

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
AUGUST 2026 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Thursday, August 6, 2026**, at 5:30 pm at Trussville City Hall Annex.

Those members present:

Chairman Darrell Skipper
Vice Chairman & City Engineer Jim Meads
Brett Isom
Councilor Brian Jackson
J.T. Murphy
Mildred Lanier Reed
Kris Reeves
Steve Turner

Also present: City Clerk Dan Weinrib
Senior Planner Scott Mann
Fire Marshal Jesse Clifton

Those absent: Clint Smith

Chairman Skipper welcomed everybody in attendance. He & fellow members reviewed both subdivision proposals and mutually decided to keep them on the agenda. They were curious to know the Trussville Utilities' intentions for its Short Falls Subdivision. Renee Rodda (6965 Happy Hollow Road) posed a question that only the Trussville Utilities could answer. She was told to return Monday so that she could ask them directly. Regarding the proposed Resurvey of Lot 3 of Campbell Smith plat, members did not like seeing "+/- 1 acre" marking on two A-1 zoned lots, since the Zoning Ordinance requires a minimum size of one acre. They also want a prohibition on manufactured or mobile homes. They then reviewed & subsequently kept both rezoning proposals. Alison & Huey Jennings stated that they agreed to seek R-2 (Single Family) zoning with stipulations, since their lots on Alabama Boulevard & Anniston Avenue would be non-conforming. Realtor Glenn Ponder represented his clients, the Grimmitt siblings/heirs, for their property at 2030 Gadsden Highway. Currently zoned Q-C-2, they wanted all qualifiers dropped. By their own admission, their triangular-shaped property has limited commercial uses, such as a bank branch, drive-thru coffee house or minor repair/vehicle maintenance shop. The members expressed skepticism. According to Ponder, a prospective buyer wanted the property for a vehicle maintenance shop but backed off because he did not want to go through the rezoning process.

Under Miscellaneous, Jackson informed his colleagues that he was reviewing final comments for proposed changes to the city subdivision regulations. He plans to bring it up for discussion & consideration at the September workshop. The current regulations have remained unchanged since 1978. Chairman Skipper then brought up the proposed Cahaba Homestead Village Homestead Overlay District & the related Design Review Committee ordinances. He summarized recent prior actions & even noted that representatives of local opposition had not been able to meet with neighbors who are in favor, to find areas of compromise. He stated that they still had time to negotiate. He & members are determined to make a recommendation & hand over both issues to the City Council.

Only Reeves made it known that he would miss the regular meeting. With nothing else to review, Chairman Skipper adjourned the agenda workshop at 6:58 pm.

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The Trussville Planning & Zoning Commission met in **regular session** on **Monday, August 10, 2026**, at 5:30 pm at the Trussville City Hall Annex.

Those members present:

Chairman Darrell Skipper
Vice Chairman & City Engineer Jim Meads
Brett Isom
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

Those absent:

Kris Reeves

Chairman Skipper welcomed everybody in attendance. He reminded the audience of the Commission's roles in city government.

He then introduced the proposed July 2026 minutes and asked for feedback. **Isom moved & Reed seconded the motion to approve the submitted minutes. UNANIMOUS**

Under Subdivisions, the Commission first took up the proposed **Short Falls Subdivision** final plat. Malchus spoke on behalf of Trussville Utilities, since General Manager Mike Strength could not attend the meeting. After Malchus' summary, the Commission had no questions. When the chairman opened the public hearing, Renee Rodda (6965 Happy Hollow Road) asked for a re-explanation as to why the Utilities wanted this plat. Skipper & Malchus explained that the Utilities wanted to consolidate its property holdings & swap land with the City to obtain ownership of water wells. She then wanted to know the location of those wells. Since Strength was absent, the city clerk committed to finding out & letting her know later. She also wanted to know whether any Utilities' property would get developed into another commercial use, such as a gas station/convenience store. No, Skipper answered, which she appreciated. Since nobody else spoke up, the chairman closed the public hearing. **Turner moved & Meads seconded the motion to approve the final Short Falls Subdivision plat. UNANIMOUS**

The Commission then took up the proposed **Resurvey of Lot 3 of Campbell Smith** final plat. Malchus spoke on behalf of the Campbells, who were not in attendance. After Malchus' summary, Turner expressed his displeasure over the surveyor's "+/- 1 acre" markings on two A-1 zoned lots, since the Zoning Ordinance requires a minimum size of one acre. Both are exactly one acre. He preferred either removing the +/- or expanding the two lots slightly. Reed asked the chairman whether the Commission should even render a decision on this plat. He advised that the Commission could delay a decision or give conditional plat approval. Members informally agreed they also wanted to stipulate prohibiting mobile or manufactured homes. Chairman Skipper opened the public hearing then promptly closed it since nobody in the audience spoke up. **Meads moved & Turner seconded the motion to approve final plat, conditioned upon surveyor clarifying that the two new lots are indeed at least one acre in size & upon the prohibition of mobile or manufactured homes getting memorialized on the plat. UNANIMOUS**

Under Rezoning, the Commission took up once again the rezoning application from owners Huey & Alison Jennings for their five R-6 (Mobile Home) zoned properties on Alabama Boulevard & Anniston Avenue. They represented themselves. Instead of A-1 zoning, they willingly pivoted to seek R-2 (Single Family) with stipulation, namely that no new mobile or manufactured home can replace the existing ones. They intend to resurvey the five into two, each with a separate residence. They acknowledged that for R-2 zoning, their properties would be non-conforming. There were no follow-up questions from the Commission. Chairman Skipper opened the public hearing then promptly closed it since nobody in the audience spoke up. **Reed moved & Turner seconded the motion to recommend rezoning the five properties to R-2 (Single Family) with the stipulation prohibiting replacement mobile or manufactured homes for the two already existing. UNANIMOUS**

The Commission then took up the rezoning application from the Grimmatt siblings for their inherited property located at 2030 Gadsden Highway. Currently zoned Q-C-2 (Qualified General Commercial), they were seeking C-2. Glenn Ponder (Red Rock Realty) represented them. Ponder faced scrutiny from the members about their intentions. The property has challenges because of its shape, limited space, limited possible commercial usage & required permitting for a state-regulated highway. Lengthy discussion ensued. At one point, Chairman Skipper asked whether the family had ever owned the adjoining commercial property, now anchored by Metro Diner. No, Ponder answered. The applicants wanted clarification as to whether a Valvoline or a drive-thru coffee shop fit into the existing prohibited qualifiers of auto repair & fast food, respectively. The Commission were not impressed. Chairman Skipper opened the public hearing. Tutwiler Homeowners Association President Bill Lowery (419 Woodward Road) voiced his & his neighbors' rezoning concerns. They oppose any oil change or any type of quick turnover business because of traffic impact. He acknowledged that the property is difficult to develop. Regardless, they want to preserve its current zoning. Since nobody else spoke up, Chairman Skipper closed the public hearing. Ponder followed up by stating that "we're looking for a little leeway."

Chairman Skipper asked his members for any recommendation. After a pause, **Turner moved to rezone the property to C-2 from Q-C-2. Since nobody seconded, the motion died. Exercising privilege, Skipper initiated his own motion, to recommend denial of the rezoning request. Isom seconded the motion. Upon roll call vote, the Commission voted 6-1-1 (Turner dissenting & Murphy abstaining due to a professional conflict) to recommend denial to the City Council.**

Under Miscellaneous, the Commission took up the proposed Cahaba Homestead Village Overlay District ordinance. Chairman Skipper stated that there had already been a public hearing. Since then, the proposed ordinance had not been substantially changed, so he would not convene a follow-up public hearing. As proposed, the Overlay District would replace the existing & unused R-CP (Cahaba Project Residential) designation in the City Zoning Ordinance. The Commission was eager to take a vote & move the matter over to the City Council, for its consideration. Chairman Skipper recognized Meads, who stated that he added some minor edits to the front setbacks within the proposed table. He also mentioned that further subdivision of the Cahaba Project lots would be prohibited. Councilor Jackson announced his intent to abstain from this vote since he & his elected colleagues will take up the issue at a future council meeting. Turner spoke out against imposing residential construction restrictions on one residential area of the city. Reed thanked the Commission's involvement in developing the historic overlay idea. **Meads moved & Reed seconded the motion to recommend the proposed Cahaba Homestead Village Overlay District ordinance. Upon roll call, the Commission voted 3-4 (AYES: Skipper, Meads & Reed; NAYS: Isom, Murphy, Smith & Turner; ABSTAIN: Jackson) against making a positive recommendation.**

After that, the Commission took up the proposed Design Review ordinance, at the insistence of Councilor Jackson. The proposal would replace the existing ordinance with a new one that included oversight of new construction & major renovations performed within the Cahaba Homestead Village Overlay District. Meads offered feedback. Reed felt the proposal was reasonable. **Meads moved & Reed seconded the motion to recommend the proposed Design Review ordinance. Upon roll call, the Commission voted 3-4 (AYES: Skipper, Meads & Reed; NAYS: Isom, Murphy, Smith & Turner; ABSTAIN: Jackson) against making a positive recommendation.**

The Commission had no other business. Two residents in the audience wanted to address the Commission, particularly one member, but Chairman Skipper denied them that opportunity, as being out of order. He did state that they could do so directly & privately after the meeting. He adjourned the meeting at 6:45 pm.

Respectfully submitted,



Dan Weinrib MMC
City Clerk & Recording Secretary