

CITY OF TRUSSVILLE
CITY COUNCIL WORKSHOP PRIOR TO REGULAR SESSION
JUNE 23, 2026

- I. Call to Order
- II. Prayer – Councilor _____
- III. Pledge – Councilor _____
- IV. Roll Call
- V. Minutes – June 9 agenda workshop & regular session
- VI. Approve Consent Agenda & Regular Agenda
 - Consent Agenda*
 - *Purchase a Dodge Durango Patrol Car, with equipment, for an amount not to exceed \$67,000.*
- VII. Public Comment (up to 3 minutes each)
- VIII. Regular Agenda
 - Recognition of 2026 Beautification Award Honorees
- IX. Briefing by Finance Director Joseph Calvert
- X. Council/Mayor Reports
 - a. Horton – Tree Commission, Utilities, Public Safety, Design Review
 - b. Jackson – Finance, Active Transportation, Planning & Zoning, Inspections, Downtown Redevelopment
 - c. Miller – Veterans, ACTA, Historical
 - d. Farr – Library, IDA, Parks & Recreation, Chamber, Public Works, Senior Citizens
 - e. Anderson – Finance, Cemetery, Beautification, BOE, Leadership Trussville
 - f. Mayor – Administration
- XI. Audience (2 minutes each)
- XII. Executive Session to Discuss Potential or Prospective Real Estate Transactions
- XIII. Adjourn
- XIV. Briefings

**TRUSSVILLE CITY COUNCIL
WORKSHOP DISCUSSION
JUNE 9, 2026**

The City Council of the City of Trussville, Alabama met informally in-person at 5:30 p.m. on the 9th day of June, 2026. Council President Anderson called the work session to order and the roll was called with the following results:

Present: Jaime M. Anderson, Council President
 Brian Jackson, Council President Pro Tempore
 Kimberly Farr
 Ben Horton
 Jim Miller
 Ben Short, Mayor

Absent: None

Also present were City Attorney Garrick Stotser and Acting City Clerk Heather Richards.

1. AGENDA

1. Review of items for the Regular Agenda

Jaime Anderson-Council President

- Kept all of the items on the Consent Agenda with the addition of two proclamations:
 - 1) Proclamation for HTHS Baseball State Championship-Proclamation 16 and
 - 2) Proclamation for HTHS Softball State Championship-Proclamation 17

Ben Short – Mayor

- The consent agenda item regarding the appointment of Eric Parnell to the Veterans Committee will be succeeding Amy Cane (instead of John Griscom)

Jaime Anderson-Council President

- An executive session will be added at the conclusion of the regular session
- Reviewed the regular agenda items

(Regarding the Ordinance to rezone properties located at 4550 Camp Coleman Road; 6970, 7025, 7050 and 7090 Praytor Road to QRG from A-1 and I-2

Brian Jackson-Council President Pro Tempore

- Would like the land development agreement (statement of intent) attached to the zoning ordinance
- Zoning is the biggest piece of leverage on anything being proposed
- Wants to add several things to the ordinance to strengthen some points
- Concerned about substitution risks
- Concerned about traffic – would like to require traffic impact study before consideration
- Inquired as to the financial capacity of the developer to install horizontal infrastructure

Derek Distenfield – Developer – DDB Capital

- His development platform is made up of two separate organizations:

- 1) DDB Capital (Data Driven Builders Capital) and
- 2) LDL Development (initials of his children)
- DDB Capital focuses on the purchase of land and the entitlement of land
- LDL Development focuses on the horizontal infrastructure (roads, gutters, utilities, and everything Tower Homes needs to start building vertical)
- LDL is not capitalized by a fund, it is capitalized by a master service agreement
- Master service agreement comes from capital from TPG (hedge fund)
- Feels he is more than capitalized to build this development
- This is a revenue producing land deal meaning DDB Capital buys the land, draws the home squares and does all of the engineering
- These then become a revenue producing home for Tower Homes to pay LDL (revenue is created by selling lots to Tower Homes)
- Regarding traffic: commissioned a traffic study
- The traffic data has been pulled but it has not been completed as of yet (expect to have it before the end of the month)
- The data was pulled by Andy Somers before school ended

Brian Jackson

- Inquired how many of Mr. Distenfield's other developments reached vertical development

Derek Distenfield

- Started developing with Fundamental Global and did over 2700 lots in North Carolina
- Broke away from Fundamental Global and funded DDB Capital recently
- Have gone vertical on two sites in Hartselle, one site in Athens, and in Cullman did a qualified zoning with MOU and worked closely with the city

Ben Horton-Council Member

- Shared the same sentiments as Council Member Jackson
- Would like to see all of the statement of intent language moved into the ordinance
- The number 1 priority from the residents is the traffic study
- Would like to see a traffic impact study before making a decision
- Any promises made, would like to see it bonded (performance, maintenance, surety bonds)
- Would like the bonding language on the backside included in the subdivision regulations
- Would like to see at least a phase 1 environmental study

Derek Distenfield

- Inquired if the council would consider a detailed memorandum (from Andy Somers) answering any questions about the traffic versus the full study

Ben Horton

- Wants to see the full traffic impact study

Brian Jackson

- Wants to see the full traffic impact report that shows modeling

Ben Short-Mayor

- Recommended the council to pull this item from the agenda and put it back on the agenda once the study is complete

Jaime Anderson-Council President

- Inquired if there was an agreement made with Mr. Trimble

Derek Distenfield

- Have had some initial dialogue with Mr. and Mrs. Trimble
- Have an in-person meeting with Mr. Trimble tomorrow
- Pushed forward version 11 – which reduce the number of homes in the area
- Provided the Trimble family the easement (regarding his driveway)

Kimberly Farr-Council Member

- The toxicology environmental testing of the lakes is important
- Inquired as to the verbiage on how the lakes (and the land for the school) would be deeded to the City

Derek Distenfield

- It would be deeded in accordance with the City's requirements

Brian Jackson

- Stated the substitution risk needs to be addressed
- Concerned with the developer flipping the land

Derek Distenfield

- Has no intention to flip the land

Jim Miller – Council Member

- The City's only leverage is zoning
- The City has a right to rezone any property the way the city wants to better fit the quality of life for the citizens
- Wants to see the environmental study to ensure there is no industrial residue

Derek Distenfield

- Would be happy to provide a traffic and environmental study
- If the City wants to leave the lakes to the development, would be happy to leave them with the development

Jaime Anderson

- Removed Resolution to approve a land development agreement with DDB Capital and removed the Ordinance to rezone properties located at 4550 Camp Coleman Road; 6970, 7025, 7050, and 7090 Praytor Road to QGR from A-1 and I-2 from the regular agenda

2. ADJOURNMENT

There being no further matters for discussion Council President Anderson adjourned the work session at approximately 6:07 pm.

3. CERTIFICATION

I, Heather Richards, Acting City Clerk of the City of Trussville, Alabama, certify the above is a true and correct synopsis of the discussion from the work session of the City Council of the City of Trussville, Alabama held at City Hall, 113 North Chalkville Road on June 9, 2026, and that the meeting was duly called and held in all respects in accordance with the laws of the State of Alabama and bylaws of the City and that no formal action or votes were conducted at said work session.

City Clerk, Approved by
City Council June 23, 2026

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF TRUSSVILLE**

JUNE 9, 2026

The City Council of the City of Mountain Brook, Alabama met in person at 6:16 p.m. on the 9th day of June, 2026. Council President Anderson called the meeting to order, and the roll was called with the following results:

Present: Jaime M. Anderson, Council President
 Brian Jackson, Council President Pro Tempore
 Kimberly Farr
 Ben Horton
 Jim Miller
 Ben Short, Mayor

Absent: None

Also present were City Attorney Garrick Stotser and Acting City Clerk Heather Richards.

The Council President Anderson stated that a quorum was present and that the meeting was open for the transaction of business.

1. PRAYER

Ben Horton – Council Member

- Led the prayer

2. PLEDGE OF ALLEGIANCE

Brian Jackson – Council President Pro Tempore

- Led the pledge

3. MAY 21ST WORKSESSION AND REGULAR MINUTES

Council President Anderson introduced the May 21st work session and regular minutes. Council Member Farr made a motion to approve the submitted minutes. The motion was seconded by Council Member Miller. The vote was unanimous.

4. CONSENT AGENDA

Council President Anderson announced that the following matters will be considered at one time on the consent agenda provided no one in attendance objects:

Reappoint Kris Reeves to the Planning and Zoning Commission,
with the term ending June 11, 2032

Exhibit 1

Appoint Eric Parnell to the Veterans Committee, succeeding
Amy Cane, with the term ending May 1, 2029

Exhibit 2

2026-044	Resolution to accept a proposal from Industrial/Organizational Solutions to Develop Custom Job Knowledge Examinations for the Sergeant and Lieutenant Ranks in the Police Department	Exhibit 3
2026-045	Resolution to authorize a lump payment to eligible City retirees and Beneficiaries	Exhibit 4
2026-046	Resolution to add the job classification of HVAC/Refrigeration Technician as an approved position with the City Employee Civil Service System	Exhibit 5
2026-047	Resolution to authorize the replacement ADA Opener Contract with 1 Point USA for the Civic Center – No Bidding Required	Exhibit 6
2026-048	Resolution to declare certain Parks and Recreation Assets as surplus property	Exhibit 7
2026-049	Resolution to extend early retirement incentives per Resolution No. 2025-036 to eligible City employees who retire by December 1, 2026	Exhibit 8
2026-050	Resolution to authorize a Gas Line Agreement with the City Utilities Board	Exhibit 9
Proclamation 16	Proclamation for HTHS Baseball State Championship	Exhibit 10
Proclamation 17	Proclamation for HTHS Softball State Championship	Exhibit 11

Thereupon, the foregoing minutes, proclamations, and resolutions (Nos. 2026-044 through 2026-050) were introduced by Council President Anderson and a motion for their immediate adoption made by Council Member Miller. The minutes, proclamations and resolutions (Nos. 2026-044 through 2026-050) were then considered by the City Council. Council Member Farr seconded the motion to adopt the foregoing minutes, proclamations and resolutions. Then, upon the question being put and the roll called, the vote was recorded as follows:

Ayes: Jaime M. Anderson
 Brian Jackson
 Kimberly Farr
 Ben Horton
 Jim Miller

Nays: None

Abstained: None

Council President Anderson thereupon declared that said minutes, proclamations and resolutions (2026-044 through 2026-050) were adopted by a vote of 5—0 and as evidence thereof she signed the same.

Jaime Anderson – Council President

- Announced the removal of the resolution to approve a Land Development Agreement with DDB Capital and the removal of the Ordinance to rezone properties located at 4550 Camp Coleman

Road; 6970, 7025, 7050 and 7090 Praytor Road to QGR from A-1 and I-2 from the Regular Agenda

5. REGULAR AGENDA

Jaime Anderson – Council President

- Announced the removal of the resolution to approve a Land Development Agreement with DDB Capital and the removal of the Ordinance to rezone properties located at 4550 Camp Coleman Road; 6970, 7025, 7050 and 7090 Praytor Road to QGR from A-1 and I-2 from the Regular Agenda

Council Member Horton made a motion to approve the amended regular agenda. Council President Pro Tempore Jackson seconded the motion to approve the amended regular agenda. The vote was unanimous.

6. PUBLIC COMMENTS

William “Bill” Fyfe – 7905 South Lake Drive

- (Regarding the proposed development on Camp Coleman Road)
- Prepared letter that was emailed to council (Appendix 1)
- Wants to see high end homes built in Trussville
- Concerns regarding the proposed development:
 1. High density housing
 2. School overcrowding
 3. Reduction of green spaces
 4. Attracting general public to walking trails in the subdivision
 5. Traffic
 6. Environmental concerns

Jace Walls – 317 Lake Street

- (Regarding the Cahaba Project)
- Provided petition for the proposed zoning overlay for the Cahaba Project and the proposed design review board and guidelines to the council members (Appendix 2)

Jason Garner – 131 Parkway Drive

- (Regarding the Cahaba Project)
- Does not think the city should get involved
- Feels this needs to be resolved between the neighbors
- Feels it is not right for the City to tell him what he can/cannot build

John Platt – 7829 North Lake Drive

- (Regarding the Proposed rezoning ordinance on Camp Coleman Road)
- Thanked the City for requesting an environmental study
- Would recommend the City request a phase 2 environmental report at minimum
- Thanked the City for requesting a traffic impact study

Jim Miller – Council Member

- Requested the letter from Mr. Bill Fyfe and the Cahaba project petition submitted by Mr. Walls to be entered into the record (Appendix 1 and 2)

Brian Jackson – Council President Pro Tempore

- The Cahaba Project will be on the Planning and Zoning agenda for further discussion on June 18th, 2026

7. **CONSIDERATION: ORDINANCE (NO. 2026-012-ADM) GRANDING A NON-EXCLUSIVE FRANCHISE AGREEMENT TO BRIGHTSPEED OF ALABAMA, INC.**

(This is the second reading)

Jim Miller – Council Member

- Inquired if this would be a different area in the City that Brightspeed would be using for right-of-way

Ben Short – Mayor

- This would apply to any right-of-way within the city
- This agreement mirrors other fiber optic agreements

Jim Miller

- Feels this is a strategic decision
- Wants to wait to sign the agreement until the master plan is finished to see if there is a longer term advantage as a City (monetarily) if the City partners with them
- Huntsville has done this and it has allowed them to grow

Brian Jackson – Council President Pro Tempore

- Spoke with the leader of Huntsville utilities about what they did in their city
- They installed fiber optic 10 years ago when fiber optic was not laid
- Opelika tried to deploy their own fiber network and internet services and went into 21 million in debt
- The state law has severe restrictions on cities if they want to deploy fiber networks themselves

Jim Miller

- Reiterated that he was not suggesting laying fiber but to join with a company that is laying fiber to get 5% off of the infrastructure itself

Ben Short

- Requested the council to leave the item on the agenda for consideration

Council Member Jim Miller made a motion to table the ordinance for further consideration. The motion was not seconded. The motion failed.

After said ordinance had been considered in full by the Council, Council Member Farr then moved for the adoption of said ordinance. The motion was seconded by Council Member Miller. Thereupon, Council President Anderson called for vote with the following results:

Ayes: Jaime Anderson
Brian Jackson
Kimberly Farr
Ben Horton

Nays: Jim Miller

Council President Anderson declared that the ordinance (No. 2026-012-ADM) is hereby adopted by a vote of 4—1 and, as evidence thereof, she signed the same.

8. CONSIDERATION: ORDINANCE (NO. 2026-014-PZ) REZONING THE PROPERTY LOCATED AT 6588 MEMORY LANE TO A-1 (AGRICULTURAL) FROM R-2 (SINGLE FAMILY RESIDENTIAL)

(Council President Anderson opened the public hearing)

John Patterson – 613 Linden Street

- Representing his daughter (Beth Williams) and son-in-law (Greg Williams)

(Council President Anderson closed the public hearing)

Council President Anderson introduced the ordinance in writing. It was then moved by Council President Pro Tempore Jackson that all rules and regulations which, unless suspended, would prevent the immediate consideration and adoption of said ordinance be suspended and that unanimous consent to the immediate consideration of said ordinance be given and that the reading of the ordinance at length be waived. The motion was seconded by Council Member Farr and was unanimously carried, as follows:

Ayes: Jaime Anderson
Brian Jackson
Kimberly Farr
Ben Horton
Jim Miller

Nays: None

Council President Anderson declared the motion carried by a vote of 5-0.

After said ordinance had been considered in full by the Council, Council President Pro Tempore Jackson then moved for the adoption of said ordinance. The motion was seconded by Council Member Horton. Thereupon, Council President Pritchard called for vote with the following results:

Ayes: Jaime Anderson
Brian Jackson
Kimberly Farr
Ben Horton
Jim Miller

Nays: None

Council President Anderson declared that the ordinance (No. 2026-014-PZ) is hereby adopted by a vote of 5—0 and, as evidence thereof, she signed the same.

9. COUNCIL/MAYOR REPORTS

Ben Horton – (Tree Commission, Utilities, Public Safety, and Design Review)

- Tree commission – planning next set of trees throughout the city, asked the community to reach out to the tree commissioner if a tree has fallen on the ROW and they would like to have it replaced
- Wants to reach out to the county commissioner to grind the stumps on Chalkville Road (within the Cahaba project area)

- Utilities – renovations for the utilities building may be completed by September

Brian Jackson – (Finance, Active Transportation, Planning & Zoning, Inspections, and Downtown Redevelopment)

- The next Planning and Zoning meeting will be June 18th, 2026 at 5:30pm
- Downtown redevelopment – looking at the different quads and making some improvements
- Active Transportation – Invited the community to attend some Plan-A-Palooza meetings

Jim Miller – (Veterans, ACTA, and Historical)

- Veterans – Still finalizing the plans for the 4th of July parade to celebrate the 250th
- ACTA – Nothing to report
- Historical – June 20th, the museum will be open from 10:00am - 2:00pm and Jim Baggett will be the speaker
- On July 11th from 10:00am – 2:00pm James Spann will be the speaker

Kimberly Farr – (Library, IDA, Parks and Recreations, Chamber, Public Works, Senior Citizens)

- Library – Several promotions:
New Assistant Director, Ann Sargent
Youth Services Coordinator, Megan McQueen
Teen Programming Specialist, Britany Roberts and
Circulation Services Coordinator (interviewing candidates)
- Summer reading program had 1,000 attendees
- Celebrating America 250th on Thursday June 25th at 1:00pm
- Chamber – Monthly luncheon will be on June 18th with special speaker Dr. Kristi Bradford with Leadership Trussville
- Business after hours will be held at Spare Time on June 25th from 5:30pm – 7:30pm
- Coffee and Contacts will be held at WalkOns on June 30th from 7:30am – 8:30am
- Parks and Recreation – On June 27th, hosting the 43rd annual Vulcan 7's tournament (Rugby) will take place at the soccer fields
- Public Works – Thanks the city for the new equipment
- Senior Citizens – no update
- IDA – no update

Jaime Anderson – (Finance, Cemetery, Beautification, BOE, Leadership Trussville)

- Beautification – completed their judging on June 1st
- The winners are posted online – the winners are invited to the council meeting on June 23rd
- Board of Education – Softball and Baseball teams won the 7A championships
- Leadership Trussville – Class 5 applications open until June 30th

Ben Short – (Administration)

- Thanked Senator Roberts, Senator Shelnut and Representative Garrett for helping find grant funds
- A controller went out on the pool splash pad
- The council will need to discuss if the City will continue to operate the pool or start saving to modernize the facility
- The splash pad part is ordered
- Once the part is in place, will have a discussion regarding prorated refunds (credits)
- The city planning process is ongoing currently (June 8th – June 11th)
- During open session hours (from 9:00am – 7:00pm) residents can drop in to have a one-on-one conversation with a planner

- Thursday June 11th at the Civic Center at 6:00pm is the closing session for the Plan-A-Palooza (encouraged all residents to attend)

10. COMMENTS FROM RESIDENTS AND ATTENDEES

Richard Epstein – 4742 Boulder Drive

- Would like to have road signs on the red lights on Highway 11 (for the cross streets)
- Would like to have the island on Valley painted a reflected yellow
- Requested the council to consider purchasing a striping machine
- The road going in and coming out of Sam's needs to be repaired
- The Civic Center needs a generator

Jason Garner – 131 Parkway Drive

- Advised the council to limit the knocking list to eliminate door-to-door sales
- Personally negatively affected by door-to-door sales
- The City can do background checks for the individuals who want to go door-to-door

Ben Short – Mayor

- This is something the City is currently working on

11. EXECUTIVE SESSION AND ADJOURNMENT

Council Member Miller made a motion that the City Council convenes in executive session to discuss matters of a potential real estate transaction and the City Council shall not reconvene upon conclusion of the executive session. The motion was seconded by Council President Pro Tempore Jackson. The City Attorney certified that the subject matters were allowed to be discussed in executive pursuant to Alabama Law. Then, upon the question being put and the roll called, the vote was recorded as follows:

Ayes:	Jaime Anderson
	Brian Jackson
	Kimberly Farr
	Ben Horton
	Jim Miller

There being no further matters for discussion Council President Anderson adjourned the meeting at approximately 7:16 pm. (The Executive Session concluded at 7:43pm.)

12. CERTIFICATION

I, Heather Richards, Acting City Clerk of the City of Trussville, Alabama, certify the above is a true and correct transcript of the regular meeting of the City Council of the City of Trussville, Alabama held at City Hall, 113 North Chalkville Road, on June 9, 2026, and that the meeting was duly called and held in all respects in accordance with the laws of the State of Alabama and bylaws of the City and that a quorum was present.

City Clerk Approved by
City Council June 23, 2026

Mayor Ben Short, Trussville City Council

09 JUN 26

City of Trussville

RE: Proposed Camp Coleman Road Development

Dear Mayor and City Council:

I think that the subdivision being proposed will degrade our city and reduce the value of homes in the area. I understand that Trussville needs growth, but, as city leaders, we should do everything possible to steer growth in a positive direction. I would like to see "high-end homes" built in our city rather than "low-end homes." Think of the cities of Mountain Brook and Vestavia. What makes these cities attractive? It is big, beautiful homes on spacious lots; not small cheaply built houses on small lots, crowded into jammed subdivisions. I ask you to think of how either type of subdivision will look 10 or 15 years from now. I have been told by local builders that some subdivisions now under development have houses already needing repair. It is a sure bet that a high-end subdivision will be in better shape. Even a gated community may be appropriate. All it takes is a few neglected houses in a crowded subdivision to start a downward spiral affecting the entire neighborhood.

As the potential developer stated at the previous City Council meeting, he wants to maximize his profit. It appears that to do that, his intent is to produce as many low-cost homes as possible. That is understandable, but as city leaders our responsibility is to protect the long-term health of our community. The Tribune quoted Mayor Short as saying at a previous City Council meeting, "I truly believe.....there is a legal requirement that we as a city provide the means of a property owner the highest and best use of their property." I, however, submit to you that the mayor and city council were elected by the general population of Trussville and that the long-term health and prosperity of the city outweigh the obligation of city leaders to maximize one-time profit for a single landowner and a non-resident developer. The developer wants to maximize profit. He will then leave the residents and city leaders with any challenges he may have created. He won't have to deal with congested infrastructure, lack of green space, overcrowded schools, deteriorating neighborhoods, etc.

Would it not be more beneficial to Trussville to limit the number of homes in the proposed development to one-half the number presently proposed? Maybe even one third? These homes would sell for twice or three times the price of the small homes proposed. Revenue would be the same for the developer. There would be one-half or one-third the garbage collection required, same for load on infrastructure, schools and law enforcement.

Some of my specific concerns are:

1. High-density housing. The lots shown are 75' x 100' = 7500 sf or 90' x 100' = 9000 sf. These small lots provide little room for children to play, ride bikes, etc. The traffic would be "high-density" also. Compare this to homes in the "Projects" which are typically on ½ acre lots approximately 21,780 sf. These "Project Homes" were built by the WPA in the 1930's as "starter homes" and have grown to be immensely popular, due in great extent, to the large lot size. I propose that we look at the Project area (possibly even larger lots) as a model for this development.

2. School overcrowding. Trussville City Schools are already overcrowded. If we add 235 homes in the city, we will be adding maybe 400 students who need schooling. Fewer homes built on this tract will lessen the school overcrowding issue. Adding an elementary school to this proposed development adds traffic congestion and would probably not be popular with potential residents. Is this the best location for another school?

3. Reduction of green space. The developer stated that he had admired the natural beauty of this tract for years. Now he is proposing to drastically change this landscape by removing natural ground covering and replacing it with asphalt and many small houses. Would it not be more attractive to potential residents to have wide curving streets and large homes built integral with the natural landscape?

4. Attracting general public to proposed walking trails. If walking trails are added to a subdivision, they will attract the general public; desirable and undesirable. Residents may not be comfortable with reduced privacy. Where would non-residents park? Would it be more attractive to high-end home buyers to have a gated community with amenities accessed only by residents and guests?

5. At various times of the day, Hwy. 11 is drastically overcrowded. Development along this corridor needs to be limited and carefully planned. Keep in mind, also, that the connector from Camp Coleman Road to County Road 10 is in the planning stages and is getting high priority. That connector will also add traffic to Camp Coleman Road connecting at Hwy. 11.

6. Environmental concerns. This subdivision site operated as a tallow rendering facility for decades. It is likely that there is soil contamination that requires remediation. We need to be sure that the City does not bear that cost burden.

My request is that the Mayor, City Council and Zoning Board work together to develop and zone the Riggins property into an area that will be attractive to potential residents that want to live in an attractive, long-term neighborhood that is safe and "family friendly."

Respectfully submitted,
Bill Fyfe

As of 06/09/2026, 92+ Project-area properties have signed

To: Mayor Ben Short/City Council/Planning and Zoning Board

Regarding: Opposition to New Zoning Overlay of Cahaba Project and Proposed Design Review Board and Building Guidelines, as currently proposed

March 10, 2026

We, the undersigned residents and property owners of the Cahaba Project, formally, and respectfully, submit this petition expressing our opposition to the proposed Cahaba Project Overlay and the subsequent implementation of stricter residential building guidelines and increased city government oversight within our community via a new Design Review Board, in their currently proposed form. While we share the city's interests in safety, sustainable growth, and overall well-being of our hometown, we believe the current proposals are counterproductive to the unique successes we are seeing in our neighborhood. We urge the city to maintain a more flexible set of regulations that have allowed our community to grow and attract both native families with deep roots in our community, as well as those who are new to the area.

Our position is based on, but not limited to, the following factors:

-Retaining personal property rights for homeowners: To our knowledge, at no point throughout the nearly 90 years since the Cahaba Project was established have there been restrictions of what can or cannot be renovated, added, or built new, given the home stays within the boundaries of the city's building codes, including setbacks, height restrictions, etc. The homeowners represented here have purchased and continued to invest in their homes throughout this timeframe with no indication of additional oversight and interference up until this point. As residents, we acknowledge and appreciate the need to keep a high character within the Cahaba Project but are extremely wary of any overreach that shifts property rights away from individuals and into a governing board.

-Lack of Transparency and Representation In Structuring the Overlay and Additional Guidelines: Groups have been vying to take more restrictive actions like these since 2018, if not before. A formal Planning and Zoning subcommittee was formed to structure the proposed overlay, guidelines, and Design Review Board process approximately 2-4 years ago. The signees of this petition were not asked to formally serve or provide input, despite having multiple family generations living in the area, deep ties to the community, and some with prominent, local businesses. Above all, this is a group that is dedicated to Trussville for the long run and is willing to serve and provide input to see it through. We believe the proposed overlay, building guidelines, and the new Design Review Board process is exclusive to only one point of view. Concessions were supposedly made throughout the process but the starting point was skewed. No homeowner who has decided to demo and build new was consulted. Additionally, the Cahaba Project will be the only neighborhood that will be subject to the same Design Review process as commercial, industrial, institutional, and multi-family projects.

-Lack of Action Required for Existing Homes: Existing homes are exempt from having to come up to the same standards that would be enforced on renovations, additions, and new construction, even if they include the non-approved items from the new guidelines. A historic overlay itself will also not address peeling paint, gaudy paint colors, rotten siding, rusted/patched/mismatched roofs, cars/RV's/temporary storage structures in yards, etc. We feel this is hypocritical in application

and could lead to homes falling into decline by not wanting to be subject to the newly proposed oversight.

-Inconsistent and Unnecessary Restrictions in the Approved/Not Approved Design Elements: The proposed design guidelines, as last seen, forbid the use of stone, non-grid windows, arches, double doors, certain roof pitches, non-metal shingle roofing, board and batten siding, limits owners to building on the same foundation location (which affects larger lots that choose to build new), limits the height of homes more than the current building code, etc. These design restrictions contradict some of the historic structures and prominent features around the city. A few of the most visible examples are the stone gateways to the Project area, our city logo which features a stone gazebo with a steep, cedar shake roof and arches below the 'windows', the 'Stone Bridge' crossing the Cahaba River (built with stone from Rock Park which borders the Project area), the bathroom facility by the pickleball courts on the mall that features stone and a green standing seam metal roof, and both the High School and Board of Education building, which include stone.

-Supporting Returning Families: We are incredibly proud to see the uptick of families of all types moving to the Project area. Many are longtime residents themselves or relatives of longtime residents. Others are from neighboring towns and cities. We even have third, fourth, and fifth generations that are being raised here, with plans to deepen and strengthen our family roots. These homes are not being purchased or renovated by 'special interest', or outside investors and/or 'flippers'. Families of all types require the ability to adapt their homes and property without facing prohibitive, beyond-code requirements that prolong the already stressful building and/or renovation process. The outlined process and requirements would drive up costs and time spent by these families who are already investing a lot of money and precious time into their home projects.

-Proven Positive Impacts in Our City: We believe the Cahaba Project currently serves as the premier residential area of Trussville for several reasons. Homeowners are investing heavily into their property with an eye on the future- whether that is through renovating and adding on to their existing homes or building new. These investments are recognized through the owners' increased property taxes, especially in the cases where new builds or significant additions and/or renovations have taken place, and home values throughout the Project area have seen incredible growth over the last ten years. Many of the families represented here also have children and grandchildren that attend Trussville City Schools and their support is incredibly beneficial. Local businesses directly benefit when these families are looking for food, shopping, and entertainment options.

We call upon the Mayor, City Council and the Planning and Zoning Board to reject the proposed Cahaba Project Area Overlay and the oversight of a new Design Review Board for our residential area. We believe the focus should steer towards collaborative, flexible planning and processes that respect the rights of property owners. While we respect our past and desire to see certain elements of this area preserved and enhanced, we believe focusing on the future of Trussville is most important.