

CITY OF TRUSSVILLE
PLANNING & ZONING BOARD
AUGUST 2022 MINUTES

The Trussville Planning & Zoning Board met for a **workshop** session on **Thursday, August 4, 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 Ralph Robson Steve Turner Ryan Dawkins Kris Reeves
Also present:	Fire Marshal Jesse Clifton Director of Planning, Building & Sustainability J.R. Malchus Erin Hamilton (Inspections & Acting Recording Secretary)
Those absent:	City Clerk Dan Weinrib Police Representative

Chairman Skipper convened the workshop at 6 pm. The Board members had already received the drafted agenda and supporting documentation for its scheduled August 8th regular session. They reviewed three subdivision applications and one rezoning application, and determined they had enough information to keep all proposals on the agenda.

In its review of the proposed 20-lot subdivision plan from Trussville Springs, Board members informally expressed their desire to see ALDOT approval -- including issued permits -- as well as the applicant's first seeking City Council approval for minor changes to its PUD.

In its review of the proposed Carrington Lakes Sector 8 subdivision, the Board focused on ingress and egress capabilities at the location. Board members want to see a submitted survey showing driveway easements, public access, and rights-of-way. Malchus and Clifton stated that any plat should include number of stories, highest elevations, and total square footage for utilities purposes. The Board gave the applicant advance notice about possible topics for inquiry in the upcoming session.

In its review of Wisteria Trace Corners, the Board wanted a proposed plat showing the various rights-of-way and where exactly the subject properties touch Wisteria Trace, the main road. The Board informally floated the possibility of removing Lot 4 so two lots matched the neighboring lots. The Board gave the applicant advance notice about possible topics for inquiry in the upcoming session.

The Board reviewed the proposed re-zoning for 110 Maple Ave from R-4 to C-2. They suggested that the owner present a buffer at the upcoming session.

Property owner Mike Brasseur sought informal feedback for subdividing his two Liles Lane properties. Property owner Keyton Hull sought informal rezoning feedback for his property located at Vann Valley Drive & Trussville-Clay Road. It's currently zoned IN-1. The agenda workshop ended at 7:05 pm.

The Trussville Planning & Zoning Board met in **regular** session on **Monday, August 8, 2022**, at 6 pm at Trussville City Hall.

Those members present:	Chairman Darrell Skipper Vice Chairman Jim Meads Ryan Dawkins Kris Reeves Ralph Robson Steve Turner Councilor Ben Short 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
Police Sgt. Chuck Bradford

Those absent: Brett Isom

Chairman Skipper convened promptly at 6 pm. The Board reviewed minutes from July 2022 workshop and regular session. Meads moved and Robson seconded the motion for approval as presented. **UNANIMOUS**

Under subdivisions, Malchus first announced that at the applicant's request the proposed Wisteria Trace Corners subdivision would be delayed to next month; then he showed the proposed Trussville Springs Phase III Sector I subdivision on the computer board. Bill Lewis and Barry Stalnaker represented applicant Trussville Springs LLC. Logan Brown was also in attendance. Lewis told the Board and public that he is merely the "caretaker COO of Trussville Springs" He presented the proposal and stated "we cannot re-do the PUD" Chairman Skipper pointedly reminded Lewis that the Trussville Springs PUD is an ordinance, then explained the difference between minor and major changes in land use; the latter requires a PUD amendment passed by the City Council, with P&Z's recommendation. Lewis disagreed and in doing so, gave contradictory answers that further undermined his efforts. Chairman Skipper then asked his Board colleagues whether to even take up the proposal. Dawkins urged everybody to stop the bleeding. Short weighed in that he has seen enough small minor changes proposed that he now regards it as a major change. Chairman Skipper also asked Malchus about the location for road access of the second entrance. At the chairman's request, Short moved and Robson seconded the motion to request the developer to re-submit all proposed changes to the Trussville Springs PUD for Planning & Zoning's and the City Council's consideration prior to any subdivision consideration. Upon Sullivan's prompting, Chairman Skipper noted that Trussville Springs does have an ALDOT permit for a new US-11 access, which is good for a year and has a renewable bond. Also, there is no time limit on its railroad crossing permit. **By a 5-2 vote, the motion passed. (YES: Skipper, Dawkins, Reeves, Robson, Short; NO: Sullivan, Turner; Meads recused himself)**

The Board then took up a proposed four-lot subdivision of Carrington Lakes Sector 8 Parcel 4.1, from applicant Jesse Hickey, on behalf of various family members. Their intent is to build new homes on adjoining estate-sized lots for their own use & enjoyment. Chairman Skipper opened the public hearing then promptly closed it due to no interest. Sullivan moved and Short seconded the motion for plat approval with the stipulation that there shall be no recorded property access from Blackjack Road. **UNANIMOUS**

Under rezoning, the Board took up owner Bob Nelson's application to rezone 110 Maple Avenue to C-2 Commercial from R-4 Single Family/Duplex. Realtor Matt Harbison represented his client. Garden Residential. Stewart Brockman spoke up on their behalf. Chairman Skipper opened the public hearing then promptly closed it due to no interest. The Board discussed among themselves the need for required buffer space since the subject property is within the downtown area. Turner moved and Reeves seconded the motion to recommend rezoning to the City Council, with the aforementioned buffers stipulation as required by the Downtown Overlay District ordinance. **UNANIMOUS**

With no further business to discuss, Chairman Skipper adjourned the meeting around 7:03 pm.