

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
SEPTEMBER 2022 MINUTES

The Trussville Planning & Zoning Commission met for a **workshop** session on **Monday, September 12, 2022** at 5:30 pm at Trussville City Hall.

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

Chairman Skipper convened the workshop at 5:30 pm. Because of the minimal agenda, the members had mutually agreed to reschedule the date of the workshop, originally set for September 8. The Commission members had already received the drafted agenda and supporting documentation for its scheduled regular session. They reviewed minutes and one rezoning application, and determined they had enough information to keep everything on the agenda. Chairman Skipper then used the rest of the remaining half hour to discuss the latest PUD zoning amendment from Trussville Springs LLC. Its proposal needed vetting prior to its September 21st special session. They mutually agreed to have Skipper, Short, Sullivan and Turner as an informal committee meet with Barry Stalnaker and Bill Lewis. With no further matters to discuss, the agenda workshop concluded at 6 pm.

The Trussville Planning & Zoning Board met in **regular** session on **Monday, September 12, 2022**, at 6 pm at Trussville City Hall.

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

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

Under rezoning, the Commission took up owner Keyton Hull's application to rezone 5137 Vann Valley Drive to C-P Preferred Commercial from IN-1 Institutional. Hull was in attendance. Chairman Skipper opened the public hearing then promptly closed it due to no feedback. The Commission members had no comments, other than collective praise to Hull for his efforts to improve his property and for following their previous guidance. Sullivan moved and Short seconded the motion to recommend rezoning to the City Council. **UNANIMOUS**

With no further business remaining, Chairman Skipper adjourned the meeting around 6:06 pm.

The Trussville Planning & Zoning Commission met in **special** session on **Wednesday, September 21, 2022**, at 6 pm at Trussville City Hall, to consider the PUD amendment proposal from Trussville Springs LLC.

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

Chairman Skipper convened promptly at 6 pm. Trussville Springs LLC officers Bill Lewis and Barry Stalnaker were in attendance. They made a presentation to the Commission about their proposed PUD changes. **The proposed Density Calculations comparison page, Master Development Plan (Exhibit B) and Density Calculations area map (Exhibit I) are hereby attached to these minutes for record keeping purposes.** Trussville Springs LLC increased the percentages of rural preserve and single-family residences, reduced its planned commercial and replaced much of the original residential zone north of US Highway 11 with mixed use and planned commercial zones. Also, planned attached family residences with backloaded garages replaced multi-family residences south/east of the Norfolk Southern rail line. There will also be planned single-family subdivision off of Cherokee Drive, with a common open space serving as a sloped buffer above the planned office/commercial zone.

Chairman Skipper opened the public hearing, then promptly closed it when nobody in the audience spoke up. The Commission posed questions to the applicants. From that, the applicants stated the following:

- All newly-built single-family residences built within Zone T3B will have front-loaded garages, running parallel to the street. Residences within Zones T4A3 (8) & T4B (6) will have backloaded garages and a shared alleyway
- They already obtained from ALDOT the necessary rights-of-way permitting for a second US-11 access. Chairman Skipper stated for the record that they would never approve a second entrance without ALDOT's prior approval.
- They hope that Zone T5A (1) will be a grocery that would anchor commercial development within Mixed Use Zone T5B (1). However, there may instead be interest by a developer to turn T5A (1) into a senior residential/care campus

With no further questions, Chairman Skipper solicited motions from fellow members. Sullivan moved and Short seconded the motion to recommend favorably to the City Council various Trussville Springs PUD amendments as an ordinance, with the stipulation that all Planned Single Family residences off of Cherokee Drive (Zones T4A2 & T4A3) shall have setbacks and all other R-1 zoning characteristics, to match the neighboring R-1 zoned Cherokee Drive residential lots. **UNANIMOUS**

With no further business, the meeting adjourned at approximately 6:40 pm.