

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
FEBRUARY 2026 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Monday, February 9, 2026**, at 5:30 pm at Trussville City Hall Annex.

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

Also present: City Clerk Dan Weinrib
Senior Planner Scott Mann
Fire Marshal Jesse Clifton

Those absent: Chairman Darrell Skipper
Cameron Cohron
Kris Reeves
Police representative

Vice Chairman Meads welcomed everybody in attendance. The members reviewed the one annexation petition and two subdivision matters; they mutually decided to keep all three on the agenda. Next, Councilor Jackson gave the Commission & public a lengthy update on his project to update the City's subdivision regulations. He still has a few sections to review. All members were encouraged to offer feedback on his work. Once he finishes this phase, the Commission plans to schedule a public hearing. Next, Vice Chairman Meads reminded members to give Chairman Skipper direct feedback on the proposed Cahaba Project Overlay District. Cahaba Project advocate Amy Peterson O'Brien was in the audience. She expressed support for a campaign effort to inform Project & citywide residents of this proposal, prior to the public hearing, set for March 9.

With nothing left to review, Vice Chairman Meads adjourned workshop at 6:02 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, February 9, 2026**, at 6:02 pm at the Trussville City Hall Annex.

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

Also present: City Clerk Dan Weinrib
Senior Planner Scott Mann
Fire Marshal Jesse Clifton

Those absent: Chairman Darrell Skipper
Cameron Cohron
Kris Reeves
Police representative

Vice Chairman Meads introduced minutes from the January 2026 meetings. **Mayor Short moved & Councilor Jackson seconded the motion to approve the submitted minutes. UNANIMOUS**

The Commission then took up the annexation petition for properties located at 5560, 5574 & 5616 Trussville Clay Road. Petitioner Rex Norris was in attendance, representing himself. Jefferson County has the subject properties zoned A-1 (Agricultural) The properties already have dwellings & other improvements on the premises. Police, Fire & Inspections noted that they would have no objection to annexation once nuisances get removed. When asked about his intentions, the owner indicated that Trussville Utilities has a right of first refusal. Simply put, they can choose to purchase the properties instead of allowing them to go to the broader market. The Commission did not ask any questions. **Reed moved & Isom seconded the motion to recommend annexation, conditioned upon removal of all**

nuisances so that the properties are up to code; additionally, there will be a stipulated prohibition on mobile or manufactured homes. UNANIMOUS

The Commission then took up the proposed Resurvey of Lots 16 Thru 18 of Block 34 of Queenstown Subdivision. Owner & residential developer Kyle Greek was in attendance. He wanted to split his rectangular 150-foot-wide parcel, zoned R-G (Garden Residential), into two rectangular 75-foot lots. There were no questions from the Commission. Vice Chairman Meads opened then promptly closed the public hearing since nobody in the audience spoke up. **Mayor Short moved & Isom seconded the motion to approve the proposed resurvey plat. UNANIMOUS** The Commission humorously commended Greek for not subdividing a triangle.

The Commission then took up the proposed preliminary Trussville Springs Phase V plat. Harris Doyle developer Jerry Howard & Foresite Group engineer Nathan Spence represented themselves. Originally, they had submitted a 91-lot preliminary plat for the T4C section of Trussville Springs. The master plan had T4C designated as a townhouse district. Prior to the meeting, Harris Doyle re-submitted Phase V. with just 67 lots, reducing its housing inventory by 24. It was becoming cost prohibitive for Harris Doyle to build rowhouses because of mandatory sprinkling systems. According to its master plan, Trussville Springs also permits duplexes, sideyard houses & cottages as other housing options within T4C. During question time, Howard addressed Commissioners' concerns about litter & debris accumulations at street stubs. He expressed sympathy and committed Harris Doyle to keeping all areas of Trussville Springs neat & tidy, particularly at street stubs. He offered & the Commission accepted to record natural landscaping plans for street stubs into the engineering drawings. Vice Chairman Meads opened then promptly closed the public hearing since nobody in the audience spoke up. **Mayor Short moved & Smith seconded the motion to approve the preliminary Trussville Spring Phase V plat, contingent upon Harris Doyle indicating in its notes that Section T4C would have only single-family/low-density housing & that Harris Doyle would record natural landscaping at street stubs in its engineering drawings.**

With nothing left to review, Vice Chairman Meads adjourned the meeting around 6:18 pm.

Respectfully submitted,



Dan Weinrib MMC
City Clerk & Recording Secretary