

Ordinance No. 2026-006-PZ

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
AND ZONING MAP OF THE CITY OF TRUSSVILLE, ALABAMA**

BE IT ORDAINED by the City Council of the City of Trussville, Alabama, as follows:

1. Amendment and extension of the zoning map: The official zoning map of the City of Trussville, Alabama, established by and under the authority of the City of Trussville Zoning Ordinance No. 2023-004-PZ, as amended, is hereby amended and extended to include the property described on Exhibit "A" attached hereto, and Exhibit "B" a map of the property hereby zoned, according to the zoning classifications of the City of Trussville designated on individual parcels shown thereupon.

2. Upon application made by applicant Blackwater Development Company LLC, the following properties, formerly zoned **I-1 (Light Industrial) & PUD (Planned Unit Development)**, respectively, will hereby be rezoned **Q-C-2** with stipulations as enumerated in Exhibit "C"

Parcel #	Site Address
12 00 26 1 004 009.000 RR	331 Main Street
12 00 26 2 006 032.000 RR	333 Main Street
12 00 26 2 006 033.000 RR	401 Main Street

3. All ordinances or parts of ordinances heretofore adopted by the City Council of the City of Trussville, Alabama which are inconsistent with the provisions of this ordinance are hereby expressly repealed.

4. If any part, section, or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this Ordinance, which shall continue in full force and effect notwithstanding such holding.

5. This ordinance shall become effective immediately upon its adoption, approval and publication as provided by law.



PARCEL #: 12 00 26 1 004 009.000
OWNER: COTTAGES HOLDING INDUSTRIAL LLC
ADDRESS: 2820 15TH AVENUE SOUTHWEST HUNTSVILLE AL 35805
LOCATION: 331 MAIN ST TRUSSVILLE AL 35173

[600-D0] Baths: 1.5 H/C Sqft: 4,618
 50-044.0 Bed Rooms: 0 Land Sch: S125
 Land: 719,200 Imp: 209,400 Total: 928,600
 Acres: 0.000 Sales Info: 09/20/2019 \$650,000

<< Prev Next >> [1 / 0 Records] Processing...

Tax Year : 2025 ▼

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

LAND COMPUTATION

	Code	Acerage	Square Foot	Market Value	CU. Value
SQFT 2	636 MINI WAREHOUSE	1.10422405876951	48100	\$384,800.00	
2	636 MINI WAREHOUSE	0.47979797979798	20900	\$334,400.00	

ROLLBACK/HOMESITE/MISCELLANEOUS

LEGAL DESCRIPTION

SUB DIVISON1: MAP BOOK: 0 PAGE: 0
 SUB DIVISON2: MAP BOOK: 0 PAGE: 0

PRIMARY BLOCK: SECONDARY BLOCK: 0
 PRIMARY LOT: SECONDARY LOT: 0

METES AND BOUNDS: COM SW COR OF NW 1/4 OF NE 1/4 SEC 26 TP 16 R 1W TH W 165 FT TH SE 10 FT TO POB TH NE 100 FT TH NWLY 690 FT TH SWLY 100 FT TH SELY 690 FT TO POB SECT 26 TWSP 16S RANGE 1W

SALES INFORMATION

9/20/2019 \$650,000.00 1 BOOK:2019 PAGE:099009 Land & Building COTTAGES HOLDING INDUSTRIAL LLC

PARCEL #: 12 00 26 2 006 032.000
OWNER: COTTAGE SENIOR LIVING INC
ADDRESS: 2820 15TH AVE HUNTSVILLE AL 35805
LOCATION: 333 MAIN ST TRUSSVILLE AL 35173

Baths: **0.0** H/C Sqft: **0**
50-044.0 Bed Rooms: **0** Land Sch: **A253**
Land: **15,100** Imp: **0** Total: **15,100**
Acres: **0.000** Sales Info: **06/02/2016 \$1,200,000**

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Tax Year : 2025 ▼

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

LAND COMPUTATION

	Code	Acerage	Square Foot	Market Value	CU. Value
A253 2	910 UNDEV. & UNUSED LAND	0.65	28314	\$15,080.00	

ROLLBACK/HOMESITE/MISCELLANEOUS

LEGAL DESCRIPTION

SUB DIVISON1: MAP BOOK: 0 PAGE: 0
SUB DIVISON2: MAP BOOK: 0 PAGE: 0

PRIMARY BLOCK: 0000 SECONDARY BLOCK: 0
PRIMARY LOT: 0000 SECONDARY LOT: 0

METES AND BOUNDS: COM AT INTER OF S R/W OF US HWY 11 & E/L OF NW 1/4 SEC 26 TP 16 R 1W TH SWLY 85 FT TH SELY 690 FT TO POB TH CONT SELY 165 FT TH SW 155 FT TH NW 215 FT TH E 165 FT TO POB

SALES INFORMATION

6/2/2016	\$1,200,000.00	3	BOOK:2016 PAGE:059924	Land & Building	COTTAGE SENIOR LIVING INC
5/25/2016	\$15,600.00	1	BOOK:2016 PAGE:059927	Land & Building	COTTAGE SENIOR LIVING INC
5/23/2016	\$1,200,000.00	0	BOOK:2016 PAGE:059925	Land & Building	COTTAGE SENIOR LIVING INC
5/22/2016	\$1,200,000.00	0	BOOK:2016 PAGE:059928	Land & Building	COTTAGE SENIOR LIVING INC
5/22/2016	\$1,200,000.00	0	BOOK:2016 PAGE:059926	Land & Building	COTTAGE SENIOR LIVING INC

PARCEL #: 12 00 26 2 006 033.000
OWNER: COTTAGE SENIOR LIVING INC
ADDRESS: 2820 15TH AVE HUNTSVILLE AL 35805
LOCATION: 401 MAIN ST TRUSSVILLE AL 35173

Baths: **0.0** H/C Sqft: **0**
50-044.0 Bed Rooms: **0** Land Sch: **A253**
Land: **1,349,700** Imp: **0** Total: **1,349,700**
Acres: **0.000** Sales Info: **05/25/2016**
\$1,184,400

<< Prev Next >> [1 / 0 Records] Processing...

Tax Year : 2025 ▼

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

LAND COMPUTATION

	Code	Acerage	Square Foot	Market Value	CU. Value
SQFT 2	910 UNDEV. & UNUSED LAND	1.56565656565657	128103	\$1,332,300.00	
A253 2	910 UNDEV. & UNUSED LAND	0.75	162479	\$17,400.00	

ROLLBACK/HOMESITE/MISCELLANEOUS

LEGAL DESCRIPTION

SUB DIVISON1: MAP BOOK: 0 PAGE: 0
SUB DIVISON2: MAP BOOK: 0 PAGE: 0

PRIMARY BLOCK: SECONDARY BLOCK: 0
PRIMARY LOT: SECONDARY LOT: 0

METES AND BOUNDS: COM INTER OF E/L OF NW 1/4 SEC 26 TP 16 R 1W & S RW OF US HWY 11 TH SW 80 FT TO POB TH CONT SW 310 FT TH SELY 840 FT TH NE 155 FT TH NWLY 215 FT TH E 165 FT TH NWLY 680 FT TO POB SECT 26 TWSP 16S RANGE 1W

SALES INFORMATION

5/25/2016	\$1,184,400.00	1	BOOK:2016 PAGE:059927	Land & Building	COTTAGE SENIOR LIVING INC
5/25/2016	\$1,200,000.00	0	BOOK:2016 PAGE:059927	Land & Building	COTTAGE SENIOR LIVING INC
5/23/2016	\$1,200,000.00	0	BOOK:2016 PAGE:059925	Land & Building	COTTAGE SENIOR LIVING INC
5/22/2016	\$1,200,000.00	0	BOOK:2016 PAGE:059928	Land & Building	COTTAGE SENIOR LIVING INC
5/22/2016	\$1,200,000.00	0	BOOK:2016 PAGE:059926	Land & Building	COTTAGE SENIOR LIVING INC

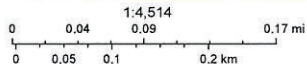


City of Trussville Zoning



12/20/2025, 11:32:39 AM

Zoning	C-P	I-2	P	Q-C-2	R-4
	C-1	I-1	IN-1	PUD	R-2
	C-2				R-T



Vantor Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

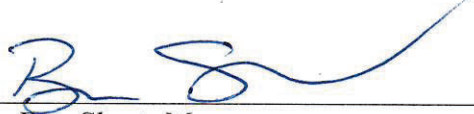
Exhibit C


STIPULATIONS

1. The developer obtains all required ALDOT permitting
2. 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.
3. The developer dedicates adequate buffer alongside Pinchgut Creek for a future pedestrian pathway
4. 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.
5. No animal hospitals, with enclosed kennels permitted
6. No auto, light truck, boat or motorcycle sales permitted
7. No car washes permitted
8. No funeral homes permitted
9. No gasoline service station(s)/convenience store(s) permitted
10. No hotel or motel permitted
11. No vehicle repair, minor or major, permitted
12. No small engine repair permitted

ADOPTED AND APPROVED THIS THE 19TH OF MARCH 2026


Jaime Melton Anderson, Council President


Ben Short, Mayor
City of Trussville

Attest: 
Dan Weinrib, City Clerk

CERTIFICATION OF CITY CLERK

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Dan Weinrib, City Clerk of the City of Trussville, Alabama, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance duly adopted by the City Council of the City of Trussville, Alabama, on the 19th day of March 2026.

The above and foregoing ordinance was published on the 20th day of March 2026 by posting copies thereof in three public places within the City of Trussville, one of which was at Trussville City Hall.

Witness my hand and seal of office this 20th day of March 2026




Dan Weinrib MMC, City Clerk