

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

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Thursday, May 4, 2023**, at 6 pm at Trussville City Hall Annex.

Those members present:           Chairman Darrell Skipper  
  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:                         Vice Chair Jim Meads  
  Ralph Robson  
  Wayne Sullivan – City Engineer & Board member

Chairman Skipper convened the workshop at 6 pm. He and Commission members reviewed minutes, two annexation and three subdivision proposals, deciding to keep all items on the agenda. Because of a professional conflict of interests, Chairman Skipper yielded the gavel to member Ryan Dawkins during the discussion of the proposed Trussville Survey of Roebuck Industrial Parkway Plat No. 2 subdivision. While Dawkins led the discussion, Skipper sat back quietly. Once that was over, Dawkins handed control back over to Skipper. Barry Stalnaker and William Lewis sought informal feedback to their proposed changes to undeveloped parts of the Trussville Springs PUD. Currently, Phase 3 is supposed to be multi-family residential; Phase 4, mixed use. Both lie in the area between the neighborhood clubhouse-&-swimming pool and the incomplete second subdivision entrance. Lewis' latest idea for Phase 3 would have cottages instead of multi-family. The entire Commission opined that his idea would constitute a major PUD change, thus requiring him to go through the rezoning process. Even Lewis conceded in his email and at the workshop that it would be a major change. Chairman Skipper asked him whether he knows how thick the exposed sandstone rock, located on the northwest side of Trussville Springs, is. Some sandstone rock had collapsed in late April, causing concern by the City, particularly for the welfare of residents & property owners of 317 & 321 Cherokee Drive, whose backyards are adjacent to Trussville Springs. Lewis indicated he did not know how thick the rock is. However, he does not believe any neighboring property is imperiled. Just like his latest idea, his answers were met with great skepticism. With no further business to review, the meeting ended around 7 pm.

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The Trussville Planning & Zoning Commission met in **regular session** on **Monday, May 9, 2023** at 6 pm at Trussville City Hall Annex. Vice Chair Meads brought the meeting to order.

Those members present:           Chairman Darrell Skipper  
  Vice Chairman Jim Meads  
  Kris Reeves  
  Brett Isom  
  Ryan Dawkins  
  Councilor Ben Short  
  Ralph Robson

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

Those absent:                         Wayne Sullivan – City Engineer & Board member  
  Police Representative

The Commission reviewed the drafted April 2023 minutes. Short moved and Meads seconded the motion to accept the minutes as submitted. **UNANIMOUS**

Under Annexations, the Commission first reviewed the petition from owner Bonnie Hicks regarding 6431 Roe Chandler Road. Currently undeveloped and zoned A-1, she stated on her petition intent to get it rezoned as R-1 (Single Family); she had re-stated the same during workshop, only this time as R-

2 (Single Family) She also stated she was working with homebuilder Jerry Tortorigi on developing the subdivision. Tortorigi is well-known for garden home developments, like Halcyon. Hicks was there to represent herself. There were no questions from the Commission or the public. Short moved and Meads seconded the motion to give a favorable recommendation for annexation to the City Council, with the stipulated prohibition on mobile or manufactured homes. **UNANIMOUS** Afterwards, Clifton expressed his concern about annexing it due to its location being over 2500 feet away from the nearest hydrant and more than five minutes from the closest fire station and fire protection access on a narrow road. He promised to get with Hicks to address his concerns.

The Commission then reviewed the petition from Jana Lile regarding 4680 Trussville Clay Road. Currently undeveloped and zoned R-2, Lile sought annexation since the Planning & Zoning Commission had previously approved her subdivision, which included this unincorporated property. She was not in attendance for this meeting. There were no questions from the Commission or the public. Short moved and Robson seconded the motion to give a favorable recommendation for annexation to the City Council. **UNANIMOUS**

Under Subdivisions, the Commission reviewed the proposed Trussville Survey of Roebuck Industrial Parkway Plat No. 2 subdivision. Because of a professional relationship Chairman Skipper has a professional relationship with a business that does work for the corporate owners of RaceTrac convenience stores, he yielded the gavel to Vice Chair Meads, who led discussion. Surveyor Dan Allen of Gonzales-Strength represented their corporate client. When Meads asked Allen questions about re-designed truck routes, Allen replied that he is a surveyor, not an engineer. Subsequently, they discussed how store traffic would go to and from the Roebuck Industrial Parkway/US-11 traffic light as well as the need for a dedicated right-turn lane onto the gas station property, assuming ALDOT and the next-door owner of commercial property allow it. A dedicated turn lane would affect a nearby billboard, Councilor Short pointed out. Eventually, with Robson's prompting, discussion returned to the proposed subdivision itself. The Commission had no issues with the proposal. Meads opened the public hearing then subsequently closed it since nobody in the audience spoke up. Short moved and Isom seconded the motion to approve the proposed final Trussville Survey of Roebuck Industrial Parkway Plat No. 2 plat. **UNANIMOUS with Skipper abstaining**

Vice Chair Meads promptly handed the gavel back over to Chairman Skipper. The Commission then reviewed the proposed Amended Akel's Survey. Jeff Arrington of Arrington Engineering represented his client Richard Akel. He explained that the east line needed to be moved based on an old crimp that was used to measure off the survey for two neighboring lots. The Amended Akel's Survey gives an accurate reading of metes and bounds as well as lot area. Skipper opened the public hearing then subsequently closed it since nobody in the audience spoke up. Robson moved and Dawkins seconded the motion to approve the proposed final Amended Akel's Survey plat. **UNANIMOUS**

The Commission then reviewed the proposed Vann Resurvey plat. Owners Thomas & Mary Ann Vann were present. The Vanns submitted a two-lot plat because Progress Industries owner Johnny Tarasolli plans to buy the southernmost two acres from the Vanns in order to add more maneuvering room for delivery trucks to his business next door. The Commission had no questions. Skipper opened the public hearing then subsequently closed it since nobody in the audience spoke up. Meads moved and Dawkins seconded the motion to approve the proposed final Vann Resurvey plat. **UNANIMOUS**

During Miscellaneous, professional surveyor Steven Clinkscales wanted informal feedback from the Commission regarding Turnmill Ridge, off of Floyd Bradford Road. In reality, Turnmill Ridge appears to be a 12-foot wide concrete driveway egress to various properties; whereas, the recorded Turner Miller Resurvey (Map Book 239 Page 14) shows a 50-foot wide path but no label as either a deeded right-of-way or reservation access. Clinkscales wanted to know what it really is because each answer has consequences regarding a possible real estate sale and future subdivision planning. After much discussion, the Commission advised Clinkscales to meet with Sullivan, Malchus and a city attorney.

With no further business to discuss, Skipper adjourned the meeting at 6:59 pm.