

**CITY OF TRUSSVILLE**  
**PLANNING & ZONING COMMISSION**  
**APRIL 2023 MINUTES**

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Thursday, April 6, 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  
Brett Isom  
Ryan Dawkins  
Kris Reeves  
Councilor Ben Short  
Ralph Robson

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

Those absent: Police Representative  
City Clerk Dan Weinrib

Chairman Skipper convened the workshop at 6 pm. He and Commission members reviewed minutes, two rezoning and one subdivision proposals, deciding to keep all items on the agenda. Wade Lowery of EDG solicited informal feedback of a proposed garden subdivision off Husky Parkway, where Little Goose Development had successfully sought RT (Townhouse Residential) rezoning just ten months ago. The Commission explained to Lowery that EDG's proposed 55-ft & 65-ft lots sizes will not meet the lot size minimum for garden residential zoning once the City Council passes the new zoning ordinance later in April. EDG would then have to apply for an exception with the BZA, which usually resists such exceptions. Chairman Skipper and three members announced that they will miss the regular session on Monday. With no further business to review, the meeting ended around 7:10 pm.

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The Trussville Planning & Zoning Commission met in **regular session** on **Monday, April 10, 2023** at 6 pm at Trussville City Hall Annex. Vice Chair Meads brought the meeting to order.

Those members present: Vice Chairman Jim Meads  
Wayne Sullivan – City Engineer & Board member  
Kris Reeves  
Brett Isom  
Ryan Dawkins

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

Those absent: Chairman Darrell Skipper  
Councilor Ben Short  
Ralph Robson  
Police Representative

The Commission reviewed the drafted March 2023 minutes. Reeves moved and Dawkins seconded the motion to accept the minutes as submitted. **UNANIMOUS**

Under Rezoning, the Commission first reviewed developer LBYD's application to rezone the undeveloped lot associated with 1015 North Chalkville Road and the next door non-addressed undeveloped lot to IN-2 from R-1. Brian Hatcher represented his company LBYD. During question time, Hatcher stated that his client intends to merge those two parcels with the main parcel where St. Vincents Ascension stand-alone emergency room will be. He readily agreed to keep street access internal with strictly one entrance/exit on Green Drive. Vice Meads opened the public hearing then promptly closed it since nobody in the audience spoke up. Sullivan moved and Reeves seconded the motion for a favorable recommendation, subject to internal access only to Green Drive. **UNANIMOUS**

The Commission then reviewed the application from Jeff and Elana Ingram to rezone the east half of the circular end of Stephanie Lane to R-2 from C-2. Ingram represented himself and his wife. They want

the zoning of their driveway access and buffer area to match their primary residence. There were no questions from the Commission. Vice Meads opened the public hearing then promptly closed it since nobody in the audience spoke up. Isom moved and Sullivan seconded the motion for a favorable recommendation. **UNANIMOUS**

Under Subdivisions, the Commission reviewed the proposed Ingram Survey Plat No. 2. Once again, Jeff Ingram represented himself and his wife. They want to merge their two Stephanie Lane parcels together with their homestead parcel. Meads opened the public hearing then promptly closed it since nobody in the audience spoke up. Reeves moved and Sullivan seconded the motion to approve the final Ingram Survey Plat No. 2. **UNANIMOUS**

With no further business to discuss, Meads adjourned the meeting at 6:12 pm.