

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

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Thursday, October 5, 2023**, at 6 pm at Trussville City Hall Annex.

Those members present:           Chairman Darrell Skipper  
Wayne Sullivan – City Engineer & Board member  
Ryan Dawkins  
Kris Reeves  
Cameron (Cam) Cohron  
Ralph Robson  
Councilor Ben Short

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

Those absent:                       Vice Chair Jim Meads  
Brett Isom  
Police Representative

Chairman Skipper convened the workshop. The Commission reviewed and decided they had enough information to all proposed items on the agenda. Property owner Pamela Long acknowledged she needed to reassess her other property, jointly owned with her late husband, to get his name removed. Under Miscellaneous, Kyle Greek solicited informal zoning feedback for the southernmost part of 3391 Coody Road. The Commission indicated they were receptive to R-2 (Single Family) Reeves looked up the property on a map and informed Greek that the lot is smaller than what's indicated on his drafted plat. Libby Lassiter of Tessa Commercial Real Estate sought informal feedback on undeveloped property, currently zoned Q-C-2, next door to the Publix on Gadsden Highway. The Commission indicated they were receptive to residential townhouses further away from the highway. Because enough members had scheduling conflicts to make the scheduled October 9th regular session a wasted effort, they mutually agreed to move their meeting to Thursday, October 19th. With no further business to review, Chairman Skipper adjourned the workshop at approximately 7 pm.

---

The Trussville Planning & Zoning Commission met in **regular session** on **Thursday, October 19, 2023** at 6 pm at Trussville City Hall Annex.

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

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

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

Chairman Skipper convened the meeting, then yielded the gavel to Vice Chair Meads because he needed to attend the 6:30 pm Board of Zoning Adjustments meeting. *He left after the second subdivision matter.* The Commission reviewed the drafted September 2023 minutes. Reeves moved and Robson seconded the motion to accept the minutes as submitted. **UNANIMOUS**

Under Annexations, the Commission first took up Susan Robson's petition to annex 7379 Roper Road property, zoned A-1 Agricultural, into the City. The Commission had no questions. Short moved and Dawkins seconded the motion to recommend annexation favorably, with the stipulation prohibiting mobile

or manufactured homes. **By roll call vote, UNANIMOUS with Robson abstaining due to a personal conflict of interests.**

The Commission then took up Pamela R. Long's petition to annex 7336 & 7342 Roper Road properties, zoned A-1 Agricultural, into the City. She is the sole owner. The Commission had no questions. Skipper moved and Short seconded the motion to recommend annexation favorably, with the stipulation prohibiting mobile or manufactured homes. **UNANIMOUS**

Under Subdivisions, the Commission first took up the proposed JMG South Parcel #2 survey plat, submitted by Jefferson Memorial Gardens. Attorney Mitch Boles spoke on behalf of his business client. Steve Bassett, from San Antonio, Texas, also attended. Previously, per August 2023 minutes, the Commission delayed consideration because of concerns that Birmingham would then expand its landfill into the Trussville city limits, after swapping land with cemetery ownership. After multiple phone calls and emails between the City, Jefferson Memorial Gardens and various attorneys, the applicant agreed to add the following to the proposed plat:

The parcel owner acknowledges that the current zoning for this parcel does not allow for the operation of a landfill, or the construction of any structures used for the operation of a landfill. The owner hereby acknowledges that a rezoning application would need to be approved with the City of Trussville prior to the use of this property as a landfill or the construction of landfill affiliated structures.

Meads opened the public hearing. Since nobody spoke up, he promptly closed the public hearing. Reeves moved and Short seconded the motion to approve the final plat with the aforementioned added to the plat's Notes section. *Prior to the meeting, Boles showed the recording secretary that it's Section 12 under Notes.* **UNANIMOUS**

The Commission then took up the proposed final Mountain Top Phase 5 plat, submitted by owner Randy Malchus. Surveyor Joseph A. Miller III. appeared on behalf of his client. Malchus created Lot 13 in order to sell it. The Commission had no questions. Meads opened the public hearing. Since nobody spoke up, he promptly closed the public hearing. Short moved and Robson seconded the motion to approve the final plat. **UNANIMOUS**

The Commission then took up the proposed final Longmeadow Phase E Sector One plat, containing 17 lots along the extended Longmeadow Drive. Developer Brett Owens of T.E. Stephens Company, Inc. appeared to answer questions. He briefly explained that the plat follows the Longmeadow PUD master plan, which was just amended months ago. Meads opened the public hearing. Seth Hamilton of 4534 Martin Wilson Road spoke up in opposition until the developer would commit to silt fencing. Hamilton stated that on previous occasions, dirt runoff from Longmeadow construction clouded up his backyard pond, to the point where he complained to ADEM. The Commission gently advised Hamilton that if that were to happen again, he needed to complain to the city Inspections & Permitting Department instead, for immediate results. Owens indicated that he does not perform residential construction but that he would get commitments from building contractors prior to any groundbreaking. Dan Hatch of 5223 Solitude Lane spoke up in opposition. He wanted the 10-foot buffer, as already indicated on the proposed plat, to remain undisturbed raw land; instead, all vegetation has already been removed. He insisted that decades ago Guy Martin had promised to keep that buffer as undisturbed. Short said he would look up the previous Commission minutes about that, then get back to him. Mann indicated he had no firsthand knowledge about that buffer. There is no buffer requirement between residential properties within the City Code. Owens updated the Commission on the progress his company has made on the second community pool and other parts under development. Since nobody else spoke up, Meads closed the public hearing. Short moved and Cohron seconded the motion to approve the proposed plat. **By roll call vote, UNANIMOUS**

The Commission then took up the proposed Barclay Terrace Resurvey No. 2 plat. RealtySouth realtor Ron Whitehead and property owner Ozong Tita were in attendance. The Commission had no questions. Meads opened the public hearing. Since nobody spoke up, he promptly closed the public hearing. Dawkins moved and Robson seconded the motion to approve the proposed plat. **UNANIMOUS**

The Commission then took up the proposed Resurvey of Lots 1K & 1L Trussville Entertainment District Phase 1. Mann and Weinrib briefly explained the City's intentions. Meads opened the public hearing. Since nobody spoke up, he promptly closed the public hearing. Short moved and Dawkins seconded the motion to approve the proposed plat. **UNANIMOUS**

During Miscellaneous, Weinrib informed the Commission that he will share a proposed 2024 meetings calendar next month. He has already found scheduling conflicts with the July 4 and November 11 holidays.

With no further business to discuss, Dawkins adjourned the meeting at 6:41 pm.

Respectfully submitted,

*DW*

Dan Weinrib CMC  
City Clerk