

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
OCTOBER 2025 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Thursday, October 9, 2025**, at 6 pm at Trussville City Hall Annex. Prior to the meeting, a residential developer emailed the city clerk, withdrawing his request for informal rezoning guidance for property on Dollar Road.

Those members present: Chairman Darrell Skipper
Brett Isom
Brian Jackson
Kris Reeves
Councilor Ben Short
Wayne Taylor

Also present:

City Clerk Dan Weinrib
Fire Marshal Jesse Clifton
Senior Planner Scott Mann
Director of Planning, Building & Sustainability J. R. Malchus
City Attorney Chesley Payne

Those absent: Vice Chair & City Engineer Jim Meads
Cameron Cohron
Police representative

Upon request from the chairman, enough members confirmed their intended attendance to attain quorum on October 13. The members quickly reviewed a rezoning application, four subdivision plats & an annexation petition. They mutually decided that they had enough information to keep all six on the agenda.

Under Miscellaneous, the city attorney proposed that Planning & Zoning incorporate a waiver as business workflow option in its subdivision review process. That way, an applicant can keep his subdivision application under consideration in the event additional days or weeks are necessary for a plat to get approval. Everybody agreed.

Next, the city attorney showed the Commission updated drafts regarding the Cahaba Project zoning and the Design Review Committee. For decades, there has been ongoing concern about preserving the residences within the historic Cahaba Project district. Even though R-CP zoning does exist within the Zoning Ordinance, no property owner has ever sought R-CP rezoning; instead, all properties are R-1 (Single Family). The latest idea is to replace R-CP with an overlay district. Also, the city attorney has drafted an ordinance that would replace the five-member Design Review Committee with a Design Review Board. Commission member & Mayor-Elect Short pointed out that the prospective Board would have seven members, serving staggered terms. Discussion ensued before everybody agreed that they need to complete more preliminary work prior to any formal Planning & Zoning recommendation.

Member (& Councilor-Elect) Brian Jackson then presented his updated findings and recommendations for updating the City's subdivision regulations, which have remained unchanged since 1978. The bulk of his presentation & discussion revolved around types of subdivision & major-versus-minor subdivision thresholds, as well as appeals & variances. Discussion ensued before everybody agreed that his group needs to complete more preliminary work.

With nothing left to discuss, Chairman Skipper adjourned the workshop at 7:44 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, October 13, 2025**, at 6 pm at the Trussville City Hall Annex.

Those members present:

Brett Isom
Brian Jackson
Kris Reeves
Councilor Ben Short
Wayne Taylor

Also present: Director of Planning, Building & Sustainability J.R. Malchus
Fire Marshal Jesse Clifton
City Clerk Dan Weinrib

Those absent:

Chairman Darrell Skipper
Vice Chairman Jim Meads
Cameron Cohron
Police representative
City Attorney Chesley Payne

At Chairman Skipper's request, Mr. Reeves ran the meeting. He introduced minutes from the September 2025 meetings. He solicited edits & corrections but heard nothing. **Jackson moved & Taylor seconded the motion to approve the minutes, as submitted. UNANIMOUS**

The Commission then took up the proposed rezoning of the property located at 421 Alabama Boulevard. Applicant Kyle Greek had previously offered to apply for rezoning as a stipulation for annexation, which the City readily accepted. Even though Greek was not present for this meeting, the Commission proceeded. After a brief public explanation, Chairman Reeves opened the public hearing then promptly closed it since nobody in the audience spoke up. **Short moved & Jackson seconded the motion to recommend rezoning to R-G (Garden Residential) to the City Council. Upon roll call, UNANIMOUS**

The Commission then took up the proposed Glendale Lots resurvey plat for property between Gadsden Highway & Hubbards Lake. Applicant Connor Farmer represented himself & his company Glendale Farms Development LLC. Members expressed concern about the applicant obtaining ALDOT permitting for driveway access from Gadsden Highway. Malchus confirmed that there were ample road-frontage sightlines. Chairman Reeves opened the public hearing then promptly closed it since nobody in the audience spoke up. **Short moved & Taylor seconded the motion to approve the plat as submitted. Upon roll call, UNANIMOUS**

The Commission then took up the proposed Crosswicks Farm Subdivision plat, which would divide the large A-1 zoned property into a 26.5-lot & a 32.6-acre lot. Attorney Mike Brown & client Alan Long appeared before the Commission; only Brown spoke. The surveyor, Christopher Ray, had already submitted a corrected plat map on Friday. The Commission had no questions. Chairman Reeves opened the public hearing then promptly closed it since nobody in the audience spoke up. **Taylor moved & Jackson seconded the motion to approve the corrected plat. Upon roll call, UNANIMOUS**

The Commission then took up the proposed Final Plat of Hillbrook Subdivision Phase 2, located off Husky Parkway. Clint Johnston represented his firm, Tower Homes. Chairman Reeves confirmed with Malchus that the developer's plans complied with city subdivision regulations & that the Phase 1 remains compliant. The Commission had no questions. Chairman Reeves opened the public hearing then promptly closed it since nobody in the audience spoke up. **Short moved & Taylor seconded the motion to approve the plat as submitted. Upon roll call, UNANIMOUS**

The Commission then took up the proposed Resurvey of Lots 1 & 2 Walker & Walker Addition to Trussville plat. Surveyor Steven Gilbert represented his clients, explaining their intentions. The Commission had no questions. Chairman Reeves opened the public hearing then promptly closed it since nobody in the audience spoke up. **Taylor moved & Short seconded the motion to approve the plat as submitted. Upon roll call, UNANIMOUS**

The Commission then took up the proposed annexation of undeveloped lots located at 611 & 617 Anniston Avenue. Petitioners Alison & Huey Jennings Jr. represented themselves, explaining their intentions. They offered to apply for rezoning to A-1 (Agricultural) as a stipulation, because they understood the City did not want any new mobile homes. The Commission accepted but countered that they instead wanted a suitable single-family residential designation, since the Jennings already have two residential lots, located at 604 & 612 Alabama Boulevard. The Jennings understood & agreed that their existing mobile homes are already grandfathered, meaning that their existing mobile homes will never be replaced by other mobile homes. Once question time ended, **Short moved & Jackson seconded the motion to recommend annexation of 611 & 617 Anniston Avenue, with the stipulations that there would be no new mobile homes in the future & that the Jennings would apply for rezoning to a more suitable single-family residential designation, prior to recording at Probate. Upon roll call, UNANIMOUS**

Under Miscellaneous, the Commission worked with Commissioner Jackson to schedule small-group sessions to review the city subdivision regulations. Once they agreed to meet on October 20 & October 27, the recording secretary said he would take care of the public notice.

With nothing left to review, Chairman Skipper adjourned the meeting at 6:21 pm.

Respectfully submitted,



Dan Weinrib MMC/City Clerk & Recording Secretary