

CITY OF TRUSSVILLE  
PLANNING AND ZONING BOARD

February 10, 2020

The Planning and Zoning Board of the City of Trussville met for a workshop session on Thursday, February 5, 2020 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. Jim Meads  
Mr. Ralph Robson  
Mr. Steve Turner  
Councilman Jef Freeman  
City Clerk Lynn Porter

Absent:           None

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, February 10, 2020. The Board reviewed the agenda and the applications to be considered at the meeting.

The Board reviewed the plat of the Commerce Investments, LLC, Resurvey #3. Darrell Skipper stated, in a meeting with Donnie Jones, Mr. Jones was told that he needed a letter from the Jefferson County Sewer Department saying that the sewer easement removed from the map was vacated or no longer needed.

Chairman Fred Goodnight, Mr. Mike Richards, and Mr. David Fuller of the IDB were present. Chairman Goodnight stated the Board covenants require the Board to approve any land division in the industrial park, and must approve the building facade. He objected to this matter as neither of these requirements have been met. He stated the building was built without a permit. When discovered, a permit was erroneously issued on the building that extended across a lot line. The structure meets no architectural standards. This is a three sided shed. for RV storage without a front. The covenants also require screening of outside storage and no screen has been erected. As a builder, Mr. Jones should have been aware of permit requirements, and that covenants should be followed, and he completely disregarded these.

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, February 10, 2020 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  
City Clerk Lynn Porter

Absent: Councilman Jef Freeman

Chairman Skipper introduced the minutes of the January 13, 2020 meeting for approval. Ralph Robson moved the minutes be approved, seconded by Steve Turner, and the motion carried.

Mr. Bob Easley, Alabama Engineering, presented Stockton Place, Sector 11 for preliminary approval. This is 119 lots on 114 acres, plus a community site for a swimming pool, that will be for any of the development to use.. They have requested a Q-RG (Qualified Residential Garden Home to keep the 15,000 square foot minimum on the lots, keep the minimum 85 lot width, and keep the R-2 side and rear setbacks, but to allow the 20' front set back'). This is to cut down on the disturbed area in this challenging terrain, and to match the front setbacks with the remainder of the subdivision. Mr. Easley stated from the top of the rise, you can see seven water towers. There will be water quality ponds, and the fire department 96-foot cul-de-sacs have been used. Traffic control will be by the means of a three way stop. Jim Meads moved this preliminary approval be granted, seconded by Bill Lowery, and the vote was unanimous.

An annexation request for property at ??? Moss Rock Ridge was presented. This is a small vacant tract surround by the city limits. This property is zoned R-1 in the County, and it will come into the City as R-2. Bill Lowery moved this annexation be recommended to the City Council, seconded by Steve Turner, and the vote was unanimous.

An annexation request for property at 8230 Goodner Mountain Road was presented. The property is zoned A-1. The owner is willing to insert a deed restriction that mobile homes will not be allowed. Ralph Robson moved this annexation be recommended to the City Council, seconded by Brett Isom, 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