

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
DECEMBER 2025 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Monday, December 8, 2025**, at 5:30 pm at Trussville City Hall Annex.

Those members present: Vice Chairman & City Engineer Jim Meads
Cameron Cohron
Brett Isom
Councilor Brian Jackson
Kris Reeves
Mayor Ben Short
Clint Smith
Wayne Taylor

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

Those absent: Chairman Darrell Skipper
Police representative

Vice Chairman Meads welcomed newcomer Clint Smith to the Commission. The members quickly reviewed two subdivision proposals & mutually decided that they had enough information to both on the agenda. Malchus summarized his proposed amendments to Zoning Ordinance, to regulate mobile mercantile businesses in a similar manner as food trucks. The current city ordinances are silent on such businesses, like pet groomers, that visit clients at their residences. The Commission agreed to keep these proposals on the agenda. Councilor Jackson gave the Commission a status briefing on his efforts to update the city's subdivision regulations. He wants fellow members to give feedback on various subsections to city attorney Chesley Payne before they move on to other subsections. Vice Chairman Meads gave the Commission an update on Chairman Skipper's Cahaba Project Overlay District efforts. With nothing left to review, Vice Chairman Meads adjourned the workshop at 5:39 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, December 8, 2025**, at 5:39 pm at the Trussville City Hall Annex.

Those members present: Vice Chairman & City Engineer Jim Meads
Cameron Cohron
Brett Isom
Councilor Brian Jackson
Kris Reeves
Mayor Ben Short
Clint Smith
Wayne Taylor

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

Those absent: Chairman Darrell Skipper
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Vice Chairman Meads introduced minutes from the November 2025 meetings. He solicited edits & corrections but heard nothing. **Reeves moved & Taylor seconded the motion to approve the minutes, as submitted. UNANIMOUS**

The Commission then took up the proposed resurvey of 534 Linden Street. Developer Preston Kelley (3005 Queenstown Road) represented his client. The current lot, zoned R-2, is approximately 30,000 square feet. The draft survey would divide it into two 15,000-sf lots, the minimum size allowed under R-2 (Single Family) zoning. Commissioner Smith wanted to know why the submitted draft plat had not been signed by the surveyor. The applicant admitted his own culpability. Other commissioners noted there weren't any map inset or setback markings on the plat. Kelley committed to getting those corrected. Vice Chairman Meads opened the public hearing. Anthony Montalto (600 Linden Street) commented about the wide right of way along Linden Trace. He expressed no opposition. Jason Kemp (532 Linden Street) asked the developer what he was going to do with the dip in the backyard; to which, Kelley

answered that it would remain yard space. Since nobody in the audience spoke up, Vice Chairman Meads closed the public hearing. **Short moved & Isom seconded the motion to approve the resurvey plat with the stipulation that the applicant obtain plat corrections showing the inset map, all R-2 setbacks, & the surveyor's official stamp & certification signature. UNANIMOUS**

The Commission then took up the Resurvey of the Final Plat of Madsen Ridge. Owner/applicant Jesse Hickey represented himself. He & family members own 28 acres near the back gate entrance to Carrington. The proposed plat would consolidate the 28 acres into two 14-acre lots from the current four lots. The Commission asked and got confirmation that Madsen Ridge is already prohibited from having direct street access to Blackjack Road. Vice Chairman Meads opened the public hearing. Gabriel Wright (3382 Smith Sims Road) spoke in favor. He intends to buy the western half & build a new home. Since nobody in the audience spoke up, Vice Chairman Meads closed the public hearing. The Commissioners had no questions. When asked, Malchus confirmed that the proposed plat met all city regulations and that Hickey's contractor properly filed a construction permit with his office. **Short moved & Jackson seconded the motion to approve the resurvey plat. UNANIMOUS**

Under Miscellaneous, Malchus summarized the proposed amendment to the Zoning Ordinance, which would regulate mobile mercantile vendors in a similar manner as mobile food trucks. Isom asked Malchus to clarify the draft to spell out where such businesses would be permitted to operate. Cohron asked about required fire suppression equipment (Answer: fire extinguishers) Short encouraged Malchus used other city ordinances for comparative analysis. Reeves asked Malchus who enforces code on lawn care services (Answer: Inspections Department) After discussion, **Short moved & Reeves seconded the motion to refer to the City Council a favorable recommendation, amending the Mobile Food Truck Ordinance to include regulating mobile mercantile vendors. UNANIMOUS**

Mayor Short announced to the Commission and public that the City Council will soon take up an updated comprehensive plan; the Regional Planning Commission of Greater Birmingham would provide 80% of its funding. With nothing left to review, Vice Chairman Meads adjourned the meeting at 6:03 pm.

Respectfully submitted,



Dan Weinrib MMC
City Clerk & Recording Secretary