

CITY OF TRUSSVILLE
PLANNING AND ZONING BOARD
JUNE 2021 MINUTES

The Planning and Zoning Board of the City of Trussville met for a **workshop** session on **Thursday, June 10, 2021 at 6 pm** at Trussville City Hall.

Those members present were as follows:

Mr. Brett Isom
Mr. Wayne Sullivan – City Engineer & board member
Mr. Steve Turner
Mr. Kris Reeves
Chairman Darrell Skipper
Vice Chairman Jim Meads
Mr. Ryan Dawkins
Mr. Ralph Robson
Mr. Dan Weinrib, City Clerk & Recording Secretary
Fire Inspector Jesse Clifton

Those absent: Councilor Ben Short
Mr. J.R. Malchus – Inspection Services *Ex Officio*
Police representative

By the time, the workshop was convened, the Board members had received the drafted agenda and supporting documentation for the its scheduled June 14th regular session. Skipper presided. The Board reviewed the agenda. Discussions ensued. Three proposed subdivisions submissions were removed from the proposed agenda. Representatives from D.R. Horton came to discuss the Inspections Department putting a stop work-order on construction in the Winslow Park neighborhood because the residence would have a front-load garage, rather than a side-loaded one. Discussion revolved around the Nov 2016 meeting, where a prior Horton representative had acknowledged there would only be side-loaded garages. After much discussion, the Board informally agreed (1) that the city clerk needs to locate minutes from the December 2016 meeting when the preliminary plat got approved and (2) that Horton's objection should go before the City BZA. There being no further business, the workshop was adjourned around 7:20 pm.

The Planning and Zoning Board of the City of Trussville met in **regular session** on **Monday, June 14, 2021 at 6 pm** at Trussville City Hall, with Darrell Skipper's presiding.

The following members were present:

Chairman Darrell Skipper
Vice Chairman Jim Meads
Mr. Ryan Dawkins
Mr. Brett Isom
Councilor Ben Short
Mr. Steve Turner
Mr. Kris Reeves
Mr. Wayne Sullivan (City Engineer)

Also present were Dan Weinrib (City Clerk), Jesse Clifton (Fire) & Scott Mann (Inspections)

Board member Brett Isom was absent.

Chairman Skipper explained the role of the Board regarding subdivisions, rezoning and annexation matters to the public in attendance.

The Board reviewed its drafted May 2021 minutes. Robson's first name had been misspelled. Robson moved and Turner seconded the motion for approval with the spelling correction. **UNANIMOUS**

Under subdivisions, the Board reviewed the submitted final plat for Stockton Phase 11A. Richard Johnson II. represented Stockton Partners II LLC. Skipper opened the public hearing then promptly closed it after hearing no feedback. Short moved and Turner seconded the motion for its approval. **UNANIMOUS**

The Board then reviewed the preliminary plat for Hayes Cove. Recently, the City council had approved a rezoning ordinance to change the subject properties to R-2 from C-1. Owner/developer Nick Kennemur of Little Goose Development LLC and Bryan Pressnell of Pressnell Engineering LLC represented themselves. During questioning, the Board learned from Kennemur and Pressnell about their intended plans:

- ALDOT had not yet approved their access plans
- They are still working out the rights-of-way plans but believe they have sufficient room
- The single-family houses will range between 2200 & 2600 square feet; most will have slab foundations but some, particularly those on slopes, will have basements
- The developer acknowledged there would be water runoff from the hill. He plans to re-direct the water away from the Peppertree Lane homes to the detention pond. From there, it would slowly flow into US Highway 11 drainage.
- The developer planned for some houses to have some front-loaded garages and others to have side-loaded ones, depending upon available lot space. Kennemur agreed to design sideloaded or backloaded garages for homes with basements.
- Kennemur originally had not planned on installing sidewalks. He was willing to look into it and try to work them into his plans. However he could not promise or guarantee such.

Skipper opened the public hearing. Jeremy Williams (5241 Peppertree Lane) expressed his concern that too much grading would cause flooding in his backyard. His home is at the dead-end, abutting the proposed development. Pressnell responded that his plans already include a drainage conduit and that he would make sure water would flow to the detention pond. Pressnell assured the Board that the neighbors will not be worse off from the construction. Since nobody else spoke up, Skipper closed the public hearing.

The Board deliberated. Robson made a motion to approve the proposed subdivision, with the following conditions: 2200-2600 square foot homes; slab foundation homes will have front or sideloaded garages, and homes with basements will have either sideloaded or backloaded garages; ALDOT approves US Highway 11. Meads seconded the motion. **UNANIMOUS**

The Board then reviewed the submitted final plat for the Park at Hamilton Place. Engineering Design Group Vice President Rodney Cunningham represented the applicant. The Board received an updated final plat from Scott Mann. Informal discussions about buffers and public access ensued. Skipper opened the public hearing. Since nobody else spoke up, Skipper closed the public hearing.

The Board deliberated. Sullivan made a motion to approve the final plat with the caveat the buffer line be brought to the corner of Lot 1 and that the easement continue along the easterly line of Lot 1 to the corner. Short seconded the motion. **UNANIMOUS**

The Board then reviewed the proposed re-survey of the former Braden Furniture and Mary's Florist buildings, to be renamed the Cahaba Building. Skipper opened the public hearing. Since nobody else spoke up, Skipper closed the public hearing.

The Board deliberated. Turner moved to approve the proposed re-survey. Dawkins seconded the motion. **UNANIMOUS**

The Board then reviewed the proposed re-survey of Happy Hollow Preserve Lots 2 & 3. Skipper opened the public hearing. Since nobody else spoke up, Skipper closed the public hearing. The absent applicants, sisters Celeste and Elaine Goforth, had already emailed the Board their intentions. They were out-of-town celebrating their parents' 50th wedding anniversary.

The Board deliberated. Skipper noted that the lots exceeded the zoning code minimums. Dawkins moved to approve the proposed re-survey and Reeves seconded the motion.
UNANIMOUS

Under City Council reports, Short congratulated fellow board member Robson on his recent re-appointment. Robson humorously feigned surprise.

With no further business, Chairman Skipper adjourned the meeting at approximately 6:55 pm.