

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
MARCH 2026 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Monday, March 9, 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 everybody in attendance. The members reviewed two subdivision and a rezoning proposal; they mutually decided to keep all three on the agenda. With nothing left to review, Chairman Skipper adjourned workshop at 5:50 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, March 9, 2026**, at 6 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

After reminding the public about the Commission's duties, Chairman Skipper introduced minutes from the February 2026 meetings. **Meads moved & Reeves seconded the motion to approve the submitted minutes. UNANIMOUS**

The Commission then took up the proposed Williams Add to Memory Lane resurvey. Owner Janie Williams was in attendance, representing herself & husband Gregory. They want to merge their two A-1 zoned lots into a single 3.66-acre parcel. There were no questions from the Commission. Chairman Skipper opened then promptly closed the public hearing since nobody in the audience spoke up. **Mayor Short moved & Reed seconded the motion to approve the proposed resurvey plat. UNANIMOUS**

The Commission then took up the proposed Trussville Springs Commercial Development Phase 1 final plat. Barry Stalnaker of Trussville Springs LLC was in attendance. He wants to create two parcels flanking the Riverview Lane entrance; a third lot will remain an undeveloped common area since it is too thin for development. The Trussville Springs master plan already has that area, sandwiched by the Norfolk-Southern rail line & Gadsden Highway, designated as a commercial area. Chairman Skipper posed questions about road accesses, which Stalnaker answered. There are already stubs in place. Chairman Skipper opened then promptly closed the public hearing since nobody in the audience spoke up. **Mayor Short moved & Reeves seconded the motion to approve the final Trussville Springs Commercial Development Phase 1 plat. Upon roll call, UNANIMOUS**

The Commission then took up the proposed rezoning of six Praytor Road- & Camp Coleman Road-based properties. Five are currently zoned I-2 (General Industrial); one, A-1 (Agricultural). Applicant Derek Distenfield of LDL Development LLC is seeking R-G (Garden Residential) zoning. He introduced himself and gave a presentation of his intentions. He wants to convert land located between Camp Coleman & the Norfolk-Southern rail line into a residential development named Highland Cove. His planned community would feature up to 235 lots with detached single-family homes, common spaces, amenities, walking paths & over 25 acres set aside for a future city school. His current plan is the ninth iteration, based on ongoing negotiations with City officials. From his presentation & subsequent question time, he committed to the following:

- improving then maintaining the three existing ponds
- opening up green spaces, walking trails & ponds to the general public, via an agreed-upon memorandum of understanding between the developer & City
- using Tower Homes as his builder
- installing roundabouts & curving the spine road as traffic-calming measures
- conducting traffic & water-impact studies as part of the subdivision application process
- offering a variety of housing plans; no “cookie-cutter” community
- recording covenants that would cap the number of rentals at 10% (after initial sale to individual owners)
- all residential units would be sold to individuals, rather than to corporate investors
- recorded covenants would prohibit short-term leasing, including Airbnb’s
- maintaining amenities would be the HOA’s responsibility, not the city’s

Reed thanked Distenfield for his presentation & adapting his plans to accommodate the City. Reeves posed questions to Tower Homes’ Price Hightower about residential construction costs, current rental rates and cap rates. Hightower’s answers conveyed the message that it is not feasible to develop a build-to-rent community due to the exorbitantly high rental rate the owner would have to charge. Meads asked the developer to consider a high amount of brick-&/or-masonry for the residential exteriors, bonds for storm water management & a clear understanding with the city regarding pond management during the subdivision phase. When Councilor Jackson posed a question about rezoning part of the property for educational purposes, Mayor Short promptly answered.

Chairman Skipper then opened the public hearing. Christy Duhan (4425 Camp Coleman Road) expressed her concern about the preservation of existing trees along her street. Both Chairman Skipper & Mayor Short answered, which seemed to satisfy her. Since nobody else spoke up, Chairman Skipper promptly closed the hearing.

The Commission deliberated. **Meads then moved to recommend rezoning all subject properties to R-G (Garden Residential), conditioned upon the applicant fulfilling his commitments made – summarized in the above bullet points - prior to the public hearing. Jackson seconded the motion. Upon roll call, UNANIMOUS**

Under Miscellaneous, Councilor Jackson updated the entire room about his progress in updating the City Subdivision Regulations. All members need to send their feedback to him & city attorney Chesley Payne so that Payne can develop a draft this spring for the Commission’s consideration.

Chairman Skipper then took up the Cahaba Project Overlay District proposal by recognizing Payne. Payne gave a briefing to the Commission and remaining members of the audience. The overall goal is to create an overlay district that helps preserve the character of the neighborhood with consistent, enforceable regulations while respecting the constitutional rights of property owners. Under this proposal, the seven-member Design Review Committee would review any renovation or replacement construction plans. A property owner wanting to demolish an existing residence would have to file new construction designs along with the demolition permit. Also, there would be a built-in appeal to the city council if the applicant disagrees with DRC’s ruling.

Chairman Skipper announced that there would be a public information & input hearing at the Civic Center on April 13, the date for the Commission’s next meeting. The city clerk committed to notifying Cahaba Project property owners & residents promptly. Mayor Short said he would make a survey available for city residents & owners to fill out.

Meads, Isom, Jackson, Smith & Reed took turns asking questions about various aspects of the proposed overlay district. Chairman Skipper, Payne & Amy Peterson O’Brien took turns answering. O’Brien served as a citizen liaison to the subcommittee which vetted this proposal. Even though R-CP (Cahaba Project Mixed Residential) designation exists in the 2023 Zoning Ordinance, no residential property in the historic neighborhood is zoned as such; instead, all of them are R-1 (Single Family) If approved by the City Council, the overlay district would replace R-CP within the Zoning Ordinance.

With nothing left to review, Chairman Skipper adjourned the meeting at 7:08 pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'D. Weinrib', is centered on the page.

Dan Weinrib MMC
City Clerk & Recording Secretary