

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
JUNE 2023 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Thursday, June 8, 2023**, at 6 pm at Trussville City Hall Annex.

Those members present: Vice Chair Jim Meads
Ralph Robson
Wayne Sullivan – City Engineer & Board member
Ryan Dawkins
Kris Reeves
Councilor Ben Short

Also present: Fire Marshal Jesse Clifton
City Clerk Dan Weinrib

Those absent: Chairman Darrell Skipper
Brett Isom
Director of Planning, Building & Sustainability J.R. Malchus

Vice Chairman Meads convened the workshop at 6 pm. He and Commission members reviewed minutes, two annexation and two subdivision proposals, deciding to keep all items on the agenda. During the informal Miscellaneous part of agenda review, Surveyor Steven Clinkscales and property owner James Turner presented a preliminary plat map, titled *Turnmill Ridge Estates*; the key issue was how to handle the unlabeled 50-foot-wide Turnmill Ridge. With the city engineer's input, the members felt comfortable considering a final plat with Turnmill Ridge labelled as a dedicated right-of-way. Robson then stepped down from the Commission dais to discuss the idea of resurveying his Keystone Ridge Lots 2 & 3, zoned R-2, into one parcel. Commission members asked him about his intentions (answer: future swimming pool construction) then jokingly zinged him with aggressive questions about sideloaded garages and lot widths. Randy Malchus then approached the Commission about changing the zoning of 145 North Chalkville Road, currently Q-C-2, to RT (Townhouse Residential) with enough commercial space for as many as three storefronts. The Commission appeared receptive to the idea of rezoning. They gently told him that the new Zoning Ordinance requires a simultaneous submission of townhouse renderings to the Design Review Committee if he were to seek rezoning. Certain members suggested that he get in touch with Director of Planning, Building & Sustainability, to flesh out his ideas further before completing any applications. Malchus pretended he had never heard of the director before. With no further business to review, the meeting ended around 6:42 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, June 12, 2023** at 6 pm at Trussville City Hall Annex. Per Chairman Skipper's request, Ryan Dawkins brought the meeting to order.

Those members present: Kris Reeves
Brett Isom
Ryan Dawkins
Councilor Ben Short
Ralph Robson
Wayne Sullivan – City Engineer & Commission member

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

Those absent: Chairman Darrell Skipper
Vice Chairman Jim Meads
Police Representative

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

Under Annexations, the Commission first reviewed the petition from the City to annex its newly acquired property located at 6287 Service Road. Malchus presented the City's case. Reeves moved and Robson seconded the motion to give a favorable recommendation for annexation to the City Council. **UNANIMOUS**

The Commission then reviewed the petition from the City to annex its newly acquired property located at 7000 & 7054 Happy Hollow Road. Malchus presented the City's case. 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 Resurvey of Lots 3A & 3B of the Resurvey of Lot 3 of Cahaba Oaks Business Park 6th Sector plat. Cathy Shell, representing owner Goodgame Company, was in attendance. The owner is buying the adjacent lot in order to expand its existing commercial building. The Commission had no issues with the proposal. Dawkins opened the public hearing then subsequently closed it since nobody in the audience spoke up. Short moved and Sullivan seconded the motion to approve the proposed Resurvey of Lots 3A & 3B plat. **UNANIMOUS**

The Commission then reviewed the proposed Resurvey of Lots 16 & 17 Deer Crossings at Carrington Phase I plat. Austin Trowell of Engineering Design Group represented his client. He explained to the Commission that a previous owner encroached upon his best friend & next-door neighbor's property while constructing his driveway. Since then, both properties have traded hands and the new owners want to adjust the shared boundary line accordingly so that the driveway is brought back into compliance. The Commission had no issues with the proposal. Dawkins opened the public hearing then subsequently closed it since nobody in the audience spoke up. Reeves moved and Isom seconded the motion to approve the proposed Resurvey of Lots 16 & 17. **UNANIMOUS**

The Commission then reviewed the proposed Turnmill Ridge Estates plat. Owners James L. and Lisa V. Turner were in attendance in case anybody had questions. Back in 2014, the Commission had approved Turnmill Ridge Resurvey, which had Turnmill Ridge as an unlabeled 50-foot-wide strip. In addition to creating a 1.63-acre lot for the Turner's primary residence, the proposed plat would label Turnmill Ridge as a dedicated public right-of-way. City attorney Chesley Payne (not in attendance) had already committed to drafting an agreement between the City and Turner, that would compel Turner or a future property owner to build a Code & regulations compliant street if somebody were to create a new subdivision on the remaining 26+ acres. The City Council would have to pass a resolution approving the agreement. The City intends to record a copy of such resolution and agreement, along with the approved plat. The Commission had no issues with the proposal. Dawkins opened the public hearing then subsequently closed it since nobody in the audience spoke up. Short moved and Sullivan seconded the motion to approve the proposed Turnmill Ridge Estates plat. **UNANIMOUS**

With no further business to discuss, Dawkins adjourned the meeting at 7:15 pm.