

**CITY OF TRUSSVILLE
PLANNING AND ZONING BOARD
OCTOBER 11, 2021**

AGENDA WORKSHOP

The Planning and Zoning Board of the City of Trussville met for a **workshop** session on **Monday, October 11, 2021** at **5 pm** at Trussville City Hall. Chairman Darrell Skipper presiding.

Those members present were as follows:

Chairman Darrell Skipper
Mr. Ryan Dawkins
Mr. Brett Isom
Mr. Jim Meads
Mr. Ralph Robson
Mr. Steve Turner
Mr. Wayne Sullivan
Councilor Ben Short

Those absent were as follows: Mr. Kris Reeves
City Clerk Dan Weinrib

The workshop convened, with the Board having already received the proposed agenda and supporting documentation for the regular session. The Board reviewed the agenda and the applications up for consideration.

Board member and City Engineer Wayne Sullivan mentioned that as the board considers subdivision proposals, he wanted to note that none of the record maps currently have set-back lines and that these would need to be visible on the documents as a contingency since the plats cannot be signed until they are complete.

The board suggested that the building official review the PUD for minor changes since at least one of the proposed subdivisions would be a PUD.

The board deferred to Mr. Wayne Sullivan to discuss necessary bond requirements for subdivisions as it relates to the different stages in the process, such as whether a bond is necessary for the entire subdivision, utilities, curb gutters, or only for the wearing layer.

The board clarified with the Building Official that any action taken on the Stockton subdivision would not affect the existing stop-work order for the subdivision.

The board briefly discussed if ordinance applies to P (Park District) zone as it relates to buffer requirements, etc.

The board reviewed an annexation case for the regular session, in which approximately 250 acres currently has three zonings (I-1, I-2, and A-1) by Jefferson County. The board briefly discussed how work for unincorporated properties. When the City annexes properties, those properties get zoned in design zoning design in at the most comparable City zoning to the existing County zoning. They identically or near-identically to its County zoning. The board then discussed whether a change to a desired zoning could be placed on properties as a contingency for annexation. The Board then clarified that only the annexation would be voted on at this upcoming meeting; petitions for a zoning change could be filed at a later time and that the City Council would be able to place contingencies on annexations at their meeting if they wanted them.

The board allowed for a few people to share about potential future developments and subdivisions that the Board may consider in future months. The first came from David Stovall of Carrington Lakes regarding a plan for a potential rural estate subdivision (10- to 20-acre individual lots) He asked the board if there could be exceptions to the current subdivisions streets regulations since this conceptualized plan is slightly atypical, due to the small number (16-20) of oversized residential lots, instead of 200+ lots. The board brought up questions about the zoning for the area and whether the density of the lots would be altered to conform to any ordinances or rules for certain zones, etc.

The second potential proposal came from Mr. Calloway, who sought board guidance on the possibility of leaving the Adam's Remnant in place as a metes and bounds, instead of platting it, on a proposed four-lot subdivision between Argo and Trussville, with road frontage on Will Keith Rd. The board advised him that he cannot; instead, he must incorporate it into his subdivision plan.

Mr. Keyton Hull asked the board if a Vann Valley Drive lot could be divided without considering it a subdivision requiring curbs, gutters, street widening, etc. The Board advised him to discuss road and subdivision development with the City Engineer.

RealtySouth realtor Ron Whitehead asked about annexing 11 unincorporated lots near Cahaba Cove the same way as 57 previously annexed lots, per Ordinance No. 2021-001-ANX. The Board explained to him that the proper course to follow would be to annex the property, then re-zone it and then lastly to subdivide it.

With no further business, Chairman Skipper adjourned the workshop.

REGULAR SESSION

At 6 pm on Monday, October 11, 2021 at Trussville City Hall, Chairman Darrell Skipper called the meeting to order, with Mr. J.R. Malchus (Building Official) presenting cases, and Ms. Erin Hamilton served as recording secretary.

Those members present were as follows:

Chairman Darrell Skipper
Mr. Ryan Dawkins
Mr. Brett Isom
Mr. Jim Meads
Mr. Ralph Robson
Mr. Steve Turner
Mr. Wayne Sullivan
Councilman Ben Short

Also present were Mr. J.R. Malchus (Building Official) & Mr. Chuck Bradford (Police)

Those absent were as follows: Mr. Kris Reeves
 City Clerk Dan Weinrib

Chairman Skipper introduced the minutes of the September, 2021 meeting for approval. Mr. Brett Isom made a motion to approve, Mr. Jim Meads seconded the motion. **UNANIMOUS**

The Board considered proposed subdivisions.

The first subdivision was for the Police Training Center at 5900 Deerfoot Parkway in which the existing building sits right in the center of three lots. The proposal would merge the three lots into one 5+ acre parcel. Chairman Skipper opened the public involvement portion of meeting and subsequently closed it upon no comments from members of the audience. Chairman Skipper stated that he would entertain a motion to approve the survey. Mr. Ben Short motioned to approve, Mr. Jim Meads seconded. **UNANIMOUS**

Next was the proposed Shelnutt Addition to Trussville, locate within the Deerfoot Crossings PUD, which would have three individual lots with access to Trussville Clay Road. City Engineer and board member, Wayne Sullivan, stated that this is consistent with the subdivision regulations with the exception of no front set-back line being denoted on the survey. Chairman Skipper stated that if given a positive recommendation, that the survey be corrected before any further Board action would take place beyond the scope of this meeting. Mr. Ben Short asked if this would take away greenspace that had already been allotted within the PUD. The board requested that the building official review the density and the greenspace requirements and make sure that this was consistent with the PUD as a minor improvement. Malchus determined to be a minor improvement. Chairman Skipper opened the public involvement portion of meeting and subsequently closed it upon no comments from members of the audience. Chairman Skipper stated that he would entertain a motion to approve the subdivision. Mr. Ralph Robson motioned and Mr. Ben Short seconded. **UNANIMOUS**

Next was the proposed final plat for Stockton Place Phase 11B, which would create 43 lots zoned R-G. Chairman Skipper requested that Mr. Wayne Sullivan address what the board would require the developer to bond. Mr. Wayne Sullivan stated they would be required to bond the sealed utilities, gutters and pavement up to the final seal before recording the final plat map. Sullivan also said that he would need just the wearing surface bond for the other end of the cul-de-sac and the set-backs to be added to the map. The Chairman clarified with the City Engineer the bond specifics. Mr. Wayne Sullivan explained that the pavers would need to be down before the seal can go down; however, that this is not part of the bond. Chairman Skipper opened the public involvement portion of meeting and subsequently closed it upon no comments from the audience. Chairman Skipper stated that he would entertain a motion to approve the final plat of Stockton Place Phase 11B. Mr. Wayne Sullivan motioned with the stipulation of the bond for the wearing course. Mr. Jim Meads seconded. **UNANIMOUS**

Under Rezoning, the board took up a proposal to change the new police training facility at 5900 Deerfoot Parkway from **C-2 Commercial** to **P** for **public and government purposes**. The facility has security gates and fences. The police will vacate the current location and move to this facility on Deerfoot. Mr. Isom asked if there will be more structures built in the future. Officer Chuck Bradford said that perhaps there would be construction. Chairman Skipper opened the public involvement portion of meeting and subsequently closed it upon no comments from members of the audience. Chairman Skipper stated that he would entertain a motion to re-zone 5900 Deerfoot Parkway from C-2 to P. Mr. Short motioned that the board approve the request. Mr. Turner seconded the motion. **UNANIMOUS**

Under Annexation, the board first considered the property located at 6080 Advent Circle, owned by Ken and Sherri Shaw. They stated that they have two driveways and that they have a circular driveway. Mr. Brett Isom asked what the current zoning is for the property at that location. The zoning is A-1. Chairman Skipper opened the public involvement portion of meeting and subsequently closed it upon no comments from members of the audience. Chairman Skipper stated that he would like the typical A-1 stipulations of no mobile homes to be upheld in the motion. Mr. Jim Meads motioned for approval on the condition of no mobile homes and that the property come into the City under the comparable zoning to the current county zoning. Mr. Brett Isom seconded. **UNANIMOUS**

Next, the board took up annexation for the proposed Glendale Farms Development, which has approximately 251 acres with current County zonings of I-1, I-2 and A-1. The land would come in at the city zones that are comparable to the current county zoning, so most would be light or heavy industrial use zones. The board discussed these zonings and studied the map. The applicant, Mr. Steve Mordecai of Southpace Properties, came forward to represent this annexation. He stated that it would be mixed-use commercial for school space and mostly residential. He explained that less than four acres would be commercial. He stated that he will be requesting three access points: one at Carrington Drive, one halfway to Carrington, and one at Highway 11. He informed the board that where the railroad tracks are located, they plan to have an overpass and traffic signal at the Highway 11 location. Mr. Meads stated that there would be a lot more questions forthcoming about the traffic studies, etc. at the time of zoning. The bridge that would be built close to the barns, near the current crossing.

Chairman Skipper opened the meeting for public comment. Mr. Ron Hill, president of the Carrington Lake Homeowner's Association (HOA) and a resident at 8548 Highlands Trace, came forward. He stated that all of the Carrington HOA's (Carrington Lakes HOA, Overlook Crest HOA, Carrington Farms HOA, and Lakeside HOA) convened via zoom meeting on October 4, 2021 to discuss the proposed development and annexation. At that meeting, the HOA leaders determined that they wish to oppose this annexation at this time based on the preliminary plats due to concerns over excessive traffic and safety issues. They are also concerned about the addition of 408 additional homes and the environmental impact on feeder streams to the Cahaba River as well as the impact to property values. He stated that they attempted to meet with the developer with minimal luck. He stated that they would need to meet with the developer regarding mutual goals with the proposed subdivision in the future.

Mr. Robert Wingard of 8035 Carrington Drive said that there are more subdivisions in Carrington and that the area is just becoming too crowded. He stated that he would like to see the road widened. He explained that he has a low-level area at his driveway that already has flooding issues. He prefers keeping the area zoned A-1.

Mr. Ben Horton (8382 Sydney Drive), the Overlook Crest Community HOA President, reiterated concerns about traffic. He said that the community is already reaching capacity with the 200-300 lots in the back and 400 in the front. He queried about the control of the property, whether

annexation would be contingent on being R-2 or R-1 zoning, or things like building the bridge before all lots were developed, etc. He stated that other members of the community are concerned about the impacts on the Cahaba River watershed. He also stated that he did not want to see issues similar to what he has seen with the lake at Windsong. He voiced concerns about the impact on utilities with some being residential and others being commercial if the subdivision were to be a mixed-use area. He explained that with 3600 residents in the back of Carrington, he would be concerned about the traffic issues and the property values for those residents if Trussville were not to annex this property so that some amount of control could be had over the area.

Mr. Rick Self (6006 Enclave Place) stated his concern for roadway infrastructure, namely that Highway 11 would need four lanes due to all of the traffic on the main thoroughfare. Chairman Skipper explained that part of the Trussville's 2040 plan is for a potential highway widening beyond Deerfoot Parkway. Since it is a state highway, it is under the purview of ALDOT, but that there would have to be an agreement between the City and the State.

Lloyd Wendt (5631 Ridgeview Drive) stated that there had been a map of the continuation of the northern beltline, through Hubbards Lake, coming to Highway 11. He wondered how that would affect the Highway 11. Chairman Skipper informed Mr. Wendt that the northern beltline would stop at the interstate, not Highway 11.

Ms. Allison Gault (5185 Missy Lane) came forward for clarification, in that the City is just annexing without needing to know the developer's plans for the site. She stated that she would be okay with the City having control as long as the City Council vote would be clear regarding what is being approved after all things (economic impact, stormwater impact, traffic studies, etc.) had been reviewed.

With no further public comments from members of the audience, Chairman Skipper closed the public hearing. Discussion ensued. Mr. Meads stated that traffic study, environmental impacts, etc. would be submitted to the City for further vetting. Mr. Jim Meads then made a motion to recommend annexation to the City Council with the condition that the property would come in with zoning compatible to the County. Mr. Steve Turner seconded. Mr. Ben Short announced his abstention from the vote in order to cast his vote at Council. **UNANIMOUS by roll call vote, with Councilor Ben Short abstaining in order to cast his vote during a Council meeting.**

Next was the proposed annexation of 3621 and 3627 Sutton Avenue by applicant Angela Stafford. These lots are currently zoned A-1 and would come in as A-1. Chairman Skipper opened the public involvement portion of meeting and subsequently closed it upon no comments from members of the audience. Mr. Ben Short motioned that the board recommend the annexation contingent upon no mobile homes being placed on the lot and coming in at comparable zoning. Mr. Wayne Sullivan seconded the motion. **UNANIMOUS**

The last annexation was for five A-1 parcels from Alexti Global, LLC, with these corresponding addresses: 3642 Deyempert Avenue, 3645 Springfield Street, 3632 Hawkins Street, 3613 Sutton Avenue and 3616 Deyempert Avenue. The board discussed that this petition includes several addresses in relation to the 3652 Sutton Avenue, already annexed into the City. Mr. Isom stated that all other properties have been annexed and that these will be vacated at some point. Mr. Wayne Sullivan explained that all lots would be vacated before it could be platted. Chairman Skipper stated that this annexation would include all of the addresses in this petition Exhibit A. Mr. Ralph Robson moved to annex the Appendix A addresses on the application, contingent that no mobile homes be placed on the properties. Mr. Jim Meads seconded the motion. **UNANIMOUS**

With no other business before the Board, Skipper adjourned the meeting.

Respectfully submitted,

Erin Hamilton

Erin Hamilton