

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
FEBUARY 2023 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Thursday, February 9, 2023**, at 6 pm at Trussville City Hall Annex.

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

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

Those absent: Police Representative

Chairman Skipper convened the workshop at 6:01 pm. He and Commission members reviewed minutes, two proposed subdivisions and a proposed amendment to the city zoning ordinance. They quickly agreed to keep the proposed Mountain Top resurvey on the agenda. While discussing the proposed Lot 6 of the Misty Ridge Commercial Subdivision, they spent a lot of time on the prospective relocation of the detention pond. Unless the engineer produces a complete set of engineering and construction plans, to Sullivan’s satisfaction, the Commission would likely not give the proposed Lot 6 any consideration. Malchus briefly showed hotel construction plans. The only hotel entrance & exit access would be on Service Road. The driveway would not circumnavigate the hotel.

The Commission listened to Malchus’ briefing on the proposed amendments to the city zoning ordinance. The most critical changes involve the minimum width of Garden Residential lots and the new regulations for short-term rentals; the latter is modeled after Tuscaloosa’s ordinance.

With no further business to review, the meeting ended around 6:50 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, February 13, 2023** at 6 pm at Trussville City Hall Annex.

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

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

Those absent: Ryan Dawkins
 Police Representative

The Commission reviewed the drafted January 2023 minutes. Turner moved and Robson seconded the motion to accept the minutes as submitted. **UNANIMOUS**

There were no rezoning or annexation matters on the agenda.

Under Subdivisions, the Commission reviewed the proposed Mountain Top Phase 4 subdivision. MTTR Engineer Joseph A. (Joey) Miller III represented his client Malchus & Sons. He explained that the was splitting off Lot 12A from the parent parcel. Skipper opened the public hearing then promptly closed

it since nobody in the audience spoke up. Turner moved and Robson seconded the motion to approve the final Mountain Top Phase 4 plat. **UNANIMOUS**

The Commission then reviewed the proposed Resurvey of Lot 6 Misty Ridge Commercial Subdivision. MTTR Engineer Joseph A. (Joey) Miller III represented his client Rupesh Patel, whose company MANSA-CFM LLC develops and manages various Hilton hotels. Miller explained that his client wants to merge two properties he bought from the previous owner into one. While he has not quite completed all his engineering plans (90% done, he said), he intends to build a hotel with just one driveway access, connected to Service Road. A paved driveway will encircle the hotel, which pleased the Fire Department. Various commissioners asked him about his plans to keep the trees lining the Misty Ridge Drive side of the property and how his plans to relocate the detention pond. Turner pointed out that these questions were more appropriate for Design Review rather than Planning & Zoning.. Skipper opened the public hearing then promptly closed it since nobody in the audience spoke up. Short moved and Turner seconded the motion to approve the final Resurvey of Lot 6 Misty Ridge Commercial Subdivision plat. **UNANIMOUS**

Under Miscellaneous, J.R. Malchus and City Attorney Chesley Payne gave a summary briefing of proposed amendments to the City Zoning Ordinance. They focused their presentation on changes to R-5 Multifamily, RG Garden Residential and C-5 Commercial zones, as well as adding a new section regulating Short Term Rentals. During question time, Vice Chair Meads used his own three-ring Zoning Ordinance binder to review the aforementioned and other sections of Zoning Ordinance previously not mentioned. Payne took meticulous notes. Aside from occasional comments, no other Commission member made additional suggestions. After he finished, Meads gave Payne his binder with notes. Payne promised to circulate back to the Commission the proposed changes with all incorporated suggestions. At the Chairman's prompt, Meads moved and Reeves seconded the motion to give the City Council a favorable recommendation of the proposed amendments – including all Meads' suggestions -- to the City Zoning Ordinance. **UNANIMOUS**

With no further business to discuss, Skipper adjourned the meeting at 7:35 pm.