

CITY OF TRUSSVILLE
PLANNING AND ZONING BOARD

JANUARY 13, 2020

The Planning and Zoning Board of the City of Trussville met for a workshop session on Thursday, January 9 at 7:00 p.m. at Trussville City Hall, Vice Chairman Jim Meads presiding.

Those members present were as follows:

Chairman Darrell Skipper
Mr. Brett Isom
Mr. Jim Meads
Mr. Ralph Robson
Mr. Steve Turner
Councilman Jef Freeman
City Clerk Lynn Porter

Absent: Mr. Ryan Dawkins
Mr. Bill Lowery

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, January 13, 2020. The Board members reviewed the agenda and set the order of consideration.

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, January 13, 2020 at Trussville City Hall at 6:00 p.m. Vice Chairman Jim Meads presided over the meeting, and City Clerk Lynn Porter served as recording secretary.

Vice Chairman Meads 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. Steve Turner
Councilman Jef Freeman
City Clerk Lynn Porter

Absent: Chairman Darrell Skipper

Vice Chairman Meads introduced the minutes of the December 9, 2019 meeting for approval. The minutes were corrected to reflect that Councilman Freeman was absent from the workshop. Ralph Robson moved the minutes be approved, seconded by Jef Freeman, and the motion carried.

Vice Chairman Meads announced that the item for Commerce Investments, Resurvey #3 has been pulled from the agenda at the applicant's request.

Vice Chairman Meads reminded all that the public hearing on Halcyon was previously closed. Ralph Robson stated he would be abstaining due to a conflict.

Mr. Bob Salmon, Martin Engineering, stated they have submitted geotechnical plans and report. He stated it was his understanding they have been reviewed by the City. This is a sensitive area and a rough site.

Vice Chairman Meads stated there was a lot of discussion on slopes at the last meeting.

Wayne Sullivan stated the plan complies with what we asked them to do.

Vice Chairman Meads asked Mr. Salmon to point out any changes in the plan.

Mr. Salmon stated on the lower left side of the map, near Mermont Lake, the geotech recommended a 2:1 slope to stabilize the area, that will transition to a 1½:1 slope. The area will be hydroseeded and double matted to secure it. A landscape architect was asked to give guidance. He stated they were give a planting schedule with 295 trees to reforest the area to a natural appearance over time. He stated the Client has committed to have a goetech on-site while grading is done for protection. The site is partially cleared. He stated they treat a cut and fill slope as a structure is treated, as a shift can occur under certain conditions, just as a roof can be blown from a house.

Jef Freeman asked the size of the trees to be planted, and was told four to five feet.

Steve Turner moved this plat of Halcyon Subdivision be granted preliminary approval, seconded by Jim Meads, and the motion carried.

The Williams Estate Amended map was presented by Ms. Patsy Williams. She stated her former survey overlapped another survey, so this map is to correct it.

Brett Isom asked did all lots have public access, and Ms. Williams responded yes.

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

Chatham Crest, Sector 3, Phase 3 was presented for final approval by Mr. Chris Mobley. This configuration is what was required for Health Department approval. Ryan Dawkins moved this plat be approved, seconded by Steve Turner, and the vote was unanimous.

Stockton Place, Phase 10B, Sector 1, Resurvey 1 was presented by Mr. Richard Johnston. He explained that 10' is being added to the rear of nine lots to correct a drainage issue. This will be taken from the adjoining common area.

Ryan Dawkins asked is there a minimum on the common area, and was told no, that there is no requirement to have a common area.

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

A request to rezone property at 6987 and 6991 Gadsden Highway from Industrial 1 (I-1) to Commercial 2 (C-2) was presented by Ms. Gloria Forehand, 6838 Paradise Circle. She stated this property is zoned industrial, and she has a potential tenant who needs a commercial zoning.

A public hearing was opened, and the potential lessees were present to see the outcome of the hearing. The hearing was closed. Steve Turner moved this matter be recommended to the City Council for approval, seconded by Ralph Robson, and the vote was unanimous.

A request to rezone property at 1751 Gadsden Highway from Institutional 1 (Inst-1) to Commercial (C-2) was presented by Mr. Jerry Tortorigi, 304 Lake Street. Mr. Tortorigi stated Mr. Serra wishes to rezone this property for a car lot. He stated they have spoken with Mr. Eddie Seal at Jefferson Memorial, and have agreed that loud speakers will not be used when a funeral is in progress. He stated most of this communication is done by text rather than by speaker now.

Brett Isom stated he realized that car lots and trees do not go well together, but asked if any of the large trees would be saved?

Mr. Tortorigi stated they will try to save some along the cemetery.

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

A request to rezone property on the south side of Bethune Parkway from R-2 to Q-RG (qualified to observe all R-2 lot width requirements and set backs except to allow for a 20' front set back) was presented by Mr. Richard Johnson, Stockton Partners.

Ralph Robson asked for clarification as to whether this would be a qualified R-2 or RG.

Ryan Dawkins asked why the property was being rezoned rather than taking it to BZA, and was told each individual lot would have to demonstrate a hardship.

Lynn Porter stated this might not be a problem for many of the lots, but there is no hardship on some. Going down the street with some houses at 20' and some at 35' is not preferred.

Jef Freeman asked will these have side-load garages?

Mr. Johnson stated some will be front-load, but in those instances the attached garage will be set back at least 30 ? 35? feet from the road. Some will be in the rear and some will have a porte cochere.

A public hearing was opened, and Mr. Bill Warren was recognized. He stated his friend Kim McRae owns landlocked property that corners this property, and is bordered on the north and west by property belonging to Batchelder, that is also landlocked. The Cahaba River blocks access from the east and south. This property has been in the family for five generations, originally owned by the Hickman family. He asked what provisions, if any, can be made to provide access to this property.

Ralph Robson stated it is landlocked now, but once something happens on property that touches this property we might be able to make access available.

Wayne Sullivan stated a lot will depend on the topography.

The hearing was closed. Bill Lowery moved this rezoning be recommended to the City Council for approval, seconded by Ryan Dawkins, 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