

CITY OF TRUSSVILLE
PLANNING & ZONING BOARD
MARCH 2022 MINUTES

The Trussville Planning & Zoning Board met for a **workshop** session on **Thursday, March 10, 2022** at 6 pm at Trussville City Hall.

Those members present: Chairman Darrell Skipper*
 Vice Chairman Jim Meads
 Ryan Dawkins
 Brett Isom
 Councilor Ben Short
 Wayne Sullivan – City Engineer & board member
 Steve Turner
 Ralph Robson

Also present: City Clerk & Recording Secretary Dan Weinrib
 Building Inspections Chief J.R. Malchus
 Fire Marshal Jesse Clifton

Those absent: Kris Reeves
 Police Representative

**At first, Skipper was absent, returning from out of town. He arrived around 7:35 pm. He participated as a member, rather than as presiding officer. He made it known that he would miss the upcoming regular session.*

Vice Chairman Meads convened the workshop promptly at 6 pm. The Board members had already received the drafted agenda and supporting documentation for its scheduled March 14th regular session. Meads announced that he would recuse himself on two matters (Trussville Springs & IDA) due to a professional conflict of interest. The Board reviewed the agenda and decided to keep the one rezoning and two annexation matters on its agenda. The proposed Trussville Springs subdivision got pulled due to a lack-of-known ALDOT permit for US-11 access and railroad crossing contract. Regardless, the proposal ran contrary to the TS master plan. Prompted by selling agent Laura Davis of Keller Williams, the Board discussed possible or desirable zoning options for 6276 Service Road, currently A-1 Agricultural. Answers: *Preferred commercial or single family residential*. The Board also gave feedback regarding a possible 1-mile test track for Chase Bay. Skipper encouraged Chase McMaster to confirm a 300-foot buffer and sinkholes. On referral from the City Council, Glendale Farms LLC (Doug Neill and Steve Mordecai) presented its Brownstone residences to replace townhouses within its proposed PUD master plan for informal feedback to the City Council via Councilor Ben Short. Brownstones were not part of the recommended PUD master plan. Without taking any vote, the Board informally gave positive feedback to the idea of brownstone residences. Glendale Farms brought up the idea of placing brownstones in the western corner of the proposed PUD in place of the planned commercial. The planned commercial would then be placed in a new location, resembling a town center. The Board encouraged Glendale Farms to place brownstones throughout the PUD replacing its townhouses. They also discussed the Board's recommended 25-foot buffer and the right-in/right-out-only intersection on Carrington Drive revisions. The Board stuck to its 25-foot buffer recommendation. Skipper stated that the right-in/right-out could be designed to accommodate Fire Department trucks.

The workshop ended after 8:30 pm

The Trussville Planning & Zoning Board met in **regular session** on **Monday, March 14, 2022** at 6 pm at Trussville City Hall.

Those members present: Vice Chairman Jim Meads
 Ryan Dawkins
 Brett Isom
 Kris Reeves
 Ralph Robson

Councilor Ben Short
Wayne Sullivan – City Engineer & board member
Steve Turner

Also present: City Clerk & Recording Secretary Dan Weinrib
Building Inspections Chief J.R. Malchus
Fire Marshal Jesse Clifton

Those absent: Chairman Darrell Skipper
Police Representative

Prior to the regular session, applicant Nick Kennemur (Little Goose Development LLC) requested a withdrawal & deferral of his Husky Parkway properties rezoning application, in order that he and various stakeholders could meet to discuss the City's long term vision for Husky Parkway.

Vice Chairman Meads convened the workshop promptly at 6 pm, explained the role of Planning & Zoning to the audience, then proceeded with the agenda. The Board reviewed minutes from February 2022 workshop and regular session. Dawkins moved and Reeves seconded the motion for approval as presented. **UNANIMOUS**

There were no subdivision or rezoning applications up for consideration.

Under annexations, applicants Jason Hollon and Kyle Greek (Cahaba Home Buyers) represented owner David W. Cromwell regarding the undeveloped lots at 128 Glen Cross Circle & the adjacent triangle-shaped Lot A Block 1 on Wisteria Trace. Both are currently zoned A-1 Agricultural. The owner and applicants intend to subdivide and build residences that are compatible with the surrounding neighborhood. Short moved and Robson seconded the motion to recommend annexation to the City Council with the stipulated prohibition on any mobile or manufactured homes. **UNANIMOUS**

Since neither Mark Quinn nor anybody else was present to answer questions about annexing the undeveloped lot at 7432 Roper Road, Meads and the Board mutually agreed to push off consideration to next month.

With no further business to discuss, Meads adjourned the meeting at 6:07 pm.