

**CITY OF TRUSSVILLE**  
**PLANNING & ZONING COMMISSION**  
**OCTOBER 2022 MINUTES**

The Trussville Planning & Zoning Commission met for a **workshop** session on **Thursday, October 6, 2022** at 6 pm at the Trussville City Hall Annex.

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

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  
  Kris Reeves  
  Police Representative

Chairman Skipper convened the workshop promptly at 6 pm. They reviewed minutes, three annexation proposals covering four parcels, three subdivision proposals, and one rezoning application. They determined they had enough information to keep everything on the agenda. In reviewing the rezoning application, The Commission asked extensive questions to Brooks Harris of Harris Doyle regarding proposed changes to the Longmeadow PUD, particularly about the proposed swimming pool amenity at the northern end of the proposed trail, parking at both trailheads, residential lots and locations of garages (no front entries; only side-, rear- and courtyard-style) Subsequently, Scott Walls (303 Lake Street) sought informal guidance about resurveying his late father-in-law Grady Lancaster's house at 317 Lake Street. After that, city attorney Chesley Payne and J.R. Malchus briefed the Commission of the City's desire to review (and perhaps update) the Subdivision and Zoning Ordinances for all residential zones (except for R-1 & R-2 Single Family), short-term rentals & marijuana dispensaries. They will want the Commission's input prior to drafting any proposals. With no further matters to discuss, the agenda workshop concluded at 7:07 pm.

The Trussville Planning & Zoning Board met in **regular** session on **Monday, October 10, 2022**, at 6 pm at Trussville City Hall Annex.

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

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

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

Under annexations, the Commission reviewed the Trussville Utilities' application for properties associated with 5142 Vann Valley Road and 5568 Martin Road. Both are adjacent to another Utilities property located within Trussville city limits. There were no questions or discussions. Turner moved and Short seconded the motion to recommend favorably the annexation application to the City Council. **UNANIMOUS**

The Commission then reviewed the Trussville Utilities' application for the property associated with 6871 Happy Hollow Road. The Utilities already uses it for a well and it touches the City limits at its eastern and southwestern sides. There were no questions or discussions. Robson moved and Turner seconded the motion to recommend favorably the annexation application to the City Council. **UNANIMOUS**

The Commission then reviewed Stephen & Dabney Wilson's application for their home at 7343 Roper Road. It is surrounded by residences already within Trussville and less than a block away from Fire Station #2. There were no questions or discussions. Short moved and Robson seconded the motion to recommend favorably the annexation application to the City Council. **UNANIMOUS**

Under subdivisions, the Commission reviewed Stockton Partners II, LLC's application for its proposed Stockton Place Phase 11B Resurvey No. 1, which would add a dedicated 15-ft wide easement to the common area, east of Lots 2039A through 2042. It's designed to send excess rainwater towards a pond. Chairman Skipper opened the public hearing, then promptly closed it due to lack of audience interest. There were no questions or discussions. Robson moved and Turner seconded the motion for plat approval. **UNANIMOUS**

The Commission then reviewed Stockton Partners II, LLC's application for its proposed Stockton Place Phase 11C. Its proposal has 50 residential plats on Brexton Street and Bingham Lane, zoned Q-RG. Professional surveyor Robert W. (Bob) Easley IV represented the applicant. Chairman Skipper opened the public hearing. Attorney Hilton Tomlinson stood up to express opposition on behalf of his clients, the family of owner Elizabeth Davis Batchelder. They objected to the plat because they need easements through the cul-de-sacs in order to access the undeveloped property. According to City Engineer Wayne Sullivan, the original easement is south of the property, so essentially, they were seeking easier access from other directions. According to Easley, his client Signature Homes is not interested (thus against) providing their requested easements. Mr. Darden, a Batchelder relative, spoke up, stating "we were led to believe we had common ground, until tonight." When the Commission asked Easley whether they were willing to delay their request by a month to negotiate further with the Batchelder family, Easley responded "I don't think Signature's position will change in a month." Since nobody else spoke up, Skipper closed the public hearing. Discussion ensued, with various members like Short suggesting to Tomlinson that for alternatives, they may want to have exploratory talks with property owner Jody Saiia or consider possible access points from Carrington. Sullivan moved and Meads seconded the motion to approve the final plat for Stockton Place Phase 11C, subject to having appropriate street bonding in place. **UNANIMOUS**

The Commission then reviewed Kyle Greek's resubmitted five-lot Wisteria Corners plat. It had previously been six lots and dubbed "Wisteria Trace Corners" Skipper opened the public hearing. Glen Cross Homeowners Association president Jeff Hosselton (403 Glen Cross Way) spoke up in opposition on behalf of the Glen Cross Homeowners Association, because of neighbors' concern for public safety at that Wisteria Trace bend, as well as environmental impact from earth movement. Skipper pointed out Malchus to indicate that the Permitting and Inspections will use its enforcement powers to make sure the developers protect the affected neighbors. When Hosselton brought up continuation of the sidewalks to Wisteria Trace, Skipper stated that it is a requirement. Charles Cox (124 Glen Cross Circle) echoed Hosselton's opposition. He has flooding concerns. Since nobody else spoke up, Skipper closed the public hearing. Short asked the applicant if he would be willing to lower the number of lots to four (4), to which Greek politely said no. Meads spoke up, to get Greek on record as stating that the continued sidewalk will be ADA compliant. Greek agreed then remarked that much of the sidewalk will be driveways. Short moved and Sullivan seconded the motion for approval of the final plat, with the stipulations that (a) the added sidewalks are ADA compliant, (b) the aesthetics of all new residences match the Glen Cross neighborhood, (c) the developer work with Sullivan & Malchus to comply with best storm water management practices & (d) no construction dumpsters allowed on public accesses, including city streets. **UNANIMOUS**

Under rezoning, the Commission took up applicant Harris Doyle's application to amend the Longmeadow PUD. Its proposed master plan would eliminate all five estate lots in Phase F, feature 59 residential lots in Phase E with 60' or 70' minimum lot widths (instead of 47 lots with 55'+ width), a swimming pool & pavilion amenity west of Phase C2, a walking trail replacing a planned lake, and paved parking lots at each end of the trail. Short informed fellow members and the public that Harris Doyle and the Longmeadow residents reached a verbal agreement to split evenly the first \$700,000 of construction costs for the new common area amenities. Harris Doyle would cover any overage beyond that. Brooks Harris confirmed the same.

Skipper opened the public hearing. Berry Hearn Jr. (4363 Martin Wilson Rd – unincorporated) expressed concern about the second neighborhood access, off his own street. He said that he and his neighbors were told years ago there would be no second access. Skipper replied that there would be a pedestrian access, as well as the fire department would have keys to the gated access. Skipper and Short both stated that the second access would serve as backup in case TFD were ever blocked at the main Longmeadow access. Dan Hatch (5223 Solitude Lane– unincorporated) expressed his opposition because the amended PUD would put housing developments very close to his property line. Instead of a common area buffer, there would be no buffer to his property. In fact, on page C-11 of Longmeadow's proposed

plan, the residential footprint on Lot 59 touches the rear boundary. Harris Doyle's plan features 17 residential lots on Longmeadow Drive, which was originally designed to be a spine without residences beyond Phases C1 and D1. Since nobody else spoke up, Skipper closed the public hearing.

Skipper solicited his fellow members for thoughts, discussion or motions. Since nobody else volunteered, Skipper proposed a motion for a favorable recommendation with the following required stipulations:

- Elimination of Lots 55 through 59 along Longmeadow Drive
- Lots 1 through 12 along Longmeadow Drive are at least 70 feet wide and have courtyard garages
- Pedestrian opening and gated E-911 access between Martin Wilson Road and the Longmeadow PUD
- The development of a secondary neighborhood pool with a pavilion and paved parking
- A walking trail around the valley
- Paved parking at the south end of the trail
- Construction of a continued ADA -compliant sidewalk along at least one side of Longmeadow Drive to the double dead-end street

When asked, Brooks responded he was not willing to commit to losing five lots but wanted to find a workable solution. He characterized losing the five lots as painful. Skipper moved and Robson seconded the motion to give a favorable recommendation for rezoning, with the above stipulations.

**UNANIMOUS with Councilor Short abstaining.**

With no further business remaining, Chairman Skipper adjourned the meeting around 7:52 pm.