

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
JUNE 2026 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Thursday, June 18, 2026**, at 5:30 pm at Trussville City Hall Annex.

Those members present:	Chairman Darrell Skipper Vice Chairman & City Engineer Jim Meads Councilor Brian Jackson J.T. Murphy Mildred Lanier Reed Clint Smith Steve Turner
Also present:	City Clerk Dan Weinrib Director of Planning, Building & Sustainability J. R. Malchus Senior Planner Scott Mann Fire Marshal Jesse Clifton City Attorney Michael Brymer
Those absent:	Brett Isom Kris Reeves

Chairman Skipper welcomed everybody in attendance. He & fellow members reviewed both annexation items and mutually agreed to keep them on the agenda. They then reviewed four subdivision applications. Initially, they mutually agreed to keep three on the agenda, since the fourth lacked any in-person representation. They then reviewed two rezoning applications and mutually agreed to keep both on the agenda.

Councilor Jackson updated the Commission and public about his review of subdivision regulations. He & his colleagues agreed to review the attorney's draft of the proposed Subdivision Regulations at the July 2026 workshop.

Director Malchus gave a summary of proposed amendments to the 2023 City Zoning Ordinance. Afterwards, the Commission mutually agreed to review them prior to the July 2026 workshop. Malchus then went over the proposed expansion of the Downtown Overlay District. After his presentation & question time, the Commission decided to keep it on the agenda.

Chairman Skipper then brought up the proposed Cahaba Homestead Overlay District & related amendments to the Design Review Committee ordinance. Skipper summarized the April 2026 public input meeting on the Cahaba Project. He & fellow members felt that they needed to vet the Cahaba Homestead Overlay District proposal during workshop on Thursday, July 9, rather than on Monday, July 13. He stated that he wanted that Overlay ordinance to prohibit further subdivisions. Whenever they do consider it, the Commission will take a vote on the Overlay to advise the City Council. They will give only informal guidance on any Design Review changes.

Chairman Skipper requested a vote, under Miscellaneous, on reverting back to monthly workshops occurring on Thursday evenings. Later, upon input from the recording secretary, he also added the annual election of Commission officers. With nothing left to review, he adjourned workshop at 6:31 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Thursday, June 18, 2026**, at 6:37 pm at the Trussville City Hall Annex.

Those members present:	Chairman Darrell Skipper Vice Chairman & City Engineer Jim Meads Councilor Brian Jackson J.T. Murphy Mildred Lanier Reed Clint Smith Steve Turner
Also present:	City Clerk Dan Weinrib Director of Planning, Building & Sustainability J. R. Malchus Fire Marshal Jesse Clifton

City Attorney Michael Brymer

Those absent:

Brett Isom
Kris Reeves

Chairman Skipper welcomed everybody in attendance. He reminded the audience of the Commission's roles in city government. Because the proposed Cahaba Homestead Overlay District was no longer on the agenda, the size of the audience shrunk. He then asked the Commission for feedback regarding the drafted May 2026 minutes. **Turner moved & Smith seconded the motion to approve the submitted minutes. UNANIMOUS**

The Commission then took up the annexation petition from Trussville Utilities for a property located at 5374 Deerfoot Parkway. The unincorporated parcel is north of the Deerfoot Funeral Home and almost directly across the street from Shell gas station. The undeveloped property is easement connection to an internal parcel owned by the Utilities, assigned to the same address & already inside of the city. There were no questions from the Commission or public. **Murphy moved & Reed seconded the motion to recommend annexation. UNANIMOUS**

Next, the Commission took up the annexation petition from the owners of properties located at 6980 Advent Circle & 8228 Trails End Lane. Zachary Shirley represented the owners. The properties are zoned A-1 (Agricultural) He understood that city ordinances require identical or near-identical zoning at the time of annexation; successful rezoning would occur in a subsequent month. There were no questions from the Commission or public. **Turner moved & Murphy seconded the motion to recommend annexation with the stipulated prohibition on mobile or manufactured homes. UNANIMOUS**

Next, the Commission took up the proposed final Ingram Resurvey Number Three plat. Owner Joe Russell and his surveyor Joey Miller appeared before the Commission. Miller spoke on behalf of his client. They want to divide one commercial parcel on Simmons Lane into two. Neither the Commissioners or public had any questions or concerns. After Skipper closed the public hearing, **Murphy moved & Turner seconded the motion to approve the final plat. UNANIMOUS**

Because a surveyor showed up for this meeting, the Commission next considered the proposed final Riggins & Mills Add to Camp Coleman Road plat. Surveyor David Stovall (Engineering Design Group of Alabama) appeared on behalf of his clients. They were seeking to subdivide three A-1 zoned parcels into four. The proposed plat was non-compliant. Lot 3 had only 0.83 acres; the City's A-1 ordinance requires at least one acre. Discussion ensued about two ways to remedy the error. Ultimately, the Commission took no action since the surveyor agreed he needed to discuss options with his clients. It will likely come back in July.

Next, the Commission took up the proposed preliminary Howard Family Estates plat. Owners Jesse & Robyn Howard represented themselves. They want to subdivide their 23.7 acres on Honor Keith Road into three large lots. They already have an offer & July 20 closing date on their 6902 Honor Keith Road home, situated on the proposed Lot 2. Malchus confirmed that the plat complied with the city's subdivision regulations. Chairman Skipper opened the public hearing. Next door neighbor Sherron Johnson (6898 Honor Keith Road) stood up to object on the grounds that she owned the existing driveway easement going into the Howard's residence. She showed the Commission her recorded deed, which mentions access to a 50-foot easement; an unrecorded survey, which shows a 50-foot easement adjacent to her property; and her title policy.

Questions & lengthy discussion ensued. All of it revolved around the true location & ownership of that easement, as well as the Commission's role in deciding a plat amid a property dispute between neighbors. The Commission summoned city attorney Michael Brymer to weigh in. ARC Realtor Francine Drexler, whose colleague represents the prospective buyer, showed the Commission a copy of the purchaser's Title Commitment on her smart phone. By 7:30 pm, Chairman Skipper recessed the meeting. At 7:40 pm, he brought the meeting back to order. Within minutes, the Commission mutually agreed that the surveyor needed to perform further due diligence and note Johnson's access to the existing easement on a revised final plat, before the Commission could approve it in July. Jesse Howard committed to notifying his surveyor immediately of the issue.

Next, the Commission took up the proposed preliminary plat for Main Street Village, a grocery-based retail development to be located off Main Street & Watterson Parkway. Meads stepped down from the dais to join his client, Blackwater Development President John Abernathy. The Commission reviewed the preliminary plat. Malchus confirmed it complies with the City's subdivision regulations. Sain Associates President Jim Meads answered Chairman Skipper's questions about ALDOT, Main Street accesses and the size of a turn radius. Commissioners commented about road improvements for Watterson Parkway. Chairman Skipper convened the public hearing then promptly closed it since nobody in the audience spoke up. **Reed moved & Murphy seconded the motion to approve the preliminary Main Street Village plat. UNANIMOUS with Meads abstaining due to his professional conflict**

Next, the Commission took up the proposed rezoning for 333 Main Street, a recently annexed parcel within the future Main Street Village. Zoned I-2 (Industrial), applicant John Abernathy sought Q-C-2 (Qualified General Commercial), per **Ordinance No. 2026-006-PZ**. Nobody from the Commission had questions. Chairman Skipper convened the public hearing then promptly closed it since nobody in the audience spoke up. **Murphy moved & Turner seconded the motion to recommend rezoning 333 Main Street to Q-C-2. UNANIMOUS with Meads abstaining due to his professional conflict**

Next, the Commission took up the proposed rezoning of 525 Main Street, which the City owns. Meads returned to the dais. Currently zoned I-2 (Industrial), the City wants to rezone the undeveloped property to C-2 (General Commercial) Malchus spoke on behalf of the City. There were no questions from the Commission. Chairman Skipper convened the public hearing then promptly closed it since nobody in the audience spoke up. **Reed moved & Murphy seconded the motion to recommend rezoning 525 Main Street to C-2. UNANIMOUS**

Next, the Commission took up the proposed expansion of the Downtown Overlay District. Once again, Malchus represented the City. The City wants to add all properties north & east of Watterson Parkway, south of the Norfolk Southern Railroad & west of South Chalkville Road. Malchus explained that all developed, occupied commercial buildings would be grandfathered from the Overlay District regulations. The goal was to keep future commercial development compatible with the adjacent Entertainment District. The Commission had no questions. Chairman Skipper convened the public hearing then promptly closed it since nobody in the audience spoke up. **Skipper then moved & Meads seconded the motion to recommend an amendment to expand the Downtown Overlay District footprint, as previously described. UNANIMOUS with Murphy abstaining since he is the engineer on a prospective commercial development within the subject area**

Under Miscellaneous, Chairman Skipper requested that the Commission revert back to the previous practice of having workshops on Thursday prior to the second Monday monthly regular meetings, starting in July. **Jackson moved & Turner seconded the motion to monthly workshops starting at 5:30 pm on such Thursdays. APPROVED 5-2 (Murphy & Smith dissenting)**

Chairman Skipper then told the Commission that June is the traditional month when they elect leadership. Since it was not on the original agenda, he wanted to know whether the Commission wanted to decide that evening or next month. **Reed moved & Murphy seconded the motion to re-elect Skipper & Meads in their current capacities. UNANIMOUS.**

With nothing left on the agenda, Councilor Jackson adjourned the meeting around 8:07 pm.

Respectfully submitted,



Dan Weinrib MMC
City Clerk & Recording Secretary