

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
MARCH 2025 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Thursday, March 6, 2025**, at 6 pm at Trussville City Hall Annex.

Those members present:	Vice Chair & City Engineer Jim Meads Brett Isom Brian Jackson Councilor Ben Short Wayne Taylor
Also present:	Fire Chief Tim Shotts Director of Planning, Building & Sustainability J.R. Malchus City Clerk Dan Weinrib City Attorney Chesley Payne
Those absent:	Chairman Darrell Skipper Cameron Cohron Kris Reeves Ralph Robson Police representative

Vice Chair Meads brought the meeting to order. After explaining the Commission's roles and responsibilities, he asked the members to review the drafted minutes from the previous month's meetings.

At Councilor Short's request, the Commission listened to three Leadership HTHS members' proposal, allowing murals on the sides of commercial buildings in the downtown area. If permitted, the first would be at 190 Main Street, where the Trussville Tribune operates. Before that can happen, it would be necessary to amend the Sign Ordinance section of the City Zoning Ordinance. The members had a few questions, including whether they know of other cities statewide that regulate murals (*Opelika, Athens, Birmingham, Mobile, Oneonta – for starters*) Overall, the Commission seemed receptive to the idea.

The Commission then reviewed all seven subdivision applications and decided to keep them on the agenda. McFarland Homes needed to change its proposed plat to keep Roper Road lot, zoned A-1, at least one acre in size.

With nothing left to discuss, Meads adjourned the workshop at 6:50 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, March 10, 2025**, at 6 pm at the Trussville City Hall Annex.

Those members present:	Chairman Darrell Skipper Vice Chair Jim Meads Cameron Cohron Brett Isom Brian Jackson Kris Reeves Ralph Robson Councilor Ben Short Wayne Taylor
Also present:	Fire Marshal Jesse Clifton Director of Planning, Building & Sustainability J.R. Malchus City Clerk Dan Weinrib City Attorney Chesley Payne
Those absent:	Police representative

Chairman Skipper introduced minutes from the February 2025 meetings. **Meads moved & Taylor seconded the motion to approve the drafted minutes, as submitted. UNANIMOUS**

The Commission then took up the proposed Resurvey of Lot 21 Shepherds Point Sector 1 plat. Owner Zach McFarland appeared before the Commission to answer questions. Before the meeting, his surveyor had sent a corrected plat. There were no questions from the Commission. Chairman Skipper

opened the public hearing then promptly closed it since nobody spoke up. **Short moved and Cohron seconded the motion for plat approval. By roll call vote, UNANIMOUS**

The Commission then took up the proposed Resurvey of Trussville Business Park plat. EDG engineer Rodney Cunningham appeared before the Commission on behalf of his client. The purpose of the plat was to eliminate office condominiums. There were no questions from the Commission. Chairman Skipper opened the public hearing then promptly closed it since nobody spoke up. **Robson moved and Taylor seconded the motion for plat approval. UNANIMOUS**

The Commission then took up the proposed Resurvey of Lot 1E, 1D & 1-DB Trussville Entertainment District Phase 1. Architect Scott Phillips appeared before the Commission on behalf of his client. The purpose of the plat was to expand a parcel so that Pinchgut Pies could add to its outdoor space. **Reeves moved and Taylor seconded the motion for plat approval. UNANIMOUS**

The Commission then took up the proposed Amended Map of Longmeadow Phase E Sector 2B plat. Developer Brett Owens of T.E. Stevens, Inc. represented his employer. Just as he took the podium, Meads stepped down from dais and sat with his employee, Sain engineer Ryan Medley, where he remained for the rest of the meeting. Owens summarized his plat and mentioned that his engineer had submitted reworked plans to Sain Associates. Medley confirmed that, then added that they have had no chance to review the latest submissions. As city engineer, Meads stated “we’ve made progress and are getting closer (to an agreement.)” Owens stated that the differences were administrative, which Meads disagreed with. Owens did state he agreed T.E. Stevens would not get certificates of occupancy without the city engineer’s approval.

At 6:28 pm, Skipper opened the public hearing.

Longmeadow resident & homeowners association advisory committee member David Kennedy expressed his & his neighbors’ concerns about the developments’ effects on the community. They want all parties to find simple solutions. If some of the trails in the common areas were lost to detention ponds, they want replacement trails elsewhere in order for them to support the proposed development.

Matt DeHart (6122 Clubhouse Drive) expressed concern about the proposed solution out of concern and sympathy for downstream neighbors.

Richard Mickwee (6205 Clubhouse Way) echoed DeHart.

Dan Hatch (5223 Solitude Lane) recited his previous lists of requests for this and the previous developer, only to have no buffer or privacy fence, contrary to verbal promises. He was critical of engineering plans regarding water runoff and infrastructure. He had questions about ADEM & Army Corps of Engineers permits.

Lawrence Key (4520 Martin Wilson Road) requested that the Commission delay consideration for a month so that the developer’s engineer & Sain Associates can reach an agreement, prior to recording a plat.

Reggie Chambliss (5951 Longmeadow Drive) wanted to know the difference between detention and retention ponds. Chairman Skipper answered.

Since nobody else spoke up, Chairman Skipper closed the public hearing.

Robson and Short commented that they wanted stipulations for plat approval. City Attorney Chesley Payne shared his proposed stipulations, which the Commission wanted added to the Notes section of the plat. **Short moved and Taylor seconded the motion for final plat approval with the following stipulations:**

- 1. Certificates of Occupancy on first twelve (12) lots previously released will not be issued until the storm water management plan is approved by Sain.**
- 2. Building permits on the last ten (10) lots will not be issued until the storm water management plan is approved by Sain and installed by T.E. Stevens, Inc.**
- 3. A bond will be provided by T.E. Stevens, Inc. to the City for the construction of the stormwater management plan in an amount of 150% of the cost of construction.**
- 4. A Best Management Practices (BMP) plan will be provided to and approved by Sain prior to execution of the mylar by the Chairman**
- 5. Until the stormwater management plan is approved by Sain, the Chairman shall not execute the final Mylar.**

- 6. A final as-built plan certified by T.E. Stevens, Inc.'s engineer and provided to and approved by the City shall be required prior to the release of the bond by the City.**

Upon roll call vote, the Commission voted 7-1 (Cohron dissented; Meads abstained) to APPROVE the final plat.

The Commission then took up the proposed final plat for Trussville Springs Phase 3 Sector One. Barry Stalnaker of Trussville Springs LLC approached the podium. He gave a brief history on the need for an 8-inch waterline for fire flow. They obtained permission from a neighboring property owner to get it across their property from Praytor Road. He mentioned that the new permanent access to Trussville Springs will open on St. Patrick's Day, which also means that the current temporary one will close that same day, after 17 years. The City will maintain the streets but not the non-compliant alleyways unless they are built to the required standards. Taylor asked if the streets and alleys were already accepted by the City in the original PUD plan. Skipper commented on the alleyways, the need for traffic controls at the new US Highway 11 entrance and the raised manhole. He had driven through there, prior to this meeting. Stalnaker agreed to the stipulations for opening the new access. Skipper read aloud the stipulations (listed below), as stated in an email between Trussville Springs LLC, Norfolk-Southern Railroad and other stakeholders.

After Chairman Skipper opened the public hearing, Kathryne Brugge (4244 Cahaba Bend) asked who would maintain the non-compliant alleyways since the City would not. *Answer – the HOA*

Trussville Springs resident & Councilor Lisa Bright summarized the plans for opening the new entrance and closing the temporary entrance permanently.

Since nobody else spoke up, Chairman Skipper closed the public hearing. **Short moved and Taylor seconded the motion for final plat approval, with the following stipulations:**

- **the new street Riverview Lane will connect Spring Street to US Highway 11**
- **Mayor Choat and the City would publicize the new entrance opening & closure across the community and make sure Trussville Springs residents are informed of upcoming changes**
- **the placement of a digital sign on US Highway 11 letting people know about the closure and directions to the new entrance**
- **the placement of a temporary street sign on US Highway 11, unless or until Bell Company can get one done quickly**
- **the following entities would get notified of the entrance change: ALDOT, 911 dispatch, AmWaste, Trussville Board of Education, Google Maps and/or GPS for package and mail deliveries.**

UNANIMOUS with Meads abstaining

The Commission then took up the proposed final plat for Trussville Springs Phase 4 Sector One. Once again, Barry Stalnaker of Trussville Springs LLC addressed the Commission, summarizing their intentions, including wider alleyways and access to the clubhouse, which is not part of this plat. There were no questions from the Commission. Chairman Skipper opened the public hearing then promptly closed it since nobody spoke up. **Short moved and Cohron seconded the motion for final plat approval, with the same stipulations:**

- **the new street Riverview Lane will connect Spring Street to US Highway 11**
- **Mayor Choat and the City would publicize the new entrance opening & closure across the community and make sure Trussville Springs residents are informed of upcoming changes**
- **the placement of a digital sign on US Highway 11 letting people know about the closure and directions to the new entrance**
- **the placement of a temporary street sign on US Highway 11, unless or until Bell Company can get one done quickly**
- **the following entities would get notified of the entrance change: ALDOT, 911 dispatch, AmWaste, Trussville Board of Education, Google Maps and/or GPS for package and mail deliveries.**

UNANIMOUS with Meads abstaining

The Commission then took up the proposed plat for Trussville Springs Phase 4 Sector Two. Once again, Barry Stalnaker of Trussville Springs LLC addressed the Commission, summarizing their intentions. There were no questions from the Commission. Chairman Skipper opened the public hearing

then promptly closed it since nobody spoke up. **Cohron moved and Robson seconded the motion for plat approval. UNANIMOUS with Meads abstaining**

With nothing else to review, Chairman Skipper adjourned the meeting at 7:45 pm.

Respectfully submitted,



Dan Weinrib CMC
City Clerk & Recording Secretary