

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
JULY 2023 MINUTES

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

Those members present: Chairman Darrell Skipper
 Vice Chair Jim Meads
 Ralph Robson
 Councilor Ben Short
 Brett Isom

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

Those absent: Wayne Sullivan – City Engineer & Board member
 Ryan Dawkins
 Kris Reeves

Chairman Skipper convened the workshop. He noted that member Ryan Dawkins would miss both meetings. He and Commission members reviewed minutes, three subdivisions and one rezoning proposals. The Commission had concerns about the subdivision matter involving a resurvey behind Jefferson Memorial Cemetery. Chairman Skipper directed Weinrib and Malchus to get in touch with the professional surveyor to resolve whether the subject property is within city limits and whether there is public access issue to a back lot. All other matters remained on the agenda.

At Chairman Skipper's request, the Commission agreed informally to take up the election of 2023-2024 officers early in the meeting. Robson sought informal feedback about two unincorporated parcels, zoned A-1, on Roper Road. He is considering purchasing them, getting them annexed then re-surveyed for future residential construction. The Commission had no concerns or objections. Chairman Skipper sought informal feedback about the Cahaba Project historical preservation efforts. He disclosed he had a conversation with local preservation advocates about the idea of getting an overlay district, akin to the Downtown Overlay zone. Discussion ensued. The City Zoning Code already has an R-CP district, yet no property owner has ever sought such rezoning in the 23+ years of its existence. Councilor Short recalled a 2021 public hearing about the Cahaba Project, hosted by the City Council at the Civic Center. After much discussion, Chairman Skipper indicated he would not do anything unless he gets direct guidance from Mayor Choat and/or City Council. With nothing else to review, the meeting adjourned at approximately 6:55 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, July 10, 2023** at 6 pm at Trussville City Hall Annex.

Those members present: Chairman Darrell Skipper
 Vice Chairman Jim Meads
 Brett Isom
 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: Kris Reeves
 Ryan Dawkins
 Police Representative

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

The Commission then considered the election of its own officers, which had been tabled at its prior session. Short moved and Sullivan seconded the motion to re-elect Chairman Skipper and Vice Chair Meads. **UNANIMOUS**

Under Subdivisions, the Commission reviewed the proposed Queenstown Estates plat. No representative for the applicant was present. Chairman Skipper delayed consideration of the matter to August and directed the city clerk to get in touch with the applicant.

The Commission then reviewed the proposed Holdcroft & Cornelius Addition to Trussville plat. Keller Williams realtor Sonia Treadwell represented her client. The Commission had no questions. Chairman Skipper opened the public hearing then promptly closed it since nobody in the audience spoke up. Meads moved and Short seconded the motion for approval. **UNANIMOUS**

The Commission then reviewed the proposed JMG South Parcel #2 plat. No representative for the applicant was present. Commission expressed concern over the lack of public access to the back lot on the west/southwest side of the said plat. Chairman Skipper delayed consideration of the matter to August and directed the city clerk to get in touch with the applicant.

The Commission then reviewed the proposed amendments to the Trussville Springs PUD. Both William Lewis and Barry Stalnaker were in attendance; Stalnaker gave the presentation regarding proposed zoning changes to Trussville Springs Master Plan. For the purpose of clarity, the current Master Plan and proposed amending Master Plan will be incorporated into these minutes, as attachments.

Currently, various parts north of US Highway 11 are zoned Civic, Planned Attached Family and Planned Single Family; their proposed amendments would change those areas to Mixed Use and Planned Office/Planned Commercial. South of US Highway 11, including south/southwest of the Cahaba River, various undeveloped parts are zoned Planned Single Family; their proposed amendments would place Planned Attached Family zones at or near the periphery of Trussville Springs, sandwiching Planned Single Family between the Attached Family zones and the Cahaba River. The Master Plan also adds common green space/buffer along the north & northwest peripheries and greatly decreases its amount of Civic area.

During question time, Stalnaker said “We don’t know what the market will allow” regarding the kinds of commercial development that would occupy the new Mixed-Use zone. Short asked Stalnaker to confirm the permitted uses under Planned Mixed Use, under the Zoning Code and its Master Plan. Stalnaker took a couple minutes to review his own master plan before mentioning hotels, senior housing and office buildings. Chairman Skipper expressed his own concern about the possible increase of total residential units. The current plan has a cap of 586, yet because mixed use allows for possible residential, there would be as many as 879 total residential units throughout Trussville Springs. Skipper explicitly requested that Trussville Springs “square up” its numbers in its proposed amendments so that the total cap remains at 586 units. Stalnaker agreed, replying, “We can get the numbers squared away.”

Chairman Skipper then opened the public hearing. Even though there were a handful of Trussville Springs residents in attendance, nobody posed questions or made comments; consequently, Chairman Skipper closed the public hearing. Short moved and Robson seconded the motion for a favorable recommendation, with the stipulation that Trussville Springs revises its total residential units to show a consistent cap of 586 throughout its amended Master Plan. **Upon roll call, the Commission voted 5-0-1 (Meads abstained due to a professional conflict) to refer a favorable recommendation, with that stipulation, to the City Council.**

With no further business to discuss, Skipper adjourned the meeting at 6:24 pm.

Respectfully submitted,



Dan Weinrib CMC
City Clerk