

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
MAY 2026 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Monday, May 11, 2026**, at 5:30 pm at Trussville City Hall Annex.

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

Since neither Skipper or Meads could attend, Councilor Jackson served as presiding officer. He welcomed everybody in attendance, especially both Murphy and Turner. Murphy is serving as Mayor Ben Short's designated representative. Turner was reappointed to the Commission, succeeding Cameron Cohron. The members reviewed an annexation petition, a rezoning application & two subdivisions applications; they mutually decided to keep all items on the agenda. They briefly touched on two Miscellaneous topics. Jackson said there would be a third item up for informal discussion under Miscellaneous. With nothing left to review, he adjourned workshop at 6:08 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, May 11, 2026**, at 6:08 pm at the Trussville Civic Center.

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

As acting chairman, Councilor Jackson called the meeting to order. He reminded the audience of the Commission's roles in city government. He then asked the Commission for feedback regarding the drafted April 2026 minutes. **Isom moved & Turner seconded the motion to approve the submitted minutes. UNANIMOUS**

The Commission then took up the annexation petitions regarding the properties located at 7741 & 7744 Dollar Road. Homeowners Elijah & Taylor Brown, as well as Donald Cauble, were present. Taylor Brown represented them at the podium. They want annexation to have access to all city services. She says they already do their shopping in the city. Their properties are zoned A-1 (Agricultural) and already have single-family homes on both premises. There were no questions. **Turner moved & Isom seconded the motion to recommend annexation with the stipulated ban on mobile or manufactured homes. Upon roll call vote, UNANIMOUS**

Next, the Commission considered the rezoning application for the property located at 6588 Memory Lane. Owner Greg Williams was present. He & his wife want to merge the subject property with their other two lots to form a single 4.3-acre parcel. They are finishing up construction of their new home. It is currently zoned R-2 (Single Family). The Williams couple are seeking A-1 (Agricultural) to avoid

split zoning. Malchus confirmed a prior improvement had already been removed from the subject lot. Otherwise, the Commission had no questions.

Exercising discretion, Councilor Jackson convened a public hearing on Williams' rezoning & subdivision applications since they served overlapping purposes. Since nobody in the audience spoke up, he promptly closed the public hearing. **Isom moved & Turner seconded the motion to recommend rezoning to A-1 (Agricultural) with the stipulated ban on mobile or manufactured homes. UNANIMOUS Turner then moved & Smith seconded the motion to approve the proposed William Add to Memory Lane final plat, conditioned upon successful rezoning.**

Next, the Commission considered the proposed Calvin Compound final plat. Malchus spoke on behalf of the Calvins since neither they nor their surveyor were present. They want to subdivide their homestead property, zoned A-1, so that a family member can build a new home in the back. The surveyor drafted a flag lot with a 25-foot-wide driveway easement. The present subdivision regulations require a 50-foot easement; however, if the City enacts a new Subdivisions Ordinance, a 25-foot easement would be permitted. Malchus pointed out that just up the street, neighbor Elizabeth Layfield's grandson has a 25-foot-wide driveway easement for his new home. Councilor Jackson convened a public hearing, then closed it since nobody in the audience spoke up. The Commission pondered its options. **Murphy moved & Turner seconded the motion for final approval, conditioned upon the applicant obtaining an exception from the Board of Zoning Adjustments. APPROVED**

Under Miscellaneous, Councilor Jackson updated the entire room about his progress in updating the City Subdivision Regulations. He stated that legal counsel is halfway through an ordinance draft. He anticipates bringing it to the Commission for formal discussion sometime in the next few months.

Next, Councilor Jackson recognized Malchus to discuss a proposed expansion of the Downtown Overlay District. Malchus summarized the city's proposal to bring in the properties surrounded by Watterson Parkway & South Chalkville Road. During question time, Malchus answered that any existing business that would be non-permitted under the DT-O ordinance would be grandfathered in, that there are four land-only properties within the subject area – one of which is city rights-of-way, & that some existing businesses already comply. Jackson opened the public hearing. An owner of nearby Watterson Parkway commercial property (*Lavonda Carter?*) asked if the proposal would include her property. Upon confirming its location, she was told no it would not. She smiled out of relief & asked why she received the notice letter. It was explained to her that the City is required to notify owners of nearby properties within a 500-foot radius. Since nobody else in the audience spoke up, Jackson closed the public hearing. Discussion among members ensued. They mutually decided to delay taking a vote until the next meeting so that all commission members could deliberate.

Next, the Commission received an informal briefing from CRESTA representative Sarah Shirley. Her company floated the idea of developing a high-end PUD residential development on approximately 77 acres touching the easterly side of Advent Circle, above I-59. She said her company has determined there is demand for \$1 million home development. Their proposal would include common areas and commercial space for a day care business. The Commission viewed the proposal with skepticism. She was directed to make an appointment with Malchus and various city representatives, including Planning & Zoning leadership.

With nothing left on the agenda, Councilor Jackson adjourned the meeting around 6:18 pm.

Respectfully submitted,



Dan Weinrib MMC
City Clerk & Recording Secretary