

**CITY OF TRUSSVILLE**  
**PLANNING & ZONING COMMISSION**  
**APRIL 2026 MINUTES**

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Monday, April 13, 2026**, at 5:30 pm at Trussville Civic Center.

Those members present:           Chairman Darrell Skipper  
  Vice Chairman & City Engineer Jim Meads  
  Cameron Cohron  
  Brett Isom  
  Councilor Brian Jackson  
  Mildred Lanier Reed  
  Kris Reeves

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

Those absent:                         Mayor Ben Short  
  Clint Smith

Chairman Skipper welcomed everybody in attendance. The members reviewed two subdivision proposals and two annexation petitions; they mutually decided to keep all four on the agenda. They briefly touched on two Miscellaneous topics. With nothing left to review, Chairman Skipper adjourned workshop at 5:40 pm.

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The Trussville Planning & Zoning Commission met in **regular session** on **Monday, April 13, 2026**, at 5:50 pm at the Trussville Civic Center.

Those members present:           Chairman Darrell Skipper  
  Vice Chairman & City Engineer Jim Meads  
  Cameron Cohron  
  Brett Isom  
  Councilor Brian Jackson  
  Mildred Lanier Reed  
  Kris Reeves

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

Those absent:                         Mayor Ben Short  
  Clint Smith

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

The Commission then took up the proposed Re-Plat of Lot 1B Trussville Industrial Park Subdivision final plat. Malchus spoke up on behalf of the applicant. Milam & Company intends to buy the 49-acre Lot 1. IDA will have 94.9 acres remaining for Lots 2 & 3. The chicken plant sits on Lot 2. Chairman Skipper opened then promptly closed the public hearing since nobody in the audience spoke up. **Isom moved & Cohron seconded the motion to approve the proposed final plat. UNANIMOUS with Meads abstaining due to a professional conflict.**

The Commission then took up the proposed Resurvey of Lots 1 and 2 Glendale Lots final plat. Applicant Wesley Adcock introduced himself. He wanted to shift part of a lot line between two properties, affecting just one acre of the entire 29-acre spread. Chairman Skipper opened then promptly closed the public hearing since nobody in the audience spoke up. **Meads moved & Cohron seconded the motion to approve the final Resurvey of Lots 1 and 2 Glendale Lots plat. UNANIMOUS**

The Commission then took up the annexation petition regarding the property located at 333 Main Street. The petitioner submitted his paperwork as a corrective action after the city clerk discovered no prior record of annexation. The City had just rezoned the property to Q-C-2 from PUD, per Ordinance No. 2026-006-PZ. The City had rezoned the same property in 2015 to PUD from I-1, per

Ordinance No. 2015-007-PZ. Jefferson County still had it as unincorporated & zoned I-2 (General Industrial) The City Code of Ordinance requires the city to annex property at the same or near-identical zoning designation as its unincorporated status. When Chairman Skipper asked the city clerk for guidance, he advised that the Commission recommend annexation with stipulation that the City Council reaffirm Ordinance No. 2026-006-PZ. That way, there is no room for any misunderstanding regarding land use. The city attorney nodded in agreement. **Reeves moved & Reed seconded the motion to recommend annexation with the stipulation that the Council also reaffirm Ordinance No. 2026-006-PZ. UNANIMOUS with Meads abstaining due to a professional conflict.**

The Commission then took up the annexation petition regarding the property located at 5122 Vann Valley Drive. Homeowner Wade Peerson Jr. introduced himself, with his young son by his side. He wants annexation so that his son can enroll in city schools. It is zoned A-1 (Agricultural) and already has a single-family home on the premises. There were no questions. **Reed moved & Isom seconded the motion to recommend annexation with the stipulated ban on mobile or manufactured homes. UNANIMOUS**

Under Miscellaneous, Councilor Jackson updated the entire room about his progress in updating the City Subdivision Regulations. He is now in the final stages of drafting for legal counsel's vetting. He anticipates bringing it to the Commission for formal discussion sometime in the next few months.

Chairman Skipper then took up the Cahaba Homestead Overlay District proposal. He reminded the audience that no vote on this matter would be taken that evening. He recognized the city attorney, who summarized the intent behind the proposed ordinance. Currently all residential properties throughout the Cahaba Project are zoned R-1 (Single Family). Even though the zoning district R-CP (Cahaba Project) exists within the Zoning Ordinance, no property is zoned that way. The drafted ordinance would replace the unused R-CP designation with an overlay district for the entire neighborhood. The drafted ordinance aims to preserve the character of the neighborhood with consistent, enforceable regulations while respecting the constitutional rights of property owners. An accompanying ordinance would empower a seven-member Design Review Committee – currently composed of five members -- to review any major renovation or replacement construction plan. 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 asked Payne a question about the proposed ordinance's demolition process requirements. Payne answered that prior to the demolition permit issuance, the applicant would be required to attach replacement building plans to the application.

Isom asked Payne whether the proposed ordinances would apply to all residential properties. Payne answered that yes it would & that owners of non-conforming properties would not be forced to make their current residences conform.

Meads asked Payne about requirements for non-conforming properties. Payne answered that the new ordinance would not mandate owners of non-conforming properties to make their properties conform, unless or until they either seek a permit for a major renovation or demolition. The proposed ordinances would not apply to a minor renovation.

Reed asked Payne to clarify the definition of a major renovation. "How do you determine the value of renovation improvements?" Payne answered that a major renovation means a renovation of 50% or more of a structure.

Chairman Skipper asked Payne how many overlay districts the city has. There are four. Payne mentioned the downtown & Highway 11 ones by name. By doing this, Chairman Skipper informed the public that Trussville already has overlay districts in its zoning.

Chairman Skipper opened the public hearing, making it known that each speaker has up to three minutes to comment.

Former councilor & current Tree Commission chairman Ralph Mitchell Jr. (510 Rockridge Ave.) quoted former councilor Lisa Bright that every neighborhood should have consistency. He supports the proposed zoning. He did share his concern about setbacks of new construction.

Former councilor Zack Steele (505 Rockridge Ave.) expressed his support for the proposed zoning.

Kathy Prince (109 Magnolia St.) expressed her support for the proposed zoning.

Ed Smith Jr. (314 Lake St.) expressed opposition. He has a negative opinion of the Design Review Committee.

Jonathan Barbee (218 Brentwood Ave.) expressed general support for the city's efforts. He does not want to see demolitions and supports remodels. He opined that if an owner demolishes, there should be some established designs plans to choose from.

Jason Walls (317 Lake St.) expressed opposition, citing six reasons.

Brian Bozeman (305 Brentwood Ave.) expressed opposition. He stated that the proposed ordinance would ensure high costs for house renovations.

Ian Maddox (112 Oak St.) expressed his support. He also stated that the devil is in the details regarding flexibility.

Jason Garner (131 Parkway Dr.) expressed his opposition. He asked “How did y’all make this survey up?” He felt the survey was worded “pretty sneaky” & that the city’s efforts “feels like an overreach.”

Kristy Jones (102 Pine St.) supports the proposed overlay. She expressed concern over setbacks and wanted clarification about demolition processes. She also has concerns about the definition between minor & major renovations.

Lee Bennett (205 Oak St.) expressed his opposition.

Gary Lloyd (5294 Drew Run & author of *The Model City*) cleared up, for the audience’s benefit, the 1930s era Resettlement Administration’s intent for the neighborhood. He stated that the US Government got it right to allow room for expansion in the back whenever owners wanted additional square footage.

Susie Scott Adkins (115 Parkway Drive) spoke out, seemingly in support of the proposed overlay district because she wants her rights respected. “My rights (to clear distant views down her street) have been violated by the upsized home next door.”

Derrick E. “Trey” Ragland expressed his opposition. “What happened to the free market?!” he stated. He felt this is government overreach.

Ginger Barbee (328 Brentwood Ave.) seemed to show support for the proposal but also stated “It’s not strict enough!” She suggested imposing a maximum square footage size as well as mandating a menu of five or six floor plans for a new Project property owner to choose from if he or she demolishes an existing residence.

Local architect Jamie Sransky, an Avondale area resident & a Trussville native, seemed to show support for the proposal. Having grown up in the Project, he stated that he thinks of the original residents when he performs work for a neighborhood client.

Leo Russo Jr. (135 Fairlane Dr.) expressed his opposition. He said that supply-&-demand market forces are already working. He warned that property values & the school system will go down if the city passes the overlay ordinance.

Former councilor Perry Cook (8029 Caldwell Drive) reminded the public he used to live on Magnolia Street. He favors the overlay ordinance, with some tweaks to the draft, to the respect the constitutional rights of property owners.

Katie Long (112 North Mall) is in favor of the proposed overlay ordinance. “Go to Mountain Brook if you want 5000 square feet!” she remarked.

Amy Peterson O’Brien (303 Brentwood Ave. & head of the Cahaba Homestead Heritage Foundation) clarified various facts about the history of the neighborhood. She pointed out that 94%-95% of the current dwellings are original.

Jimmie King (302 Hewitt St.) described herself as “an original Project kid” She said it is so sad to see all this disagreement. She wanted to see her neighbors talk things out civilly so that everybody can just get along.

Kelly Moates (602 Parkway Drive) wanted to know where she could get the proposals so that she can read it and decide for herself. Chairman Skipper replied that the city would make it available “right away” and directed the audience’s attention to the city clerk, seated at the end of the dais.

Since nobody else from the audience approached the podium, Chairman Skipper, Vice Chairman Meads, Councilor Jackson & member Reed took turns sharing their thoughts.

With nothing left on the agenda, Chairman Skipper adjourned the meeting around 7:40 pm.

Respectfully submitted,



Dan Weinrib MMC  
City Clerk & Recording Secretary



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## Letter for Planning & Zoning regarding Cahaba Project Overlay

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**From** Gary Lloyd <gary.lloyd87@gmail.com>  
**Date** Tue 4/14/2026 11:18 AM  
**To** Dan Weinrib <dweinrib@trussville.org>  
**Cc** Gary Lloyd <garylloyd87@gmail.com>

**Caution:** This email originated from outside of our organization and was not sent by one of our employees. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Dear Members of the Planning & Zoning Commission,

Thank you again for hosting the April 13 public meeting regarding the proposed overlay for the Cahaba Project. I appreciate the time, care, and professionalism the Commission brings to decisions that will shape Trussville's future.

I wanted to briefly follow up by offering a perspective grounded in my ongoing historical research of the historic Cahaba Project. From its earliest development, this area was not accidental. It was intentionally planned with a cohesive vision, not just for the moment, but for the future. That sense of harmony, both in layout and character, is not just a historical detail, but a defining feature that has contributed to the area's long-term stability and desirability. The Cahaba Project was a modern design meant to move post-war America forward. A key time in United States history unfolded right here on our streets.

Preserving that harmony is not about limiting growth, but about guiding it responsibly. Communities that maintain thoughtful consistency in development patterns tend to protect property values more effectively over time. I researched that extensively here: [economic-benefits-of-historic-districts-1.pdf](#).

An overlay district, if carefully crafted, can serve as a tool to ensure that future changes complement rather than undermine the qualities that have made the Cahaba Project successful. Original house plans from the Resettlement Administration, which I referenced when I spoke April 13, can be found here: [Cahaba Homestead Original House Plans – Cahaba Homestead Heritage Foundation, Inc.](#)

I also believe it is important to consider the full context of public feedback. While property rights are a valid and important part of the conversation, there are often voices in these discussions with more immediate financial interests in minimizing oversight. Balancing those perspectives with the long-term interests of residents and the broader community is essential.

Thank you for your continued service and for taking a long, necessary view on an issue that deserves it.

Sincerely,

Gary Lloyd

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**Gary Lloyd**

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**Comments on overlay and map**

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**From** Ralph Mitchell <rqmitchell@aol.com>  
**Date** Tue 4/14/2026 11:34 AM  
**To** Dan Weinrib <dweinrib@trussville.org>

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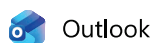
Dan,

Please add these to the list.

Front set back to be 40 feet from property line or original foundation which ever is more.

On the map, I noted that none of the public property granted to the Town of Trussville by the Federal Government is included in the Cahaba Project. IE property where the Cahaba Elementary School sets the Alternative School property and the Masonic and Civitan Parks along with the land where the Utility Board, Sports Complex, Sr. Center, Green Way, and stone bridge sits.

Ralph Mitchell



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## Cahaba Homestead Village overlay District

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**From** Sheree J. Mitchell <shereejmitchell@aol.com>  
**Date** Thu 4/16/2026 10:16 PM  
**To** Dan Weinrib <dweinrib@trussville.org>

**Caution:** This email originated from outside of our organization and was not sent by one of our employees. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Dear City Clerk,

Please add the following to review these areas in the proposed Cahaba Homestead Village Overlay District:

#1 ***The map handed out at Planning & Zoning doesn't reflect all the Green Space Boundaries and Parks:***

***Civitan Park  
Masonic Park  
Greenway***

4. How Ordinances Work Together?

Last sentence Nonconforming structures would remain in their current state until such nonconformity be destroyed by any means to an extent of more than 50 percent of replacement cost at the time of destruction. *(Recommend 30% percent of replacement cost)*

Dimensional Requirements:

***(Need a Maximum % of lot covered by dwelling and Square Feet Dwelling)***

Section II. C. and iv., g.

C. Members of Board  
***(3 members who own home and live in the District (not rent) be appointed to Board.)***

IV. Duties  
Demolition Permitting

*Impose guidelines to justify and inspection of home to be demoed. Not simply a photograph of home to be demolished.*

*When issuing a demolition permit, notify surrounding residents with a time frame in which this is to happen so **QUALITY OF LIFE** isn't disturbed on the Street, Avenue, Drive, etc.*

*NOTE: Public safety is at risk during demolition and construction. We are not a new development but an established **HISTORIC** neighborhood. Therefore, demolition and new construction directly impacts our **QUALITY OF LIFE**.*

**RAISE THE DEMO PERMIT FEE**

Standards

B., j., iv., v., vi.

Change in the Standards being submitted to City Council for review and vote.

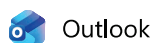
**( This is a Red Flag to homeowners for future planning. One doesn't know who will be elected or new Board Members under a new administration and these Standards can be greatly modified.)**

**(Stronger inspection standards and higher permit fee for demolition.)**

The Cahaba Project is my home. This is my primary residence since 1974 when I married Ralph Mitchell. Over 50 years of my life is in Trussville. As a young bride I met wonderful neighbors and original owners of the Cahaba Project. I too enjoyed listening to the stories of the history of this place and the love, respect, and honor to live here. This place is a treasure and I hope and pray it will be given protection as promised long ago by those that came before us. We are the heart of Trussville.

Thank you for reviewing these concerns.

Sheree Jackson Mitchell  
510 Rockridge Avenue



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## Historic District

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**From** Jonathan Vincent <jvincent0626@gmail.com>

**Date** Fri 4/17/2026 7:51 AM

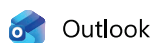
**To** Dan Weinrib <dweinrib@trussville.org>

You don't often get email from jvincent0626@gmail.com. [Learn why this is important](#)

**Caution:** This email originated from outside of our organization and was not sent by one of our employees. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Good morning Dan, I'm sure you've been inundated with emails regarding this issue but I've lived in the historic district for roughly 27 years so I wanted to offer my 2 cents.

I'll start by saying this...no one hates government overreach more than me. I despise everything that comes along with it. However, I do not view historic preservation as government overreach. As long as rules and regulations are clearly defined and they are agreed upon by the majority. THERE NEEDS TO BE SOME STRUCTURE. As someone that was raised in a project home (108 North Mall) and someone who now owns one (124 North Mall) I am tired of seeing these McMansions built in place of historic homes. I do not mind the idea of large square footage if a project home is beyond repair, however, it needs to match the neighborhood. 6over6 windows, siding, brick, metal roofs etc. I do not think slightly more rigid guidelines THAT ARE ENFORCEABLE are going to be a thorn in everyone's side. If you want a flat yard and massive square footage then they can buy a home in Stockton. This issue needs to be addressed or everything that makes this area unique is going to be gone. I do not love every part of my home, but I'm willing to deal with it to preserve the look. Everyone else should put on their big boy pants and do the same.



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## The long view

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**From** Amy R. Peterson <amyraquel@gmail.com>  
**Date** Fri 4/17/2026 6:18 PM  
**To** Dan Weinrib <dweinrib@trussville.org>

**Caution:** This email originated from outside of our organization and was not sent by one of our employees. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Dear Planning and Zoning board,

Much has been said and repeated for and against a Cahaba Project overlay. **There is one thing I haven't heard stated but it is important and worth your consideration.**

Since the 1990s (since the time the Cahaba Project was old enough to be "historic"), there has been a movement toward preserving and protecting it. Here are just a few examples:

In 1999, the Alabama Historical Society sanctioned the residential district with a historic plaque near the stone gazebo entrance.

In 2000, the Planning and Zoning re-write included Section 30.0 with the intention of protecting the character and integrity of the district.

In 2001, Trussville's mayor (Melton) and two city council members (Garrison and Taylor) spent four days at the national archives in Washington, D.C., copying documents that detailed the Cahaba Project, with a mind to place the district on the Alabama Register of Landmarks and Heritage.

In 2006, the district was added to the National Register of Historic Places as the Cahaba Homestead Village.

A few years later, residents urged the city not to demolish the historic school building which had served as the high school then middle school, and instead to save and renovate it. It reopened in 2016 as Cahaba Elementary.

The efforts of this movement toward preservation and the growing pride in our local history are well documented in newspaper articles in Trussville and Birmingham papers, and in city board minutes over the decades.

**It bears repeating: since the 1990s the movement was toward preservation.... except for the last 9 or 10 years.** The issue of protecting this area keeps "coming back up" because it is a reclamation of the direction we were already headed, and what the majority of residents have valued for decades.

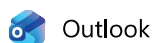
**So, what happened in the last 9-10 years?**

It's certainly notable that the opening of Cahaba Elementary in 2016 led to an influx of young families into the area, some of whom were not familiar with the local history. That, coupled with the redevelopment of the entertainment area drew even more people to the area, including a demographic without school aged children but with the means to build their dream homes here, some of whom held no regard for the local history or architectural character. In the absence of enforceable design standards, almost every street of the 13 in the neighborhood began to see at least one distinctly out-of-character new home in those years.

These architectural changes magnified the perception that the design review process was just a formality. Lastly (though I'm sure there are more factors!), the previous city council term was the first term in the city's history that a council member did not live in the Cahaba Project. For many local residents, this meant the Cahaba Project no longer had a voice at the table. And one can point to a different mayoral regard for the area that coincides with the last decade.

When people argue against an overlay, saying we should not change anything but leave things the way they are, they are pointing to the way things have been in the last 10 years. **That's an extremely short-sided view. When it comes to our historic district, it's incumbent upon our city leaders to take the long view, both backwards as well as forwards.**

Thank you,  
Amy P. O'Brien  
303 Brentwood Ave  
Trussville, AL 35173



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**Re: The long view**

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**From** Cathy Freeman <cathymfreeman@gmail.com>  
**Date** Fri 4/17/2026 7:04 PM  
**To** Amy R. Peterson <amyraquel@gmail.com>  
**Cc** Dan Weinrib <dweinrib@trussville.org>

You don't often get email from cathymfreeman@gmail.com. [Learn why this is important](#)

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Well said!!

On Fri, Apr 17, 2026 at 6:17 PM Amy R. Peterson <[amyraquel@gmail.com](mailto:amyraquel@gmail.com)> wrote:

Dear Planning and Zoning board,

Much has been said and repeated for and against a Cahaba Project overlay. **There is one thing I haven't heard stated but it is important and worth your consideration.**

Since the 1990s (since the time the Cahaba Project was old enough to be "historic"), there has been a movement toward preserving and protecting it. Here are just a few examples:

In 1999, the Alabama Historical Society sanctioned the residential district with a historic plaque near the stone gazebo entrance.

In 2000, the Planning and Zoning re-write included Section 30.0 with the intention of protecting the character and integrity of the district.

In 2001, Trussville's mayor (Melton) and two city council members (Garrison and Taylor) spent four days at the national archives in Washington, D.C., copying documents that detailed the Cahaba Project, with a mind to place the district on the Alabama Register of Landmarks and Heritage.

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The efforts of this movement toward preservation and the growing pride in our local history are well documented in newspaper articles in Trussville and Birmingham papers, and in city board minutes over the decades.

**It bears repeating: since the 1990s the movement was toward preservation.... except for the last 9 or 10 years.** The issue of protecting this area keeps "coming back up" because it is a reclamation of the direction we were already headed, and what the majority of residents have valued for decades.

#### **So, what happened in the last 9-10 years?**

It's certainly notable that the opening of Cahaba Elementary in 2016 led to an influx of young families into the area, some of whom were not familiar with the local history. That, coupled with the redevelopment of the entertainment area drew even more people to the area, including a demographic without school aged children but with the means to build their dream homes here, some of whom held no regard for the local history or architectural character. In the absence of enforceable design standards, almost every street of the 13 in the neighborhood began to see at least one distinctly out-of-character new home in those years.

These architectural changes magnified the perception that the design review process was just a formality. Lastly (though I'm sure there are more factors!), the previous city council term was the first term in the city's history that a council member did not live in the Cahaba Project. For many local residents, this meant the Cahaba Project no longer had a voice at the table. And one can point to a different mayoral regard for the area that coincides with the last decade.

When people argue against an overlay, saying we should not change anything but leave things the way they are, they are pointing to the way things have been in the last 10 years. **That's an extremely short-sided view. When it comes to our historic district, it's incumbent upon our city leaders to take the long view, both backwards as well as forwards.**

Thank you,  
Amy P. O'Brien  
[303 Brentwood Ave](#)  
[Trussville, AL 35173](#)



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## Cahaba Project Zoning Overlay

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**From** kathy prince <kprince109@gmail.com>  
**Date** Fri 4/17/2026 8:45 PM  
**To** Dan Weinrib <dweinrib@trussville.org>

**Caution:** This email originated from outside of our organization and was not sent by one of our employees. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Dear Members of the Trussville Planning and Zoning Board,

I write to you today not to specifically express my opinion on one side of a debate; we have all heard repeatedly the views expressed in polar opposition regarding proposed design regulation in the Cahaba Homestead Village. I write to remind and encourage each of you to search your own soul and consider what rises above the chatter to serve the best interest of the City.

Every city or town is enriched by valuing its past. Generation after generation is inspired and brought closer by the quiet power that place and memory hold in shaping a community making a place unique. At the heart of our city lies the Cahaba Homestead Village Historic District—a living testament to the vision, resilience, and collective labor of generations past. It is Trussville's heritage and identity.

The neighborhood, listed on the National Register of Historic Places, stands as more than a collection of homes and streets; it is the very soul of Trussville made visible in brick, wood, and thoughtful design. In considering any proposal to establish architectural standards within this district—standards that guide new construction to honor rather than overshadow its historic character—we are invited to reflect on a deeper question:

***What kind of city do we wish to become?***

*A city without a soul is merely a collection of structures and transactions.*

A city may grow larger and yes, more wealthy and prosperous, yet it drifts, rootless, into the anonymity that so often afflicts modern places without a soul. True vitality, by contrast, arises when a community chooses to weave its future into the fabric of its origins. The Cahaba Homestead Village was born in an era of profound challenge—the Great Depression—yet it embodied hope: a carefully planned neighborhood with homes, schools, parks, gardens, and gathering spaces that nurtured families and fostered dignity. Those who built it, those who lived in it, and those who later fought to place it on the National Register did not merely erect buildings or write documents. They crafted a place that tells our story—of perseverance, of thoughtful planning, of the belief that beauty and community belong to everyone, even in hard times.

To honor that legacy is not to freeze time or reject progress. It is to practice a profound form of stewardship: the recognition that we are temporary caretakers of a shared inheritance. When new construction respects the architectural language of the district—the scale, the materials, the rhythms of rooflines and porches that speak across decades—we affirm that Trussville is a city that remembers. We declare that our identity is not disposable, nor is it something to be overwritten at will. Instead, it is a living narrative, enriched by each thoughtful addition, strengthened by every decision that chooses harmony over erasure.

This philosophical choice ripples outward. A neighborhood that retains its historic integrity continues to serve as the beating heart of civic pride for the entire city. Children walking its sidewalks learn, without needing a textbook, what it means to belong to a place with depth. New residents and visitors alike feel the difference: here is a community that values authenticity, that refuses to let convenience and selfish interests eclipse character. In preserving the visual and spiritual continuity of the Cahaba Homestead, we build not just for today's market or tomorrow's development ledger, but for the generations who will one day look back and understand that we cared enough to pass on something greater than we received.

I urge the Board, in its deliberations, to hold this vision before all others: that the truest measure of a city's greatness lies not in how freely it allows change, but in how wisely it ensures that change deepens its soul rather than dilutes it. By supporting architectural standards that protect and enhance the historic character of this treasured district, we choose to make Trussville a place of enduring cultural pride and identity—a city that honors its past not as relic, but as foundation for a future worthy of its heritage.

Thank you for taking on this important responsibility and for your thoughtful consideration of this decision. It is my view and that of many who live here that the soul of our city is in your hands.

Kathy Prince

109 Magnolia Street

May 11, 2026

To the Members of the Board of Planning and Zoning,

Re: Cahaba Project Overlay Proposal

As owners and residents of a home on Parkway Drive within the Cahaba Project, we feel there is a misconception of the words historic restoration and/or preservation. Restoration/preservation of an historic home does not imply that the owners desire to live in another century or are against modern amenities within the home. We have invested substantial amounts of time, research and funds in our home to restore/preserve the historic character, while at the same time installing many modern amenities. We respect the history, landscape and harmonic character of this neighborhood, and its value as an anchor within the City of Trussville.

We are in support of an Overlay that preserves the character of the historic district. We understand that today's family requirements are different from the families of 1938. An Overlay allowing expansion to the rear, in-character expansion to the side, while street view character is maintained (but may include new/replacement construction) seems to be a compromise on the recent survey. The compromise seems to gain 70% by the residents in the Cahaba Project.

In closing, many residents, chose to live in this neighborhood due to its historic, harmonic character. We hope that City Leaders recognize and respect the value of this national gem. Without protection, her existence is fragile. We have a right and good reason to be concerned. In contrast, what gives some the right to build anything of their hearts desire in this neighborhood, while other neighborhoods are subject to very strict codes and standards?

Respectfully,  
Guy and Jenna Jones  
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