

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
JANUARY 2026 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Monday, January 12, 2026**, at 5:30 pm at Trussville City Hall Annex.

Those members present: Chairman Darrell Skipper
Vice Chairman & City Engineer Jim Meads
Brett Isom
Councilor Brian Jackson
Mildred Lanier Reed
Kris Reeves
Mayor Ben Short
Clint Smith

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

Those absent: Cameron Cohron
Police representative

Chairman Skipper welcomed newcomers Clint Smith & Mildred Reed. For the audience's benefit, he summarized the Commission's roles & responsibilities and quickly explained the purpose of workshop. He pointed out a typo in the drafted December 2025 minutes to the city clerk, who noted it. The members quickly reviewed an annexation petition, a proposed resurvey and a proposed rezoning & mutually decided that they had enough information for all three items on the agenda. Vice Chair Meads announced he would recuse himself from the rezoning matter because he has a professional conflict of interest. The Commission also reviewed three items under Miscellaneous. Councilor Jackson added a fourth item, the appointment of a Commission member as liaison to the Design Review Committee. No one objected to Clint Smith's appointment as liaison.

With nothing left to review, Chairman Skipper adjourned workshop at 5:43 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, January 12, 2026**, at 5:43 pm at the Trussville City Hall Annex.

Those members present: Chairman Darrell Skipper
Vice Chairman & City Engineer Jim Meads
Brett Isom
Councilor Brian Jackson
Mildred Lanier Reed
Kris Reeves
Mayor Ben Short
Clint Smith

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

Those absent: Cameron Cohron
Police representative

Chairman Skipper introduced minutes from the December 2025 meetings. **Short moved & Meads seconded the motion to approve the minutes, as corrected. UNANIMOUS**

The Commission then took up the annexation petition for the property located at 2962 Queenstown Road. Petitioner Ashleigh Timmerman (Calera AL) introduced herself. Jefferson County has the subject property zoned A-1 (Agricultural) It already has a single-family home. No Commissioner had any questions. Police, Fire & Inspections had no concerns or objections. Chairman Skipper opened then promptly closed the public hearing since nobody in the audience spoke up. **Meads moved & Reeves seconded the motion to recommend annexation with the stipulated prohibition on mobile or manufactured homes to the City Council. UNANIMOUS**

The Commission then took up the proposed Resurvey of Mike & Kelly Brasseur Rearrangement & Addition to Brasseur Survey. Applicant Mike Brasseur represented himself & his wife. The original

subdivision has four lots. The Brasseur's submission would merge the two largest into one 10.8-acre lot. Other than noting that there was no surveyor's signature & stamp on the electronic copy, the Commission had no issues with their proposal. Chairman Skipper opened then promptly closed the public hearing since nobody in the audience spoke up. **Isom moved & Jackson seconded the motion to approve the resurvey plat with the required signatures & professional stamps. UNANIMOUS**

The Commission then took up the proposed rezoning of the properties located at 331, 333 & 401 Main Street, currently zoned I-1 (Light Industrial) & PUD (Planned Unit Development) respectively. Applicant John Abernathy of Blackwater Development Company LLC (700 Montgomery Highway, Vestavia Hills) stood before the Commission, to explain his purpose for seeking C-2 (General Commercial) zoning. Vice Chair Meads stepped down from the dais to join his client. Abernathy wants to bring a 60,125-sq ft. neighborhood-style retail development. It would be anchored by a high-end grocery store tenant, with roughly 9800 square feet available for other retail. Two one-acre outparcels would front Gadsden Highway. Sain Associates President Jim Meads (6384 Ziklag Circle) explained the necessary traffic flow improvements at Main Street & Watterson Parkway entry-&-exit points, as well as within the retail development. While members posed questions about the types of businesses for that location, particularly the anchor space, most of their questions dealt with traffic flow management. Meads assured the Commission that he & his client will have all ALDOT permitting in place & that Watterson Parkway would be widened to accommodate retail as well as pass-through traffic. The developer committed to dedicating an adequate buffer area next to Pinchgut Creek for a future pedestrian pathway & to placing a road stub at the westerly end of the property for a possible right-of-way connecting to other commercial properties along Main Street, including the Food City – formerly Winn-Dixie – anchored shopping center. Chairman Skipper opened then promptly closed the public hearing since nobody in the audience spoke up. The Commission members reviewed the lists of permitted uses under C-P, C-1 & C-2 to determine which ones they found acceptable. **Jackson moved & Isom seconded the motion to recommend Q-C-2 (Qualified General Commercial) zoning to the City Council, with the following stipulations:**

- **The developer obtains all required ALDOT permitting**
- **The developer installs necessary traffic-flow improvements for Watterson Parkway, including two dedicated left-turn lanes and one right-turn lane at the Main Street traffic light.**
- **The developer dedicates adequate buffer alongside Pinchgut Creek for a future pedestrian pathway**
- **The developer provides a right-of-way stub at the western end of the property for a prospective street accessible to all Main Street commercial properties, including the shopping center at 445 & 465 Main Street.**
- **No animal hospitals, with enclosed kennels permitted**
- **No auto, light truck, boat or motorcycle sales permitted**
- **No car washes permitted**
- **No funeral homes permitted**
- **No gasoline service station(s)/convenience store(s) permitted**
- **No hotel or motel permitted**
- **No vehicle repair, minor or major, permitted**
- **No small engine repair permitted**

Upon roll call vote, UNANIMOUS Meads returned to the dais.

Under Miscellaneous, Chairman Skipper updated the Commission on his efforts to amend the Zoning Ordinance by replacing the R-CP (Cahaba Project) zoning district with a Cahaba Project overlay district. He solicited members' feedback prior to the February 2026 agenda workshop & a public hearing in March. Mayor Short informed the Commission that he wants to amend the Zoning Ordinance allowing administration review of home-based business applications. If enacted, Inspections would review the applications. BZA would then review appeals of denied applications. Regarding his ongoing work to update Subdivision Regulations, Councilor Jackson already developed drafts pertaining to Land Suitability & Greenspace. He also removed a section regarding tree protection & preservation since Trussville already has a Tree Ordinance. He asked the chairman & vice chairman – both of whom are expert traffic engineers – to review & make suggestions on street design & standards.

DDB Capital developer Derek Distenfield (Charlotte NC) gave a PowerPoint presentation on his company's idea to develop a planned residential community on 128 acres, flanked by Praytor Road, the Norfolk-Southern Railroad & Camp Coleman Road. One acre is A-1 (Agricultural); the rest, I-2 (General Industrial) His company's proposal – its 9th iteration – would bring 235 garden residences on lots at least 75 feet wide. The community would have dedicated green space & common areas, including pickleball courts, community infinity pool & gym/clubhouse. Improvements would be made to the three existing ponds. Also, 25 acres would be earmarked for a new elementary school, capable of 1000-student enrollment. The Commission had questions about internal neighborhood accessibility, as well as traffic flow & suitable speed controls. The developer indicated his willingness to stipulate the 235-unit residence cap. Local residential developer Price Hightower & former Commissioner Wayne Taylor were present to show support. Hightower admitted that he tried to develop the same area years ago. In retrospect, he

admitted, he was glad it did not come to fruition because this proposal is a significant improvement over his original idea. Chairman Skipper praised him & Tower Homes on their Hillbrook subdivision.

With nothing left to review, Chairman Skipper adjourned the meeting around 7:15 pm.

Respectfully submitted,



Dan Weinrib MMC
City Clerk & Recording Secretary