Trinity Planning Commission · Public Hearing August 24, 2026

The Town of Trinity Mayor and Council met at the Trinity Municipal Building for a Public Hearing with Mayor Vaughn Goodwin opening the hearing at 6:00 p.m.

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

Mayor Goodwin opened the haring by stating:
" The purpose of this public hearing is to allow anyone who wishes to speak in favor of or against the rezoning of property located between Old Trinity Road and Steed Road owned by Hickory Creek Properties from A-O to M-1 and M-2."

Mayor Goodwin began the hearing by updating everyone that the property owners had submitted an amended request to petition for the +/- 43 acres rezoned to M-1 and the other +/- 136 acres to be rezoned as M1 & M2 with 300 feet of the property that borders Forest Home Estates to be the M-1 portion.

Mayor Goodwin also stated that he would like to give everyone an opportunity to speak but he would like to address that the rumors concerning the proposed Data Center for the property were false, the Town had passed a one year moratorium on Data Centers and that will give time for the Comprehensive Plan to be complete and establish if there will be zoning for data centers. Mayor Goodwin stressed that he is in no hurry to take action that he feels it best to be patient and see what issues arise from surrounding data centers.

Alex Poulin of 14 Forest Home Place stated that in the zoning there is mention of a 50 foot buffer zone with a 5 foot tree line. Mr. Poulin stated that he did not feel that that is acceptable and would like to suggest at least a 10-15 foot berm to block noise and visual disruptions because 5 feet is not enough.

Mayor Goodwin said the berm requirements would be in the site planning phase instead of the Zoning – Town Attorney Larry Madison reiterated that as fact.

Terrance Langham of 151 Forest Home Drive asked if the decision had already been made.

Mayor Goodwin stated that the decision had not been made that the Town's Comprehensive Plan was being updated.

Raul Castillio of 95 Forest Home Drive stated that heavy industry would not be good because of toxic waste, sewage, environmental concerns, etc. and is afraid sewage would be in his back yard. He asked if the Town would be mitigating with industrial safety sheets.

Mayor Goodwin stated that nothing like that is listed in the Comprehensive Plan and that Trinity does not have the infrastructure to support any major productions like that. He also stated that any upgrades that would need to be made would have to be funded by grant money.

Sonja Nash of 48 Golden Oak asked if it was only 30 feet of M-1 zoning being requested.

Mayor Goodwin told her it was 300 feet of the back property that was adjoining forest home.

Ms. Nash asked if there was no buffer.

Mayor Goodwin said yes the buffer would come in play with the site planning. Zoning currently requires a 50 foot buffer with a 5 foot strip requiring plants on 3 sides.

Susan Reagin of 1139 Old Trinity Road stated that they bought their home 30 years ago and traffic has been increasingly worse in the last 3-5 years. She asked with the zoning is there any forward thinking concerning the traffic in residential areas.

Mayor Goodwin stated that the state would have to be involved with traffic concerns and that the current easement is not developed. He also stated that hopefully that state would do some upgrades to Hwy 20 and Woodall Road. He also reminded everyone that practically everything past the railroad tracks on Old Trinity Road is Decatur.

Harold Stephens of 108 Terry Lane stated that they selected their home because of the peace and quiet of the community and their reasons for moving here are now being endangered.

Terrance Langham of 151 Forest Home Drive asked what residents can do to stop the rezoning.

Attorney Larry Madison and Mayor Goodwin both stated that being present at the hearing is the process.

Ronald Lee of 91 Terry Lane stated that sound is the biggest issue with the data centers. He stated that a humming is annoying and can be heard for miles. He asked why there was only a 1 year moratorium on the Data Centers.

Town Attorney Larry Madison stated that the law states there can only be a reasonable amount of time placed with a moratorium and one year is reasonable to give time to make decisions that can help with the sound issues.

Ronald Lee stated that the sound would travel ½ miles to ¾ mile and it will be annoying and asked why and how any of that could benefit the Town.

Mayor Goodwin stated that daily residents come to him asking for improvements to the parks, roads paved, etc. and that money comes from the General Fund. He stated that for example right now the Town is working on the ATRIP paving project which is costing 3 million dollars and of that 3

million the Town has the pay $600,000 to fund the project. Mayor Goodwin stated that he is looking for a solution that will allow the commercial tax base that doesn't interfere with the resident's quality of life.

Ronald Lee thanked Mayor Goodwin for his response but stated he wasn't buying it.

Raul Castillo asked what punishment would be imposed for those that violate the noise restrictions.

Mayor Goodwin stated that the Town has a Noise Ordinance which is admittedly hard to enforce, but he has been researching the data centers and current issues. He stated that the state and federal levels are attempting to form a solution using a closed loop system to conceal the noise. He again reiterated that he is not in a hurry and trying to take his time to make an informed decision.

John Eyster of Chattanooga (one of the property owners) and his attorney Mike Carrol of 1819 5th Ave W, Birmingham presented a map showing the property and transmitter lines that will significantly decrease the area in how they could develop the property. Mr. Eyster stated that due to the zoning he is limited on what can be done with the property. He stated that he would like to do something that would provide jobs and growth for North Alabama. Mr. Eyster stated that the property is surrounded by industry on the southern border. He also showed a topographic map showing how the subdivision should be blocked by land from the noise.

An unnamed resident spoke that they have seen transmission lines run through other neighborhoods and stated that Mr. Eyster had said that the property could not be developed as residential when in fact it could.

Mr. Eyster stated that he had never said the property could not be developed as residential.

An unnamed resident asked Mr. Eyster if he would like this property next to his home.

Mr. Eyster stated that he might.

Residents began scoffing at Mr. Eyster and speaking all at once.

Mayor Goodwin called residents to order and insisted residents speak one at a time.

Abbie Huffman of 87 Forest Home Drive asked why he would not ask for residential zoning.

Town Attorney Larry Madison stated that the property zoning would be referenced in the Comprehensive Plan.

Ronald Lee asked to see the state law that says that you can not indefinitely block a data center.

Town Attorney Larry Madison stated there is no state law but there is case law showing that the moratorium can only be set for a reasonable amount of time. The purpose of the moratorium is to give time to see what issues arise.

Ronald Lee stated that he does not agree with only a year, and he does not agree that potholes needing to be fixed is a good reason.

Matt Myer of County Road 460 stated that rezoning is his main concern because if the gates are open what is to come. He stated he had researched an investment website called Baxtel that assists people with investing. On the website Mr. Myer stated that Stream claims that land has been secured off of Old Trinity Road for a Data Center. Mr. Myer stated we don't need to pass through the gates because people are not in our area that have secured the land.

Lisa Myers of 27 Castlebound Drive, Huntsville stated that she is one of the 6 people that own Steed Farms. She stated that of the 6 owners, 5 are deeply tied to the land. She stated that there is no contract to sell to anyone. Ms. Myers stated that she does not know who is going to buy the land, but asked wouldn't it be better to have someone that has roots here than to have someone from China.

Matt Myer asked why the website is saying the land has been secured.

Mr. Eyster stated that someone may have sold property, but not them and their property.

Residents began to speak all at once until Mayor Goodwin reminded them to speak one at a time.

Mr. Myer questioned again why the website would say it had been secured.

Ms. Myers again stated she did not know because the property is not under contract to be sold.

Mr. Myer said he would be in favor of the City Council disputing the rezoning.

Ms. Myers stated that it is inevitable that Data Centers are coming to the area because of resources such as TVA Power. She also stated that there is already a data center slated for Morgan County, 3 in Tuscaloosa, 2 in Tuscumbia, and 1 in Mobile. She stated that the data centers are in our back door according to AL.com.

An unnamed resident asked how many people would be employed and expressed issues over the water consumption.

Ms. Myers stated that residents should want to see this development happen from a group of people that care about the area. She stated that all should be able to work this out without becoming adverse. She again stated that she would like to work together.

Amanda Harville of 330 Forest Home Drive stated that growth should be smart and analyzed with mature natural buffers. She stated that she had read the entire Comprehensive Plan and asked if each of the Commission members had read the entire Comprehensive Plan. She stated that Community growth is not industrial growth. She gave definitions. She said the plan speaks of residential preservations. She stated the issue beside the neighborhood is not in line with current planning. She stated the committee should carefully plan with M-2 because the zoning would outlive all of us, including the committee members. She asked the members to design the zoning carefully. She began reading passages from different pages of the Comprehensive Plan (pg, 22, 11, 12, 28, 29) and quoted things such as the canopy of trees, and how Forest Homes possesses trees with historical value. Ms. Harville recited a good portion of the Comprehensive Plan and read multiple passages from a document she had prepared. Ms. Harville stated she is not anti-development but she seeks to support residential use. She stated trees help keep things alive. She stated the proposed M-1 strip is not enough and that there is B-3 zoning on the other side. She had captured arial views of Alpha Pet and Endorama as examples of industrial sites vs. commercial sites. She stated that A-O zoning is to preserve and feels that B-3 would be more compatible. She stated she respectfully asks the commission to reconsider B-3 for character purposes and stated growth can happen in the right place in the community.

Ms. Harville then stated she had previously had a conversation with Mr. Eyster and Mr. Eyster stated he had previously had a conversation with Mayor Goodwin about Mayor Goodwin assisting Mr. Eyster with developing the property.

Ms. Harville then asked Mayor Goodwin, "would you admit that this is a quid pro quo".

Mayor Goodwin stated that this was not a quid pro quo, and asked Ms. Harville if she would rather see this land annexed into Decatur and be developed by them.

Ms. Harville asked Mayor Goodwin if he remembered speaking to Mr. Eyster

Mayor Goodwin stated that he did have a conversation with Mr. Eyster but did not recall any specific zoning, only that he would help Mr. Eyster develop the land

Justin Sebring of 24 Forest Home Place asked if anyone had any non-disclosure agreements.

Mayor Goodwin said no.

Mr. Eyster said that if he had a non-disclosure agreement, he couldn't answer that.

Mr. Sebring asked if it could be revisited at any other time.

Emma Thompson of County Road 460 asked if the infrastructure can handle too much. She asked if resources are given to a Data Center what value is it to the community.

Mayor Goodwin stated that Data Centers are not the topic for the night. The Public Hearing is about rezoning property.

Ms. Thompson stated that if this is a strain on infrastructure then it will stop growth.

Mr. Harold Stephens stated he would like the summarize the comments that had been made. He stated that the Town has a revenue need and the property owners have a need to get the need to get the increased revenue from the sale. He stated the residents do not find the zoning favorable. He stated that either way the vote goes it would be unfavorable and asked the commission to take all into consideration but that he was respectfully against the rezoning.

Mr. Eyster's attorney Mike Brown stated that the Town and the Commission handle the hearings well. He stated the Owners of the property took the comments from the last hearing into consideration and made a compromise effort knowing that people will always speak against them. With consideration the owners have came up with a compromise ask. The owners have heard the Town Attorney and Mayor state that any development would have to come back before the commission for site plan review. Mr. Brown also stated that most communities are only putting a 6 month Moratorium on the data centers. Mr. Brown stated that the owners felt like it was a reasonable compromise to have half the property rezoned to light industrial and half the property heavy industrial when they were trying to come up with their compromise.

Residents once again began speaking all at once.

Mayor Goodwin closed the hearing at 6:57 p.m.

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Trinity Planning Commission Minutes August 24, 2026

The Trinity Planning Commission met at a regularly scheduled meeting in the Trinity Municipal Building with Mayor Vaughn Goodwin calling the meeting to order at 6:57 p.m.

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

Motion made to approve the minutes from the previous meeting held July 27, 2026 by Keith with a 2nd by Joe. All voted yes.

Council Member Gordon Burden asked if the motion could be modified to show the rezoning to a PUD instead of the M-1, M-2. Town Attorney Larry Madison stated that it could be done, but the Planning Commission had the option of not voting on the proposed Resolutions and instead offering to present the Town Council with a Report of the Public Hearing. He stated that the property owners would have to come back with the amended rezoning. Mr. Madison stated that typically the Planning Commission votes to pass a resolution in favor or against the rezoning, but

the commission did have an option to instead present a report. Mr. Madison also stated that although it is not typical, the commission has the option of posting a proposed ordinance of mixed use and giving alternate ordinances of ex a, b, c. Mr. Madison stated if the report was to be done, the Planning Commission would have to meet again to vote on passing the report to present to the Town Council.

Motion made for the Planning Commission to prepare a report from the Public Hearing to Council by Gordon with a 2nd by Joe. All voted yes.

Motion made to adjourn at 7:09 by Joe with a 2nd by Gordon. 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