CITY OF TRUSSVILLE

PLANNING & ZONING COMMISSION

SEPTEMBER 2026 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Thursday, September 10, 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 Kris Reeves Clint Smith Steve Turner
Also present:	City Clerk Dan Weinrib Senior Planner Scott Mann Fire Marshal Jesse Clifton
Those absent:	J.T. Murphy Mildred Lanier Reed

Chairman Skipper welcomed everybody in attendance. He & fellow members reviewed three subdivision proposals & an annexation petition; after perfunctory reviews, they kept all four on the agenda. Under Miscellaneous, Malchus showed a R-2 (Single Family) zoned property on Oak Drive West. The owners wanted to gauge the Commission's willingness to subdivide the rear portion of the property. They & Malchus mutually determined they were open to the idea as long as their proposal complies with all subdivision regulations.

Councilor Jackson updated the Commission on the status of the proposed Cahaba Homestead Overlay District & related Design Review ordinances. Mayor Short will convert each councilor's feedback into updated drafts, for Commission's consideration next month. Very likely, these will constitute major changes, which require the city clerk to re-notice Cahaba Project area property owners. The Commission will need to convene a new zoning public hearing before making any formal recommendation to the Council. Also, Councilor Jackson will incorporate feedback from Meads & Skipper into his updated subdivision regulations. He plans to have something to present at the next meeting, for Commission's consideration.

Jackson, Reeves & Meads made it known that they would miss the regular meeting. With nothing else to review, Chairman Skipper adjourned the agenda workshop at 6 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, September 14, 2026**, at 5:30 pm at the Trussville City Hall Annex.

Those members present:	Chairman Darrell Skipper Brett Isom 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
Those absent:	Vice Chairman & City Engineer Jim Meads Councilor Brian Jackson Kris Reeves

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

He then introduced the proposed August 2026 minutes and asked for feedback. **Turner moved & Smith seconded the motion to approve the submitted minutes. UNANIMOUS**

Under Subdivisions, the Commission first took up the proposed **Mountain Top Phase 8** final plat. Malchus excused himself from the room. Surveyor Joey Miller represented his client. During question time, Miller answered yes to Chairman Skipper's questions that his plat complied with the Q-RG zoning (75-foot minimum lot width & 15,000 square foot minimum lot area), which his client successfully sought back in 2009. Chairman Skipper opened the public hearing then promptly closed it, since nobody else in the room spoke up. The Commission had no questions. **Turner moved & Murphy seconded the motion to approve the final Mountain Top Phase 8 plat. UNANIMOUS**

The Commission then took up the proposed **Trussville Springs Phase 4 Sector One Plat No. 2** final plat, just as Malchus returned to participate. Surveyor Dan Allen of Gonzalez Strength Associates represented his client. Originally the PUD subdivision had 25 residential lots for future townhouses; instead, the proposed plat has 17 residential lots, for detached single-family units. The Commission asked Allen to clarify a 10-foot-wide gap between six lots. He indicated he would show its width. It'll be a pathway easement. Chairman Skipper opened the public hearing then promptly closed it, since nobody else in the room spoke up. The Commission had no additional questions. **Turner moved & Isom seconded the motion to approve the final Trussville Springs Phase 4 Sector One Plat No. 2 plat. UNANIMOUS**

The Commission then took up the proposed **Rivera** final plat. Owner Mildred King was in attendance. Zoned A-1 (Agriculture), the land currently has 5.48 acres. By subdividing it into 1.06-acre & 4.42-acre lots, a family member can then obtain a loan from bank, using the smaller property. Malchus noted that there already is a mobile home on the premises & that the existing single-family residence is non-conforming for front setbacks. Chairman Skipper opened the public hearing then promptly closed it, since nobody else in the room spoke up. The Commission had no additional questions. **Murphy moved & Reed seconded the motion to approve the final Rivera plat. UNANIMOUS**

Under Annexations, the Commission took up the annexation petition for the undeveloped property located at 5085 Branchville Road, submitted by owners Gary & Ginger Gammon, who live next door at 6791 Happy Hollow Road. Mr. Gammon introduced himself. His intent is to convey the A-1 zoned property to his son & daughter-in-law so that they could build a new home for their young family. They already live in Trussville but need additional space. The Commission noted that the Gammons will have to resurvey the properties, prior to conveyance, because the driveway for 6791 Happy Hollow Road originates on the subject property. When asked, Gammon readily agreed to a prohibition on manufactured or mobile homes. There were no questions from the Commission or comments from the public. **Reed moved & Turner seconded the motion to recommend annexation with the stipulated prohibition on manufactured or mobile homes. Upon roll call vote, UNANIMOUS**

There were no Miscellaneous items. Chairman Skipper adjourned the meeting at 5:49 pm.

Respectfully submitted,

DJW

Dan Weinrib MMC
City Clerk & Recording Secretary