

CITY OF TRUSSVILLE
PLANNING & ZONING BOARD
JUNE 2022 MINUTES

The Trussville Planning & Zoning Board met for a **workshop** session on **Thursday, June 9, 2022** at 6 pm at Trussville City Hall.

Those members present: Chairman Darrell Skipper
 Vice Chairman Jim Meads
 Brett Isom
 Councilor Ben Short
 Wayne Sullivan – City Engineer & board member
 Kris Reeves
 Ralph Robson

Also present: City Clerk & Recording Secretary Dan Weinrib
 Fire Marshal Jesse Clifton

Those absent: Ryan Dawkins
 Steve Turner
 Police Representative
 Director of Planning, Building & Sustainability J.R. Malchus

Chairman Skipper convened the workshop promptly at 6 pm. The Board members had already received the drafted agenda and supporting documentation for its scheduled June 13th regular session. They reviewed three rezoning and two subdivision applications and determined they had enough information. Former City Councilor & PZ member Wayne Taylor sought informal rezoning guidance on property he is about to purchase, located at 7468 & 7490 Gadsden Highway. He was hoping that Planning & Zoning would be receptive to RG (Garden Residential) rezoning without stipulations. Instead, they gave him feedback, that they may entertain RG with similar stipulations to Husky Parkway or Stockton. They also brought up ALDOT permitting for US-11 access as well as traffic impact on Paine Elementary School. Also, Chairman Skipper informed his fellow members that he just got reappointed to a new six-year term, and that state law mandates annual election of leadership. Under County Zoning, Chairman Skipper informed his colleagues that he turned down a traffic study job opportunity, for a proposed R-4 zoned 75-acre subdivision development in an unincorporated area on Service Road, located between the Echo Hills area, Martin Wilson Road and I-59. The agenda workshop ended at 6:47 pm.

The Trussville Planning & Zoning Board met in **regular** session on Monday, June 13, 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
 Steve Turner
 Wayne Sullivan – City Engineer & board member

Also present: City Clerk & Recording Secretary Dan Weinrib
 Fire Marshal Jesse Clifton
 Director of Planning, Building & Sustainability J.R. Malchus

Those absent: Chairman Darrell Skipper
 Police Representative

Vice Chairman Meads convened promptly at 6 pm then proceeded with the agenda. The Board reviewed minutes from May 2022 workshop and regular session. Robson moved and Reeves seconded the motion for approval as presented, with a correction mentioned during the workshop. **UNANIMOUS**

Under subdivisions, the Board took up Little Goose Development’s final plat for Hayes Cove. Nick Kennemur explained that because of the county health department, the original 21-lot dead-end subdivision now has only 16 lots with enough width for 100% side-entry or rear-entry garages. Kennemur estimates prices will start in the low \$500k range. Sullivan confirmed that Little Goose would provide an adequate

performance bond for street capping. Short moved and Turner seconded the motion for approval. **UNANIMOUS**

The Board then took up Tower Development's proposed resurvey of Lots 70A & 29A of Halcyon Phase 2. Vice President Cannon Jarrell of Tower Development Inc. represented his company, which own both properties. After laying of the residential foundations, Tower needed to move the lot line one foot in order to comply with the International Residential Code. One lot would be 53 feet wide; the other, 51 feet. Short moved and Robson seconded the motion for approval. **UNANIMOUS**

Under rezoning, the Board took up owner Mark Quinn's application to rezone 7432 Roper Road to R-1 (Single Family) from R-6 (Single Family Mobile) Quinn made himself available to answer questions. Meads opened the public hearing then promptly closed it due to lack of public feedback. No Board members had questions. Robson moved and Reeves seconded the motion for a favorable recommendation. **UNANIMOUS.** The City Clerk informed Quinn and the Board that Council consideration could happen as early as July 12th.

The Board then took up developer Next Level Homes LLC's application to rezone the newly annexed undeveloped 132 Glen Cross Circle and the adjacent 3317 2nd St, now known as Wisteria Trace, lots to RG (Garden) from A-1 (Agricultural) Jason Hollon and Kyle Greek made themselves available to answer questions. Meads opened the public hearing

Glen Cross Homeowners Association President Jeff Hosselton spoke first in opposition, on behalf of his HOA. He distributed prepared remarks* to the Board and spoke from the podium. Opposition was based on the following:

- Neighboring parcels being zoned R-1. *City Clerk's note -- This contention is wrong. The entire Glen Cross development is RG, just like the application. The adjoining neighborhood to the north happens to be R-3.*
- The tendency for developers to cram garden homes into small areas without adequate parking. In that area, it would affect public safety along Wisteria Trace, particularly at the community playground across the street from the subject property. *That would be a subdivision, not a rezoning, issue.*
- Concern for public safety as logging trucks traverse and park there for lot clearance. Councilor Short countered that this would potentially remain an issue even if the lots remained A-1 and a developer built only one residence.
- Concern for dirt, dust and mold generation from the subject property would affect neighbors and the playground. *Again, that would be a subdivision, not a rezoning, issue.*
- The growing trend of property management companies buying up Glen Cross residences for investment purposes. *Not a zoning issue.*
- Property ownership having no history of paying Trussville taxes. *Subject properties were annexed only two months ago. This contention is a non sequitur*

**His prepared remarks are attached to these minutes, as part of the permanent record.*

When asked, Hollon stated they intend to have five lots for new houses.

Allen Callahan (116 Glen Cross Circle) stated his objection, informing the Board that he already deals with flooding due to topography. The Board noted they can address that during the subdivision phase.

Lynn Emmerich (318 Glen Cross Way) stated her objection, lamenting that developer DR Horton promised those lots would remain natural.

Michelle Singletary (253 Glen Cross Drive) stated her objection, due to safety concerns and placement of construction dumpsters.

Meads then closed the public hearing. The Board had no questions. Turner moved and Sullivan seconded the motion for a favorable recommendation. **UNANIMOUS with Short abstaining.** The City Clerk informed the applicants and the Board that Council consideration could happen as early as July 12th.

The Board then took up property owner Cnthia Dunaway's application to rezone her 7097 Happy Hollow Road home back to A-1 (Agricultural) from C-P (Preferred Commercial) It was previously rezoned in 2019. She and her husband Bobby intend to sell their home. Without rezoning, a buyer would not be able to obtain a home mortgage. Meads opened the public hearing then promptly closed it due to lack of public feedback. No Board members had questions for her. A couple asked about the zoning of neighboring residences, all of which are A-1. Short moved and Robson seconded the motion for a favorable recommendation with the stipulated prohibition on mobile or manufactured homes. **UNANIMOUS.** The City Clerk informed the applicant and the Board that Council consideration could happen as early as July 12th.

There were no annexations.

Under Miscellaneous, the Board glanced through the May 2022 permitting activity summary. With a friendly amendment from Short, Sullivan moved to re-elect Darrell Skipper as chairman and Jim Meads as vice chairman. Robson seconded the motion. There was no discussion. **UNANIMOUS**

With no further business to discuss, Vice Chairman Meads adjourned the meeting at 6:46 pm.