Trinity Planning Commission Public Hearing June 22, 2026

The Town of Trinity Planning Commission met at a Special Called Public Hearing in the Trinity Municipal Building with Mayor Goodwin opening the hearing at 6:00 p.m.

Members present were Council Member Gordon Burden, Mayor Vaughn Goodwin, Keith Alexander, Justin Dunn, Phil McDonald, Susan Ledbetter, and Joe Hutto. Absent were Randy Dutton and Inspector Gary Bayne.

Also present were multiple residents of Forest Home Estates (see attached list) as well as partial property owner, Mike Nail, his attorney, Mike Brown, and his engineer, Clay Smith.

Mayor Goodwin opened the meeting by thanking everyone for coming out and explaining the process of rezoning in depth with the required hearings. He also made all in attendance aware that the Council had set their public hearing on the matter for July 27, 2026 at 5:30.

Mayor Goodwin opened the floor for comments by stating, "The purpose of this public hearing is to allow any in favor or opposed to speak on the rezoning of property owned by Hickory Creek Properties, LLC. Located between Steed Road and Old Trinity Road from A-0 to M-2."

Alex Poulin of 14 Forest Home Place stated that he did not receive a letter and was concerned by that. He also stated that presently he can hear sounds from the rock quarry and traffic from the highway. He wanted to know what Heavy Industry included. He asked at minimum consideration anything erected be at least 300 feet away from the tree line. Mr. Poulin stated he is against the re-zoning.

Mayor Goodwin answered Mr. Poulin by stating that he did not receive a letter because by law the Town is required to send notices to adjoining property owners (which was done) and that the town is willing to attempt to negotiate the requirement of a buffer and/or sound barrier with the property owners.

Mike Kirby of 24 Forest Home Drive stated that the Recycling Plant that is already situated on Old Trinity Road is not quiet. He would like to state that he is against the re-zoning because of the noise and hazardous chemicals that could be brought in.

Amanda Harville of 330 Forest Home Drive stated that M-2 was the most intense of the zoning classifications. Ms. Harville gave handouts to several members of the Council and residents. She stated that she would like to see a traffic impact study done before any considerations. She stated that she had spoken with Mr. Eyester about his plans for the property and had viewed a tentative plan that had been proposed for the property that showed a spur at the railway with a plan mapped out to include a reservoir for wastewater and a sewer gravity system behind the entrance of Forest Home. She also stated that the rezoning to M-2 would take away from the natural beauty and farming capabilities of the land. She also voiced concerns for EMC & evacuation and that the infrastructure of the Town is not built for that type of industry.

Emma White of 274 Forest Home Drive stated that she is also against rezoning the property because it would have the structures practically in her back yard. She stated that the blasting from the quarry has already caused a break in the foundation of her pool. She also stated that big trucks do not pay attention to resident drivers now and the issue would only worse.

John Robinson of 27 Forest Home Drive asked who currently owned the property. Mr. Robinson then stated that the new owners of the property would not abide by the restricts set by the Town and that the Town did not have the money to fight the attorneys that a company that size would likely possess.

Mike Price addressed Mr. Robinson that the owners of the property were himself and 5 other family members that make up Hickory Creek ownership.

Mayor Goodwin informed Mr. Robinson that before anything was done on the property site plans/building permits must be reviewed and approved.

Raul Castillo of 95 Forest Home drive stated that industrial places have dangers and there is nothing to keep fumes from plants. Mr. Castillo also stated that he felt like other residents should have gotten notice about the rezoing. He also stated that grain companies are dangerous because of carbs. Mr. Castillo stated that the zoning ordinance is supposed to promote safety and welfare but we could end up like Houston with fires. He said the rezoning is not good.

Mr. John Robinson of 27 Forest Home stated that he had been advised to get his personal property appraised and get the names of the voting members so he could sue them individually to regain loss of his property value.

Patrick Minor of 266 Forest Home Drive asked to know the intent of the heavy industry use. He stated it was obvious that everyone there was opposed. He also asked if there was a potential buyer for the property.

Mayor Goodwin stated that the property has been intended to be commercial for roughly 15 years. Mayor Goodwin stated that he works closely with Economic Development in Decatur and has heard no intentions for the property. He also stated that there is very little water capacity there and no sewer and to bring the water/sewer to what would be needed for a large industry there would have to be grant funding to provide the resources. At this time there is no grant in motion for that.

Matt Nail stated that he was a partial owner of the property and at this time there is no potential buyer.

Carla Minor of 266 Forest Home drive asked Matt Nail why they would like the property rezoned.

Matt Nail introduced himself as the Owner of Quail Creek Golf Course in Falkville and a partial owner of this property. He stated that years ago John Eyester, Sr. invested in this property because no other buyers were interested due to the transmission lines that run across the property. The

owners had laid dirt over the rock in order to prepare for the warehouses that sit there now. The owners have been seeking potential ideas for the property. The property has been listed for sale for over 10 years with no interest. There are 6 separate owners and they are unable to do anything with the property as long as it is zoned A-O.

Mike Brown spoke and thanked the residents for being involved in the community and thanked the Mayor and Commission for how well they explained the situation. Mr. Brown stated the main reason for the rezoning is because M-2 allows for more options of use for the property.

Amanda Harville stated that M-1 or B-3 may be better received by the residents.

Allie Huffman of 87 Forest Home Drive spoke and stated she also did not receive a letter. She stated she would like to see the property rezoned as residential.

Emma White asked if the property could be controlled by Trinity.

Mayor Goodwin reiterated that the plans must be approved before anyone is able to move forward on the property.

Ms. White asked that Trinity consider all points brought by residents.

Larry Owens of 225 Forest Home asked if the Council can override the zoning regulations. He stated that he is retired from the paper and chemical industry and the rezoning would increase the value of the Eyester Property but lower the value of the residential property. He asked if the Commission would set regulations with property owners for the property. He stated he did not receive a notice and the entire subdivision as well as Meadowview subdivision would be affected and would like to see a resolution with both parties happy in the end but he would like to see a better solution than what is presented.

John Robinson of 27 Forest Home began saying that the water couldn't handle it, there was nowhere to build in Moulton and nowhere to build across the river. Mr. Robinson began again about getting his home appraised and suing voting members.

Travis Hazelwood of 154 Forest Home stated that all of his concerns fall with the M-2 designation. He stated that if everything presented in the plat is legal, then the Council can't control any of it. He stated the Town infrastructure couldn't handle that type of build and that police and fire couldn't handle it either. He stated the train already stops and holds up the community and brining in heavy industry would only make that more frequent. Mr. Hazelwood stated that he opposed the rezoning and would like to see them bring in something community related with good. He believes the property would have good infrastructure for residential consideration.

Mike Brown (attorney for Hickory Creek) commended the Commission on letting everyone speak and how well they had explained the process. Mr. Brown stated that the Council will have the ability to speak with the owner about the possibility of changing the purpose of the property. He

stated the land goes with ownership and that the property needed to be sold and monetized for the benefit of the property owner's children. He stated that Matt Nail had taken notes from the meeting and would present them to the other owners. He also stated that when the new owners of the property seek to build they will have the opportunity to adjust their zoning and plans how they see fit.

Mayor Goodwin closed the hearing at 6:49 p.m.

Trinity Planning Commission Minutes June 22, 2026

The Town of Trinity Planning Commission met at a regularly scheduled meeting in the Trinity Municipal Building with Mayor Vaughn Goodwin calling the meeting to order at 6:49 p.m.

Members present were Council Member Gordon Burden, Mayor Vaughn Goodwin, Keith Alexander, Justin Dunn, Phil McDonald, Susan Ledbetter, Inspector Gary Bayne, and Joe Hutto. Absent were Randy Dutton and Inspector Gary Bayne.

Motion made to approve the minutes from the previous regular meeting held February 9, 2026 by Keith with a 2nd by Phil. All voted yes.

Motion made to approve the minutes from the previous special meeting June 2, 2026 by Joe with a 2nd by Keith. All voted yes. Justin Dunn abstained.

Motion to table PC **Resolution 2026-01 rezoning 43 acres more or less owned by Hickory Creek Properties from A-O to M-2** pending a conversation with property owners to address community concerns by Susan with a 2nd by Justin. All voted yes.

Motion made to table PC **Resolution 2026-02 rezoning 136 acres more or less owned by Hickory Creek Properties from A-O to M-2** pending a conversation with property owners to address community concerns **by** Susan with a 2nd by Justin. All voted yes.

Motion made to adjourn at 6:53 by Keith with a 2nd by Justin. All voted yes.

Respectfully Submitted:

Ashley Patterson, Town Clerk

Approved by:

Mayor Vaughn Goodwin

Ashley C. Patterson
Notary Public, Alabama State at Large
My Commission Expires September 20, 2028