

CITY OF TRUSSVILLE
PLANNING AND ZONING BOARD
NOVEMBER 2021 MINUTES

The Planning and Zoning Board of the City of Trussville met for a **workshop** session on **Thursday, November 4, 2021** at 6:15 pm at Trussville City Hall.

Those members present were as follows:

Chairman Darrell Skipper
Mr. Brett Isom
Mr. Wayne Sullivan – City Engineer & board member
Councilor Ben Short
Mr. Ralph Robson
Mr. Kris Reeves

Also present were: Mr. Dan Weinrib, City Clerk & Recording Secretary
 Fire Inspector Jesse Clifton
 Mr. J.R. Malchus – Inspection Services *Ex Officio*

Those absent: Vice Chairman Jim Meads
 Mr. Ryan Dawkins
 Mr. Steve Turner
 Police representative

Chairman Skipper convened the workshop 15 minutes later than intended because the City Council's agenda workshop ran long. The Board members had already received the drafted agenda and supporting documentation for the its scheduled November 9th regular session. The Board reviewed the agenda. Discussions ensued on two of three proposed subdivisions and both proposed rezoning items.

Consequently, the proposed Park at Hamilton Place Sector 2 subdivision got removed from the agenda. The Board had issues because the road that would service it has not yet been constructed and the drafted final plat showed easements but no buffers along the north side. It turns out the client had altered its two-lot plan to its hired surveyor after its PZ submission.

The Board then informally discussed Grady J. Martin (Garver Engineering)'s inquiry about possible rezoning I-1 Industrial property along US Highway 11, formerly owned by the IDA, into C-2 for a Dollar General store. The Board collectively answered that the IDA should weigh in with its opinion.

The Board then listened to Southpace commercial realtor Steve Mordecai discuss his client's recently traffic study for a prospective PUD district, Glendale Farms at Carrington. Glendale Farms has yet to be annexed into the City yet various residents in neighboring subdivisions have concerns about potential traffic impact on Carrington Drive and Highway 11.

The workshop ended by 7:25 pm.

The Planning and Zoning Board of the City of Trussville met in **regular session** on **Monday, November 8, 2021 at 6 pm** at Trussville City Hall, with Darrell Skipper presiding.

Those members present were as follows:

Chairman Darrell Skipper
Mr. Ryan Dawkins
Mr. Brett Isom
Mr. Kris Reeves
Mr. Ralph Robson
Councilor Ben Short

Mr. Wayne Sullivan – City Engineer
Mr. Steve Turner

Those absent: Vice Chairman Jim Meads

Also present were: City Clerk & Recording Secretary Dan Weinrib
Fire Inspector Jesse Clifton *Ex Officio*
Inspections Services Officer J.R. Malchus *Ex Officio*
Police Sgt. Chuck Bradford *Ex Officio*

Chairman Skipper convened the regular session promptly at 6 pm by explaining Planning & Zoning's roles and responsibilities within city government. He then proceeded with the agenda.

The Board reviewed the drafted October 2021 minutes. Robson moved and Turner seconded the motion to accepted them without changes or corrections. **UNANIMOUS**

Under subdivisions, Skipper took up the proposed Resurvey of Lots 3A & 5A in Mountain Top Phase II Subdivision. Robert Wilkes of Wilkes Construction addressed the Board. They had no questions for him. Skipper opened the public hearing then promptly closed it due to lack of audience questions or comments. Turner moved and Robson seconded the motion for approval. **UNANIMOUS**

Skipper then took up the Resurvey of Units 130 & 140 of the Metroplex III Condominiums. Nobody showed up so Malchus spoke up on the owners' behalf. The owners of Salon 2000 bought two adjoining office suites at 5800 Valley Road and are merging them into one. Reeves moved and Short seconded the motion for approval. **UNANIMOUS**

Under rezoning, Skipper took up the joint applications from property owners Alexti Global LLC & Angela Stafford to rezone the undeveloped eight parcels located at the Sutton Avenue stub to **R-3 Single Family** from **A-1 Agricultural**. Barry Harwell and realtor Ron Whitehead spoke on behalf of the owners. They wanted R-3, rather than R-2, in order to develop up to 20 residential lots and clear a profit. They contended that with R-2, they would lose money on 16 lots. According to them, the subject properties has some wetlands, lots of shallow rock and is adjacent to the rail line. Another limiting factor is traffic access, which could only occur by passing through Honeybee Circle. Whitehead believed that R-3 would provide houses at starting values of \$350,000-\$450,000 range; whereas, R2 would require homes at higher unattainable values, given the location.

Skipper opened the public hearing. Mary Ann Davis (210 Honeybee Circle) expressed concern about traffic impact on children and young families on her street. "The fewer (lots), the better" Mark Pate (203 Honeybee Circle) too had concerns about the proposed R-3 or any future development on Sutton Ave because there is no dedicated construction entrance other than his neighborhood itself. Jerry Cleveland (131 Pinebluff Trail) opposed the R-3 idea, saying "too many homes won't be good for us." Since nobody else spoke up, Skipper closed the public hearing.

Discussion among board members ensued. Robson disagreed with Whitehead about prospective home values. Based on his experience in building homes in that area, he felt that a compatible residence for the neighborhood could be acquired and built for \$350-\$450,000. He believes \$615,000 is more realistic. Because of his professional work in that part of town, Robson indicated he would abstain on this matter. Short felt that R-2 is more appropriate than R-3, given the R-2 status of Honeybee Circle. Dawkins echoed that sentiment, citing the A-1 and R-2 zonings nearby. Upon prompting for a motion, Dawkins moved and Sullivan seconded the motion for a favorable rezoning to R-3 recommendation to the City Council. Upon roll call, the vote was **2-5 (Sullivan, Turner in the minority; the rest, majority with one abstention by Robson)** **Consequently, the City Council will receive a negative recommendation for a proposed rezoning ordinance.**

Next, Skipper took up the rezoning application by S & E LLC owner Joseph (Jody) Saiia, who was seeking to rezone various lands he owns between Stockton Phase 10 (zoned Q-RG) and Windsong (R-2) to **RG Garden** from **R-2 Single Family**. Saiia addressed the Board about his rezoning request. He wants to develop a garden home subdivision with R-2 frontage. Under questioning from Skipper, Saiia stated that 181 of his intended 231 lots would be RG Garden with 15,000-square foot lots and 85-foot minimum lot widths. He would only have side- or backloaded

garages. The concentration would average out at 1.34 lots per acre. About 45 acres (34.7%) would be dedicated green space. Also, Saiia confirmed he would build R-2 homes on Lots 104-111, and made a commitment to start residential construction on the north (Stockton) side, moving south towards Windsong, in order to minimize construction traffic on the Windsong side. Short asked Saiia if he was open to rezoning as Q-R-2 instead (“Potato/Potatoe” Skipper humorously retorted.) Isom asked Skipper about available traffic studies. Skipper replied that Saiia already provided a traffic study available for the Board’s review. When asked about impact on enrollment in city schools, Saiia did not have an answer.

Skipper opened the public hearing. Ralph Head (7983 North Lake Drive) expressed concern about E-911 access over the railroad tracks. Clifton confirmed that the proposed pass-thru street would shorten the travel time for TFD Station No. 3. Stephanie Moore (4324 Wind Song Trail) expressed her concern about rezoning. She does not want Trussville, especially her area, to be Clay, Pinson or Center Point without parameters. Skipper replied that there would be no change in housing density. Jake Steele (4335 Wind Song Lane) expressed his opposition. He prefers having woods and the quiet stream run by his house. He is against speed bumps and roundabouts. Skipper replied that there would only be roundabouts – no speed bumps – in any subdivision proposal. Deborah Wallace (8012 North Lake Drive) expressed concerns about increased and dangerous traffic in the area, citing a serious wreck her sister survived at Camp Coleman Road and US Highway 11. Zeke Ward (7796 Wind Song Drive) expressed concerns about teenage driving through the area. His concern was met with skepticism. Bob Hodgins (7952 Wind Song Drive) supported the rezoning because it would help E-911 response time. Donna Ware (4313 Wind Song Trail) spoke in favor of extending Bethune Parkway. Since nobody else spoke up, Skipper closed the public hearing.

Discussion among board members ensued, with the overall consensus of rezoning with qualifications. Turner made the motion to recommend to the City Council rezoning the subject properties to Qualified RG Garden with the following stipulations:

- Rear setbacks shall be 35 feet
- Side setbacks shall be at least 10 feet, with the accumulative total being 25 feet on each residential lot
- Each lot shall contain at least 15,000 square feet and be at least 85 feet wide
- Each residence shall have at least 1300 square feet of live-able space on the main level
- There shall be no front-loaded garages on residential lots along any pass-through street between Stockton and Windsong neighborhoods

Robson seconded the motion. By a voice vote, the motion **PASSED 7-1 (Isom dissenting)** **Consequently, the City Council will receive a favorable recommendation for a proposed rezoning ordinance.**

Under annexations, Skipper took up the proposed annexation of a vacant lot next to and associated with 118 Pamela Drive. Since neither the owner or a designated agent was present to answer questions, Skipper and the Board opted to push the proposal to its December meeting.

With no further business, Skipper adjourned the meeting around 7:41 pm.