

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
AUGUST 2025 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Thursday, August 7, 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 Kris Reeves Wayne Taylor
Also present:	City Clerk Dan Weinrib Fire Marshal Jesse Clifton Director of Planning, Building & Sustainability J.R. Malchus
Those absent:	Ralph Robson Councilor Ben Short City Attorney Chesley Payne Police representative

Prior to the meeting, Atwell engineer Michael Thomas requested that the Commission table his firm's preliminary plat for the 147 North Chalkville Road property to a subsequent month. Chairman Skipper brought the meeting to order. The members quickly reviewed two proposed annexations and mutually agreed they had enough information to make informed decisions. During Miscellaneous, the Commission skipped informal discussion of annexing 6460 Trussville Clay Road because neither the Davis couple nor a representative were present. Member Jackson then gave his colleagues a presentation on his exploration to update the City's subdivision regulations. He also discussed the idea of updating the City's subdivision application fees. Discussion among the members ensued. By the end of discussion, Jackson wanted fellow members to review his research then give feedback. Knowing the potential & likely impact any changes would have on the City, the Planning & Zoning Commission wanted to be certain the public received ample advanced notice.

With nothing left to discuss, Chairman Skipper adjourned the workshop around 7:45 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, August 11, 2025**, at 6 pm at the Trussville City Hall Annex.

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

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

The Commission then took up the proposed annexation petition for the property located at 6480 Richmar Drive. Owners Harmon & Joyce Edson were in attendance. The 16-acre property, zoned A-1 (Agricultural), is west of the Winslow Parc neighborhood. Nobody had any questions or comments. **Meads moved & Taylor seconded the motion to recommend annexation, with the stipulated prohibition on mobile or manufactured homes. UNANIMOUS**

The Commission then took up the proposed annexation petition for the undeveloped property located at 421 Alabama Boulevard. Developer Kyle Greek was in attendance. The 50-foot wide lot, zoned R-5(A) (Mobile Home Residential) is adjacent to Glen Cross neighborhood, zoned R-G (Garden Residential) Greek also submitted a rezoning application, seeking R-G, demonstrating his good-faith intent to build a residence that is compatible to the area. The Commission noted the 50-foot-wide lot is non-conforming to City R-G regulations. **Taylor moved & Cohron seconded the motion to recommend annexation, with the following stipulations:**

- **No mobile or manufactured homes**
- **Applicant is required to seek rezoning after annexation**
- **Applicant is required to obtain a variance from BZA for a non-conforming lot.**

UNANIMOUS

Under Miscellaneous, Jackson requested that fellow members review his subdivision comparisons & revised fees schedule, for feedback via email. The city clerk reminded members to reply only to Jackson, because reply-to-all emails can run afoul with the Open Meetings Act. Chairman Skipper wants to put a proposed Cahaba Project Overlay District before the Commission at subsequent meeting (October perhaps)

With nothing else to review, Chairman Skipper adjourned the meeting at 6:13 pm.

Respectfully submitted,



Dan Weinrib CMC
City Clerk & Recording Secretary