

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
MAY 2025 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Thursday, May 8, 2025**, at 6 pm at Trussville City Hall Annex.

Those members present:	Chairman Darrell Skipper Vice Chair & City Engineer Jim Meads Cameron Cohron Brett Isom Brian Jackson 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:	Kris Reeves Ralph Robson Police representative

Chairman Skipper brought the meeting to order and explained to the public the Commission's purpose for convening workshops; he asked the members to review the drafted minutes from the previous month's meetings.

The Commission reviewed two annexation petitions, three subdivision plats and two rezoning applications. Each matter had a representative available to answer questions. Most of the discussion revolved around the Tapestry Village preliminary plat and the proposed rezoning of the former antique mall property on North Chalkville Road. The Commission kept all seven on the agenda for Monday evening.

With nothing left to discuss, Skipper adjourned the workshop just after 7 pm.

The Planning and Zoning Board of the City of Trussville, Alabama met in **regular session** on **Monday, May 12, 2025** at 6:00 p.m. at the Trussville City Hall Annex.

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

Chairman Darrell Skipper called the meeting to order and informed the attendees that the Planning and Zoning Board hears three types of items and that on two of them, the Board serves as an advisory role to the City Council. He explained that subdivisions are voted on solely by the Planning and Zoning Board and that Rezoning and Annexations are voted on to be recommended to the City Council.

Chairman Darrell Skipper introduced the minutes of the April 2025 meeting for approval. **Board member Mr. Wayne Taylor motioned the minutes be approved as presented. Board member Mr. Jim Meads seconded the motion. Minutes approved unanimously.**

The Planning and Zoning Board took up annexation petitions. Mr. J.R. Malchus came forward and stated that the City was petitioning for annexation of 409, 413, 425, and 429 Alabama Blvd. from Jefferson County. He stated that they would be brought into City as R-G zoning. He stated that three of the lots are 50-foot lots and one that is a 150-foot lot. Mr. Jim Meads clarified that

these are non-conforming lots per ordinance and that changes could be made in the future and that he would stipulate no mobile homes on the lots. After public involvement on this item was closed, Chairman Skipper entertained a motion.

Board Member Ben Short made the motion to recommend annexation with the following stipulations:

- **no manufactured or mobile homes on the property**

Board Member Wayne Taylor seconded the motion. Motion was approved unanimously; thus, the City Council will receive a favorable annexation recommendation for consideration.

Mr. J.R. Malchus stated that the annexation 6480 Richmar Drive had been removed from the agenda and carried over to next month's meeting.

The Planning and Zoning Board then took up the proposed subdivisions. Mr. J.R. Malchus stated that the re-plat of Lot 1B of Trussville Industrial Park Subdivision has been pushed as well.

Mr. J.R. Malchus stated that the Final Plat for Hillbrook Subdivision Phase I would be for the creation of 15 residential lots and a common area. He stated that the applicant is Tower Homes. Representative for Tower Homes, Mr. Price Hightower, came forward and stated that this is for the approval of the final plat approval for Phase I for the first 15 home sites and that the rest of the home sites should be arriving sometime in August for Phase II final plat approval. Mr. Hightower explained that the lots in Phase I are 75 X 120 feet lots. He stated that all of the site work for Phase I is complete with storm drainage and detention pond, the water and sewer, and the binder coat for paving having been installed. He stated that they have posted a letter of credit with the City for the seal coat to be completed after the homes are constructed. He stated that the common area sidewalks and street signs are installed. He stated that the landscape and signage plan was approved at Design Review Committee.

Chairman Darrell Skipper clarified that the sidewalks along Husky Parkway are complete, but that the interior sidewalks would be completed as the project is developed, He asked if the berm was in place yet. Mr. Hightower stated that the berm is in place, but that the landscaping is not. Mr. Malchus is satisfied with the berm as it is and there is a bond in the City Clerk's office. Mr. Jim Meads asked if everything was in place for the build. Mr. Malchus stated that there are no as-builts yet, but that the city will acquire that at the second phase. Chairman Darrell Skipper asked about the bonds in relation to the sidewalks and wearing layer, etc. Mr. Malchus stated that new bonds would be required for each phase wearing layer and that no final would be given without proper sidewalks in front of each house. Chairman Darrell Skipper stated that he would want the bond to remain in place long enough to cover the interior sidewalks as well to correct any gaps, etc. Mr. Hightower stated that the line of credit would remain in place throughout the different phases and then the final wearing layer, etc. would be completed. Mr. Malchus asked the fire marshal, Mr. Jesse Clifton, to double-check the subdivision regulations in relation to the sidewalks and bonds. Mr. Jim Meads said that the bond should be 150% and Mr. Hightower stated that they would be happy to increase the bond amount if necessary.

Board Member Ben Short made the motion to approve as presented. Board Member Brett Isom seconded the motion. Motion was approved unanimously.

Mr. Malchus stated that the next item on the agenda was preliminary plat for Tapestry Village Phase 1. It would create 70 residential lots and common areas. He stated that the applicant is Harris Doyle Homes. Ms. Molly Kilpatrick with Foresite Group came forward and stated that she is presenting for the preliminary plat of Tapestry Village with some revisions from previous presentations to the board during rezoning. Ms. Kilpatrick stated that this will now have 70 lots for the Phase I section. She stated that they lost four 50- foot lots and added two additional 60-foot lots in this southeast section. Chairman Darrell Skipper asked the fire marshal, Mr. Jesse Clifton, if he was able to drive the fire trucks around and was okay with the layout not including two cul-de-sacs and instead having the roads connected. Mr. Clifton acknowledged that this was fine. Mr. Ben Short asked Mr. Malchus if the City was okay with the minor changes in lot numbers and size, etc. Mr. Malchus acknowledged that the changes are acceptable to the City. Chairman Darrell Skipper asked Mr. Malchus if this map included the conditions that the Planning and Zoning had placed on the project in relation to the connections from other neighborhoods as well as the buffers. Mr. Malchus pointed out the buffers, etc. and indicated that everything is in the PUD document. Mr. Jim Meads asked if there was adequate water flow for fire. Mr. Clifton said that utilities have no problem supplying it on both sides of the subdivision on the North and the South sectors, but that it is not in place yet. However, they will install it and supply it. Chairman Darrell Skipper then voiced his concern about making sure that the design meets the 85th percentile when creating the turn lanes based on the speed limit, etc. Mr. Meads stated that an adequate sight distance is needed for the intersections. The applicant needed to create adequate parking, as well, so that the entrance does not become blocked

during construction. Mr. Meads clarified that this is the preliminary plat and the applicant will still need to submit construction drawings and a storm water plan prior to construction. Mr. Malchus stated that that would all be approved before any permit gets issued. Mr. Malchus stated that they would be getting a clearing permit so that they can get the boundaries of the buffers in and to clear and get their class A silt fence installed.

Chairman Darrell Skipper opened the meeting for public comment.

Ms. Hedy Fitts came forward and stated that she was representing the cemetery located next to this proposed subdivision and that they wanted to be sure that no property lines and boundaries were crossed to affect the cemetery at that location. Chairman Darrell Skipper stated that no one is allowed to disturb the cemetery. Mr. Jerry Howard of Harris Doyle Homes showed Ms. Fitts and the audience the location of the cemetery and the location of the digging on the map. Chairman Darrell Skipper asked if Harris Doyle would mark the lines before any digging would occur. Mr. Malchus stated that the Inspections Department would contact Ms. Fitts and allow them to meet out on the site once the property lines are marked. Ms. Fitts asked about any proposed buffers between the cemetery and the subdivision. Board member Mr. Kris Reeves indicated on the map the steep undisturbed buffer between the items provide a good distance from the property line. Ms. Kilpatrick stated that the undisturbed part of the PUD document is actually along Service Road, but that this part will be grading to the top of the 12- foot retaining wall. Mr. Kris Reeves stated that he thought that the entire perimeter was going to have a landscape buffer with replanting of plants. Ms. Kilpatrick said that she would check the PUD for any requirements relating to a landscape buffer along the entire perimeter. Chairman Darrell Skipper closed the public involvement portion of the meeting.

Board member Wayne Taylor made a motion to approve as amended with the stipulation of the buffer to meet all previous conditions as landscaped buffer. Board Member Kris Reeves seconded the motion. Motion was approved unanimously.

The Planning and Zoning Board then took up the proposed rezonings. Mr. J.R. Malchus stated that the next item was the City petitioning for a rezoning for 8035, 8067, 8109, and 8145 Glendale Farms Road from I-2 (Industrial) to A-1 (Agricultural). Chairman Darrell Skipper asked if there were any board comments for this item outside of the stipulation of no mobile homes for the A-1 zoning. Mr. Meads clarified whether this would be the entire 230 acres or not. Mr. Malchus explained that this is for four lots because other lots already have the A-1 designation. Chairman Darrell Skipper stated that there is a re-zoning request to re-zone a portion of Glendale Farms from I-2 Industrial to A-1 Agricultural with one condition of no mobile homes and asked for public comment. There were no audience members that had any comments, so Mr. Skipper closed the public involvement portion of the meeting.

Board Member Mr. Wayne Taylor made the motion to recommend rezoning with the following stipulations:

- **no manufactured or mobile homes on the property**

Board Member Brett Isom seconded the motion. Motion was approved unanimously, thus, the City Council will receive a favorable rezoning recommendation for consideration.

Mr. J.R. Malchus stated that the next item was a rezoning for 147 North Chalkville Road from R-T (Residential Townhomes) to PUD (Planned Unit Development). He asked if there was someone present to represent this item. Mr. Jason Kessler with Kadco Homes came forward and stated that they are proposing a PUD zoning while reducing the density from 16 to 15. He stated that this will still be a gated property and that they received a positive recommendation from the Design Review Committee. Mr. Ben Short queried that with a road width of 24 feet and a 25- foot easement, how they would meet the downtown overlay district requirements relating to the six-foot sidewalks and landscape buffer required, per ordinance. Mr. Kessler stated that he has been in communication with the listing agent of the property next door that is up for sale, in order to work out an easement. Chairman Darrell Skipper voiced his concern of the slope and elevations from the three Cahaba Project homes down to the chain link fence on this property.

Mr. Michael Thomas (Atwell engineer) stated that it looks higher from street than it actually is. Mr. Ben Short asked about fencing the property. Mr. Kessler stated that the entire perimeter is fenced. He stated that they had shown the Design Review Committee a painted brick wall facing North Chalkville Road and that the other three sides would be wood fence (stained, 6X6 posts, board on board). Chairman Darrell Skipper reminded the applicant to refrain from removing any vegetation between this property and the Penny Lane condos property. He also stated that since he had worked with the Kesslers in time past, he consulted with the City attorney to make sure that he would have no conflicts with voting on this item. Chairman Darrell Skipper asked Mr. J.R. Malchus if he was satisfied that the PUD document meets the City's zoning regulations. Mr. Kessler stated that the homes will be on average 2500-3500 square feet and that they received a positive recommendation from the Design Review Committee. Chairman Darrell Skipper opened the meeting to public involvement; there were no comments from the audience, he closed the public involvement portion of the meeting.

Board member Ben Short made the motion to recommend rezoning, as presented. Board member Wayne Taylor seconded the motion. Upon roll call vote, the Board voted 7-1 (Board

Member Mr. Brett Isom dissenting) to give a favorable recommendation for rezoning.

As there was no other business before the Board, a motion was made to adjourn.

Respectfully submitted,

Erin Hamilton