clearing as long as no gradework is done. If gradework is done, it will affect the geotechnical report.

Jim Meads stated we are not in a position to rely on the City Engineer at present as he has not been provided with the geotechnical report.

Bob Salmon acknowledged that he understood where the Board was coming from.

Jef Freeman stated it appears we do not have proper information to make a decision.

Bill Lowery stated we are concerned about the bats, but also are concerned about residents in the area.

Mr. Salmon stated they wish to give the Board enough information to reach a decision. They request this matter be carried over as long as they can clear the property at their own risk.

Mr. Ross Tortorigi, developer, stated last month this was not brought up. He would like to know if there is anything else the Board needs. He stated this could have been done by now.

This matter is carried over until January 13, 2020.

Jim Meads stated on the industrial side there is a gravel street. He asked will they connect to that?

Mr. Salmon stated the seller kept a strip on that side, but they will remove any part of this road within their property.

Jim Meads verified that the only entrance will be from Hawkridge Road.

Mr. David Frost, Mermont Circle, stated they did not get a copy of the grading plan until after the last meeting. They would like an opportunity to present their comments.

Wayne Sullivan stated an erosion control plan will be needed before clearing is started.

Jim Meads stated the geotechnical engineer they have chosen has an excellent reputation.

The building permit report for November, 2019 was given as follows:

<u>Type</u>	<u>Construction</u>	<u>No.</u>	<u>Value</u>
Residential	New	15	\$5,659,376
	Additions & Alterations	8	312,859
Commercial	New	1	1,150,000
	Additions & Alterations	0	

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

Respectfully submitted

Lynn B. Porter
City Clerk