

CITY OF TRUSSVILLE
PLANNING AND ZONING BOARD
SEPTEMBER 2021 MINUTES

The Planning and Zoning Board of the City of Trussville met for a **workshop** session on **Thursday, September 9, 2021** just after at 6 pm at Trussville City Hall.

Those members present were as follows:

Mr. Brett Isom
Mr. Wayne Sullivan – City Engineer & board member
Vice Chairman Jim Meads
Mr. Ryan Dawkins
Mr. Dan Weinrib, City Clerk & Recording Secretary
Fire Inspector Jesse Clifton
Councilor Ben Short
Mr. Scott Mann – Inspection Services *Ex Officio*
Mr. Ralph Robson
Mr. Kris Reeves
Mr. Steve Turner

Those absent: Chairman Darrell Skipper
Police representative

In Skipper's absence, Vice Chairman Jim Meads convened the workshop. Because the City Council's agenda workshop ran long, the Board and others met in the nearby conference room. Shortly after the Council adjourned, the Board recessed in order to resume its meeting in Council Chambers, its normal meeting venue. The Board members had received the drafted agenda and supporting documentation, except for August 2021 minutes, for the its scheduled September 13th regular session. The Board reviewed the agenda. Discussions ensued on all proposed items, except for the seemingly non-controversial annexation item.

They agreed to move forward with both subdivision items. The Board asked the city clerk to produce previous PZ minutes on the Mountain Top subdivision, which he did. He also shared the qualified zoning ordinance for that area.

Nick Kennemur and Ethan Frazier discussed Little Goose Development's rezoning application for parts of Husky Parkway. Little Goose sought rezoning to the PUD designation in order to build up to 146 townhouse units on 22.43 acres. Unfortunately for Little Goose, the City's PUD ordinance requires at least 60 acres. If Little Goose sought the RT Townhouse designation, it would be limited by that zoning to a 60-unit maximum. Lengthy discussions ensued among the Board members as well as between the Board and applicants regarding highest and best use of the subject undeveloped land, considering that the high school and civic center anchor the west end of Husky Parkway; two churches and a child day care center, the east end. Commercial realtor Steve Mordecai also weighed in. All parties agreed to have a work session for themselves and other stakeholders at a date and time, coordinated by the city clerk.

Barry Harwell approached the Board seeking informal rezoning guidance on the property associated with 3652 Sutton Avenue, which the City had annexed this past January. He wanted to know if the Board would be receptive to R-G Garden Home. It is currently A-1 Agricultural and is next door to an R-2 Single Family subdivision. Discussion ensued. Harwell acknowledged he needed to perform more due diligence, particularly on water runoff and detention areas. Also, there are still unincorporated pockets that first need to get annexed into Trussville before the City would consider rezoning and subdividing.

The workshop ended by 7:45 pm.

The Planning and Zoning Board of the City of Trussville met in **regular session** on **Monday, September 13, 2021 at 6 pm** at Trussville City Hall, with Jim Meads presiding.

The following members were present:

Mr. Brett Isom
Mr. Ryan Dawkins
Mr. Dan Weinrib, City Clerk & Recording Secretary
Fire Inspector Jesse Clifton
Councilor Ben Short
Mr. Kris Reeves
Mr. Ralph Robson
Mr. Scott Mann – Inspection Services *Ex Officio*
Mr. Wayne Sullivan – City Engineer & board member
Mr. Steve Turner
Vice Chairman Jim Meads

Those absent: Chairman Darrell Skipper
Police Sgt. Chuck Bradford

Vice Chairman Meads opened the meeting by explaining Planning & Zoning's roles and responsibilities within city government. He then proceeded with the agenda.

The Board reviewed the drafted August 2021 minutes and unanimously accepted them without changes or corrections.

Under subdivisions, Meads took up the Vann Valley subdivision proposal. He reviewed from the workshop various issues involving owner/applicant Keyton Hull's submission with the Board. After brief discussion, Meads then opened the public hearing. Hearing nothing from the sparse audience, he promptly closed the hearing. When asked, Hull requested a continuance to another month in order that he can meet with the city engineer to determine all corrective actions on the plat map, widening the street and rezoning various lots that would comply with city ordinances.

Meads then took up the proposed re-survey of Lot 1 in the Mountain Top Phase 3 Subdivision. Owner/applicant Lynn Malchus was in attendance. Meads then opened the public hearing. Hearing nothing from the sparse audience, he promptly closed the hearing. Malchus told the Board that afterwards, she and her husband intend to sell their three-acre lot (Lot 1 AA) and build a new home on the one-acre lot (Lot 1 BB) When asked by Short about sight lines along Advent Circle, Sullivan confirmed that the sight lines are more than adequate. Turner moved and Sullivan seconded the motion for final plat approval, as submitted. **UNANIMOUS**

Under annexations, Meads took up owners Samuel & Nancy Winbush's application to annex their 416 Pineview Road home into the city. After minimal discussion, Turner moved and Dawkins seconded the motion to recommend annexation to the City Council. **UNANIMOUS**

With no further business, Meads adjourned the meeting around 6:15 pm.