

**CITY OF TRUSSVILLE**  
**PLANNING AND ZONING BOARD**  
**NOVEMBER 9, 2020**

The Planning and Zoning Board of the City of Trussville met for a **workshop** session on **Thursday, November 5, 2020 at 7 pm** at Trussville City Hall.

Those members present were as follows:

Chairman Darrell Skipper  
Mr. Ryan Dawkins  
Mr. Brett Isom  
Mr. Jim Meads  
Mr. Ralph Robson  
Councilor Ben Short  
Mr. Scott Mann – Inspection Services *Ex Officio*  
Mr. Steve Turner  
Mr. Wayne Sullivan

Those absent: Mr. Kris Reeves  
Mr. J. R. Malchus – Inspection Services *Ex Officio*  
Mr. Jesse Clifton – Fire Marshal *Ex Officio*

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, November 9, 2020. The Board reviewed the agenda 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 met in **regular** session on **Monday, November 9, 2020 at 6 pm** at Trussville City Hall, with Jim Meads running the meeting in Darrel Skipper's place.

The following members were present:

Mr. Ryan Dawkins  
Mr. Brett Isom  
Mr. Jim Meads, Vice Chairman  
Councilor Ben Short  
Mr. Steve Turner  
Mr. Wayne Sullivan (also serving in his role as city engineer & public works director)

Those absent: Chairman Darrell Skipper  
Mr. Kris Reeves  
Mr. Ralph Robson

Also present were J. R. Malchus (Building Inspections), Dan Weinrib (City Clerk) and Chuck Bradford (Police)

The Board reviewed October 12<sup>th</sup> minutes. Isom moved and Sullivan seconded the motion for approval. **UNANIMOUS**

Under subdivisions, the Board considered the proposed Keystone Ridge subdivision. Meads opened the public hearing. David Stovall spoke briefly. Meads closed the hearing. Turner moved and Dawkins seconded the motion for its approval. **UNANIMOUS**

There were no rezoning matters on the agenda.

Under annexations, the Board reviewed an annexation petition by James A. & Elizabeth Wallace Pannell for their home located at 425 Mobile Avenue, aka Parcel #01 24 00 02 2 006 003.000 RR. Mrs. Pannell introduced herself and answered a question. Dawkins moved and Short seconded the motion to recommend annexation to the City Council for consideration. **UNANIMOUS**

The Board reviewed a proposed amendment to the City's Downtown Overlay & Map Ordinance which would expand its downtown footprint. Discussion among board members ensued following its presentation. Meads opened a public hearing. Since there was no public comment, Meads promptly closed the hearing. Sullivan moved and Turner seconded the motion to recommend the amendment to the City Council for consideration. **UNANIMOUS**

The board reviewed proposed amendments to the City's Ordinances regarding general regulations for commercial zoning and special exception uses. Those amendments would allow materials and supplies not for sale to be screened within outdoor display areas, subject to the City Zoning Board's approval. Discussion among board members ensued following its presentation. Meads opened a public hearing. Kevin McLaughlin of Aronov Realty expressed gratitude for the Board's consideration. Short moved and Turner seconded the motion to recommend the amendments to the City Council for consideration. **UNANIMOUS**

There were no reports on Council actions of Board matters or County Zoning Agenda. The October 2020 Building Permit Report had already been circulated to the Board.

With no further business, Meads adjourned the meeting at approximately 6:30 pm.