

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
AUGUST 2023 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Thursday, August 10, 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
 Wayne Sullivan – City Engineer & Board member
 Ryan Dawkins
 Kris Reeves
 Cameron (Cam) Cohron

Also present: Fire Marshal Jesse Clifton
 City Clerk Dan Weinrib
 Senior Planner Scott Mann

Chairman Skipper convened the workshop. The Commission reviewed and decided to keep Nabers Survey and Queenstown Estates subdivision proposals on the agenda. The JMG South Parcel #2's status remained iffy because the proposed property swap between the Jefferson Memorial Gardens owner and the City of Birmingham would mean that Birmingham's sanitation dump would be inside Trussville's city limits. Ben Short volunteered to confer with Chesley Payne regarding it. The Commission kept the City's annexation application on the agenda. The Commission reviewed the City's proposal for contracting the Downtown Overlay District. Ryan Dawkins pointed out that taking some land out of the Downtown Overlay would consequently place it in the US Highway 11 Transition Overlay district; after informal discussion, the Commission chose to keep it on the agenda.

Under Miscellaneous, the Commission sought clarification from Barry Stalnaker and William (Bill) Lewis regarding the number of residential units north of US-11 under their proposed changes to Trussville Springs master plan. There were six neighbors in the audience, all interested in what the two had to say. Previously they sought to reduce the number of living units south of US-11 and they had agreed not to exceed their 586-overall living unit cap; thus, it remained unclear how many living units would be on the north side, what kind and the types of layouts. Stalnaker spoke first, before Lewis took over. They stated that under their proposal, there would be 252 living units throughout the mixed-use district north of the highway. They intend to market these condominiums and other upper-floor dwellings entirely to seniors. While it's conceivable there could be assisted living and other kinds of care located there, they categorically ruled out memory care due to the challenge of obtaining a certificate of need. Discussion ensued. Ben Short asked them to clarify what kinds of lodging or living uses were permitted uses in the T5B Mixed Use district under their Master Plan. A follow-up search led to the answer that condominiums, hotels, inns, and live work units are permitted. Stalnaker only spoke for approximately 10 minutes before Lewis took over. At one point, when the Commission asked for details behind the enlarged Mixed-Use zone, Lewis stated "These are terraced units that you cannot see." Skipper voiced his skepticism, thus opposition, to Lewis' latest proposal. He criticized Lewis for not providing any layout, drawings or other critical details of the relocated mixed-use district. *Normally – a PUD master plan contains details of the architectural style, along with scope and scale. In this case, there are no such details attached to the latest TS proposal.* After lengthy discussions, Ben Short surveyed his colleagues one-by-one as to whether they were comfortable with the Council moving forward with consideration of Trussville Springs proposal. Meads abstained due to a professional conflict, Cohron abstained due to his not being familiar with this topic, & Skipper expressed his opposition. All other members supported keeping the Trussville Springs proposal "as-is" for the City Council's consideration. That discussion consumed roughly an hour.

With no further business to review, Chairman Skipper ended the meeting mercifully by 7:20 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, August 14, 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
Kris Reeves
Ryan Dawkins
Cameron (Cam) Cohron

Also present: Fire Marshal Jesse Clifton
Senior Planner Scott Mann
City Clerk Dan Weinrib

Those absent: Police Representative

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

Under Subdivisions, the Commission reviewed the proposed Nabors Survey plat. Paul & Lauire Nabors were in attendance. Speaking on their behalf, he explained that they were adjusting their south lot line to follow the wide ditch/easement that cuts across their property. 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 with Robson abstaining due to a professional conflict**

The Commission then reviewed the proposed Queenstown Estates plat. Hank Armstrong was in attendance. He explained that his firm wanted to adjust the lot line to make the neighboring R-2 zoned properties approximately equal in size. The Commission had no questions. Chairman Skipper opened the public hearing then promptly closed it since nobody in the audience spoke up. Short moved and Sullivan seconded the motion for approval. **UNANIMOUS**

The Commission then reviewed the City's proposed annexation of the remaining Glendale Farms. 70+ acres. Previously, the City Council had annexed over 250 acres of Glendale Farms (Ordinance No. 2021-029-ANX) in November 2021, during Doug Neil and Steve Mordecai's ill-fated attempted to start a new PUD. Subsequently, the City purchased Glendale Farms from the Beard heirs. Vice Chair Meads explained to the Commission that the City now wants to annex the remaining unincorporated 70+ acres, south of Jenny Wren Lane. The Commission had no questions. Short moved and Robson seconded the motion to recommend annexation favorably to the City Council. **UNANIMOUS**

The Commission then reviewed the City's proposal to contract the Downtown Overlay District, more specifically removing all commercial and undeveloped properties south of Main Street, west of Waterson Parkway, north of the Norfolk-Southern railroad track and east of Dollar General. The Commissioners discussed the idea of inserting an exceptional use for senior independent living and assisted living facilities, but Chairman Skipper, who also serves on the Board of Zoning Adjustments, expressed concern over opening the barn door for future exceptions. Instead, he expressed support for Dawkins' idea of extending the Highway 11 Overlay District to the affected area; that way, the only new regulations involve design and construction, not permitted uses. The rest of the Commission found that idea more appealing. Meads moved and Dawkins seconded the motion to recommend to the City Council a change of Overlay zoning to Highway 11 Transition Overlay District (O-TD) from the Downtown Overlay District (DT-O) for the aforementioned subject properties. **By roll call vote, UNANIMOUS**

With no further business to discuss, Skipper adjourned the meeting at 6:30 pm.

Respectfully submitted,



Dan Weinrib CMC
City Clerk