

**CITY OF TRUSSVILLE**  
**PLANNING & ZONING BOARD**  
**JULY 2022 MINUTES**

The Trussville Planning & Zoning Board met for a **workshop** session on **Thursday, July 7, 2022** at 6 pm at Trussville City Hall.

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| Those members present: | Vice Chairman Jim Meads<br>Brett Isom<br>Councilor Ben Short<br>Wayne Sullivan – City Engineer & board member<br>Ralph Robson<br>Steve Turner |
| Also present:          | City Clerk & Recording Secretary Dan Weinrib<br>Fire Marshal Jesse Clifton<br>Director of Planning, Building & Sustainability J.R. Malchus    |
| Those absent:          | Chairman Darrell Skipper<br>Ryan Dawkins<br>Kris Reeves<br>Police Representative  |

Vice Chairman Meads convened the workshop at 6:17 pm, a few minutes after the Council agenda workshop had adjourned. The Board members had already received the drafted agenda and supporting documentation for its scheduled July 11th regular session. They reviewed five subdivision and four rezoning applications and determined they had enough information. Former City Councilor & PZ member Wayne Taylor introduced his new partner, Joseph Tortorigi. They intend to develop a garden home subdivision between the Saddlewood neighborhood and Paine Elementary, with 36 fifty-foot lots. They seemed not to be receptive to 75’ or 80’ lots. Tortorigi floated the idea of 60-foot lots, but the Board did not respond. The two stated that they intend to build homes equal to or greater than Halcyon (Tortorigi’s current garden residential development), marketed for private homeowners, not property investment companies. Doug Neil gave a synopsis presentation of the proposed & newly renamed Glendale Farms Preserve, featuring new phasing, fewer townhomes and more cluster residences. During informal question time, he also answered questions about the funding for a crossover bridge and pass-through road construction, as well as the location of the construction entrance. The agenda workshop ended at 7:43 pm.

The Trussville Planning & Zoning Board met in **regular** session on Monday, July 11, 2022, at 6 pm at Trussville City Hall.

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| Those members present: | Chairman Darrell Skipper<br>Vice Chairman Jim Meads<br>Ryan Dawkins<br>Brett Isom<br>Kris Reeves<br>Ralph Robson<br>Steve Turner   |
| Also present:          | City Clerk & Recording Secretary Dan Weinrib<br>Fire Marshal Jesse Clifton<br>Director of Planning, Building & Sustainability J.R. Malchus<br>Police Sgt. Chuck Bradford |
| Those absent:          | Councilor Ben Short<br>Wayne Sullivan – City Engineer & board member   |

Chairman Skipper convened promptly at 6 pm. After roll call, he announced the withdrawal of the Longmeadow rezoning matter, at the applicant’s request. One audience member left the meeting. He then proceeded with the agenda. The Board reviewed minutes from June 2022 workshop and regular session. Turner moved and Robson seconded the motion for approval as presented. **UNANIMOUS**

Under subdivisions, the Board took up the proposed Resurvey of Lots 5A, 6A & 7 of the Park at Hamilton Place. The merger would create a trapezoid shaped lot atop Vanlerberghe Lane, where the intended stand-alone emergency department would go. Chairman Skipper opened the public hearing then promptly

closed it due to lack of public feedback. Meads moved and Turner seconded the motion for approval. **UNANIMOUS**

The Board then took up a proposed resurvey of Lots 18 & 19 of Shepherd Point Sector 1. The owner wants to merge two undeveloped lots at 7643 & 7647 Roper Road into one. Realtor Krista Doss spoke up on behalf of her out-of-state client. Surveyor Randy Boatright had not submitted a proposed plat because he was recovering from oral surgery. She expects he can submit something by the following week (July 20, more or less) Chairman Skipper opened the public hearing then promptly closed it due to lack of public feedback. After a brief pause to ponder, Meads made the motion to approve a proposed plat, conditioned upon approval from the City Engineer and a permanent ban on mobile or manufactured homes. Robson seconded the motion for approval. **UNANIMOUS**

The Board then took up the proposed Ellis Landing subdivision. Again, realtor Krista Doss spoke up on behalf of her out-of-state client. Chairman Skipper opened the public hearing then promptly closed it due to lack of public feedback. Turner moved for approval with the no mobile or manufactured home stipulation. Robson seconded the motion. **UNANIMOUS**

The Board then took up the proposed Kyle Acres subdivision. Developer Josh Weldon appeared on behalf of applicant Kyle Greek. He attested that the submitted plat for the A-1 zoned land has three 1-acre lots. A-1 zoning requires at least one acre in land size. Chairman Skipper opened the public hearing then promptly closed it due to lack of public feedback. Turner moved for approval with the no mobile or manufactured home stipulation. Robson seconded the motion. **UNANIMOUS**

The Board then took up the proposed Morrison Addition to Trussville Resurvey. The applicant started to build a new home, only to realize that the foundation and related construction encroached upon the neighboring lot. Fortunately for the applicant, he owns both affected lots and simply wanted to move his lot line by 15 feet to get back into compliance with City zoning setbacks. Chairman Skipper opened the public hearing then promptly closed it due to lack of public feedback. Robson moved and reeves second the motion for approval. **UNANIMOUS**

Under rezoning, the Board took up owners Stewart and Rachel Brockman's application to rezone 144 Skyline Drive to R-1 Single Family from R-G Garden Residential. Stewart Brockman spoke up on their behalf. Chairman Skipper opened the public hearing. Richard Epstein (4742 Boulder Drive) asked the applicant whether they plan to tear their house down. No, he answered. Since nobody else posed questions, Chairman Skipper closed the public hearing. Turner moved and Meads seconded the motion to recommend rezoning to the City Council. **UNANIMOUS**

The Board then took up applicant Wayne Taylor's application to rezone the undeveloped 7466 & 7490 Gadsden Highway properties to R-G Garden Residential from A-1 Agricultural. Wayne Taylor spoke up on his own behalf. He told them that he intends to develop & sell 36 residences, each on a 50-foot lot, the minimum width allowed by City Code. He would have buffers around the development and line up the intersection with Commerce Drive.

Under Board questioning, Taylor gave the following answers:

- House size would be 40 feet by 60 feet (Turner)
- The two lots are 12.17 acres in size (Dawkins)
- He had informal conversations with Roddy Mitchell (ALDOT) regarding permitting. He did not believe he would need a deceleration lane. (Skipper, who noted that Saddlewood neighborhood next door has one)
- Home construction materials would be a mix of stone, brick and wood (Skipper)
- Price range would be \$370,000 minimum (Skipper)
- He would be open to 60-foot lots as a zoning stipulation but not 70 feet because it would not work. (Turner)
- There would be a 30-to-40-foot buffer between it and Saddlewood (Skipper)
- He would be open to qualifiers (Turner), including no street parking (Robson)
- He would have a retention lot to prevent erosion runoff (Meads)

The Board pondered. Isom shared that during the school year, Paine-related traffic backs up beyond he subdivision. When Skipper asked about zoning setbacks, Malchus answered that RG has 20 feet from the front and back and zero from the sides. Robson talked about parking pad options for 50-foot lots, which would put as many as four cars per residential driveway and parking pad.

Chairman Skipper opened the public hearing. Nobody advocated for rezoning. Dennis Blass (221 Calumet Place) voiced concern about the look of 50-foot garden home lots and the potential impact of setting a rezoning precedent. Sheila Wright (6306 Winwood Circle) views 50-foot garden home lots as unattractive and complained that US Highway 11 is already congested. C.D. Lackey (604 Saddlewood Road) echoed her. Del Allen (608 Saddlewood Road) also opposes the high density of these garden homes

but not garden homes themselves. He expressed concern about a construction retention pond (in reality, runoff), to which Taylor replied, “We will have a remedy for it.” Krista Doss (128 Parkway Drive) asked about a buffer protecting the Paine Elementary School playground. Skipper replied that the developer has to prove he is not adversely impacting others’ property.

Since nobody else posed questions, Chairman Skipper closed the public hearing. Discussion ensued. Meads made the motion to deny the petition based upon inappropriate land use compared to the surrounding zoning and public safety concerns. Isom seconded the motion. Sensing defeat, Taylor then asked the Board for permission to withdraw his petition. The Board informally agreed. **WITHDRAWN**

The Board then took up applicant Glendale Farms LLC for rezoning various parcels to PUD Planned Urban Development district from A-1 Agricultural, I-1 & I-2 Industrial. Applicant Doug Neil addressed the Board. Managing partner Steve Mordecai was also in attendance.

In his presentation, Neil presented the updated Glendale Farms neighborhood plans, including the entire master plan, school campus donation, pass-through roads, the proposed railroad bridge & its funding, construction phases and its new name, Glendale Farms Preserve. *For the sake of brevity, the 25-slide PowerPoint presentation on Glendale Farms is included, by reference, within these minutes.* Neil acknowledged that all previous Planning & Zoning stipulations and PUD document revisions & corrections, per Councilor Short, are incorporated into this updated plan.

Chairman Skipper asked Neil about the trigger points for Sweet Pea Road construction, the second route between Carrington Drive and US Highway 11 that avoids the railroad track. Skipper pointed out the flaw among the Additional Stipulations (PowerPoint p. 22) Glendale Farms says road construction of it must begin when 50% of the occupancy permits have been issued and completion when 65% have been issued, yet the Glendale previously stipulates that the “Developer to Refine Sequencing of Infrastructure Improvements to Complete the Access Bridge, Richard Beard Jr. Parkway, Mary and Sweet Pea Roads in Conjunction with Phase I.” Phase I has 26% of the total housing inventory. The 50% & 65% thresholds would occur only after the completion of Phase II. Skipper emphasized his contention that all road construction must occur in Phase I. Steve Mordecai responded that Glendale would try to get 50% occupancy to trigger road construction. He uttered the phrase “Believe me” when he stressed the importance of “sequencing for our builder”

During question time, Neil and/or Mordecai answered the following:

- that there would be more than four connected townhouses or brownstones (“4 units per”) (Skipper & Turner)
- that all planned streets and roads would meet ALDOT and National Safety standards (Skipper)
- that the Lot C & D residences along the pass-through sections Mary Road & Sweet Pea Road would only have side- or rear-entry garages 10-foot setbacks??? (Skipper)
- that Glendale did incorporate all corrections on previous contradictions previously pointed out by Councilor Short (Turner)
- that the new 22.2-acre elementary school campus exceeds the 15-acre minimum mandated by the State for 1000-student enrollment (Dawkins)
- that all highway traffic signals & other intersection improvements would occur during Phase I (Meads)
- that the City’s contribution to \$3.5 million bridge construction would be capped at \$1.75 million, per pending legal agreement. Jefferson County may contribute. The Developer is financially responsible for any remaining uncovered funding differences as well as cost overruns.
- that Glendale Farms, not the current property owners, are donating the school site to the City
- that there would be a maximum of 24 brownstones with a lasso-style outside loop road and rear-entry parking. All front doors would face the courtyard in the middle (Turner)

Skipper then convened the public hearing. Sheila Wright (6306 Winwood Circle) opposes the rezoning. She spoke at length, voicing her concerns about higher density housing. She also wanted to know about the public access to sidewalks and trails. According to Glendale Farms planning documents, the HOA would maintain both. The public, not just the residents, could use them.

Amanda Klemko (5173 Missy Lane) thanked the Board for its knowledge and care. She opposes rezoning, based on her prior experiences with Hoover’s explosive growth, which prompted her move to Trussville. “We’re growing too fast,” she stated.

Members Meads and Reeves explained its current Industrial zoning and its implications if current owners wanted to pull construction permits today.

James Henry (5875 Carrington Lane) mistakenly thought Planning & Zoning had already rezoned Glendale Farms to PUD. Chairman Skipper clarified that they had not. Only the City Council can rezone. This board only advises the City Council on rezoning.

Kim Jackson (2147 Lakeview Trace) stated she does not oppose the PUD idea in general, but her biggest concern is that the higher density housing is not in keeping with neighboring Carrington. She's fine with R-1 & R-2 single family homes.

Dennis Blass (221 Calumet Place) voiced concerns about available water supply and ALDOT approval. Skipper addressed the latter topic.

Laura White (8046 Carrington Drive) opposes rezoning because of the higher-density residences. She wanted to know the purpose of the four-unit limit. To which, Chairman Skipper asked her if she has ever seen Grayson Valley. She hadn't. He & Mordecai then explained there would be a visual break between units, four cottages to a pod, and that all cottages are privately owned lots.

City Schools Chief Financial Officer Jim Kirkland (210 Roundabout Drive) explained the school systems need for a fourth elementary school and the strengths of the proposed location at Glendale Farms. He cited the 14 modular classrooms used at Paine shortly after it opened.

Doug Neil thanked Chairman Skipper for the hard work and lengthy process, which led to a better plan.

Chairman Skipper closed the public hearing and the Board deliberated. After a couple minutes of pondering, Meads moved, which Turner seconded, for a favorable rezoning recommendation, conditioned upon the following:

- Glendale Farms adheres to all its commitments made in its PowerPoint presentation
- Glendale Farms adheres to all previously requested Planning & Zoning stipulations
- There shall be no construction entrance at Carrington Drive
- All attached townhouse & brownstone dwellings are capped at four per unit
- Glendale's highway and streets improvements adhere to ALDOT standards
- Glendale is required to submit its traffic calming plan to Planning & Zoning

**By roll call vote, the Board voted 4-3 for a positive (favorable) rezoning recommendation to the City Council (AYES - Turner, Robson, Reeves, Meads; NAYS - Isom, Dawkins, Skipper)**

With no further business to discuss, Chairman Skipper adjourned the meeting around 8:40 pm.