

**Town of Triana
Planning and Zoning Commission
Monday, Jan 5, 2023
6:00 P.M.**

MINUTES

Meeting was called to order by Commission President Whitman. Mr. Whitman called the roll.

Roll Call:

Mayor Mary Caudle	Absent
Barry Davis	Absent
Beechel Grays	Present
Brenson Parks	Present
Teresa Nelson	Present
Patsy Parvin	Present
Roy Seay	Present
Alicia Toney	Present
Casey Whitman	Present

Members present constituted a quorum.

Approval of Minutes from Dec 5, 2022

Mr. Seay moved to approve the minutes, seconded by Mr. Whitman. Unanimously approved.

Opening Comments

No opening comments.

Evergreen Mill Phase 1 Initial Plat Amendment

Houston Matthews from Croy Engineers presented an amended Evergreen Mill Phase 1 Initial Plat due to the discovery of a Historic Cemetery. Mr. Matthews stated that the Historic Cemetery would be included as a Common Area for the HOA. Mr. Whitman stated that it had been recorded with the State Historical Commission by the Engineers. Mr. Whitman presented some photos and the only legible headstone was a Maria Ragland. Mr. Whitman stated that from his Genealogical Research that she is related to the Harris and Foster family. Mr. Seay asked for clarification about the lots that had been removed. The commission discussed the lost lots, and the Engineer stated that it was four lots. Ms. Parvin stated that she was happy with the quick turn on this issue. Mrs. Nelson asked how many burial plots. Mr. Matthews believes based on the GPR, fifty possible burials. Mr. Seay asked about how to prevent further encroachment. Mr. Whitman stated that the Historical Commission registration will protect it. Mr. Parks asked if an assessment was done prior. Mr. Matthews stated that nothing was found prior to this during the due diligence / Environmental Assessment. Mr. Parks asked Mr. Whitman about the Genealogy that he looked up in terms of burial locations. Mr. Whitman stated that he used Family Search.org but that her record had an estimated death date that was slightly different from the headstone. Mr. Whitman stated that only one headstone was located. Mr. Parks stated that he just watched about a month ago on 60 Minutes there was a story about 328 Burials found in Clearwater, Florida and the records indicated 550. Mr.

Matthews stated the Ground Penetrating Radar (GPR), there were no additional graves in a reasonable width around the identified cemeteries. Mr. Grays asked about access to the site, Mr. Matthews said there are two access points via HoA common area. There was discussion about upkeep of the cemetery. The developer (Michael Benoit) stated that they went 15' or more beyond the cemetery and hired Geo Solutions to confirm the extent of the cemetery and stated that Barbara Lehman from Geo Solutions specializes in Cemeteries like these. The developer stated the cemetery was recorded as Maria Ragland Cemetery and that there would be fencing around the cemetery eventually. Mr. Parks stated that back in that time, burial like this were common. Mr. Whitman stated that the overhead imagery from the prior to construction that it was densely forested. Mr. Matthews stated that he located imagery from the 1940's that showed a grove in that corner so he believes the farmers in that time knew a cemetery was located here as the rest of the area was being farmed. Mr. Parks asked about if relatives were contacted. Mr. Whitman stated that he had spoke to Mayor Caudle and she stated that some of the descendants were on her family tree and Ms. Foster's family tree. Mr. Whitman stated the he had a hard time tracing the Genealogy forward. Mr. Whitman stated some names in the Family Search.org website were wrong based on transcription from the census handwriting.

Ms. Parvin motioned to approved the amended Phase 1 Plat, Mr. Seay seconded. Unanimously approved.

Malvern Hills Phase 1 Final Plat Approval

Mr. Whitman stated that the infrastructure was nearing completion except road signs and transformers. Mr. Whitman stated that it was 47 Lots. Nate Matthews stated that all the roads for Phase 1 and Phase 2 were almost final paved. Mr. Whitman stated that the drainage concern on Landess at the Southwest corner had been addressed. Mr. Seay asked if the entrance/exits on Landess Circle was originally there. Mr. Whitman and Mr. Matthews said yes. Mr. Matthews stated that due to the number of lots, they needed a second access. Mr. Matthews believed that traffic would be driven eastward to Wall-Triana instead of Landess to exit. Mr. Seay expressed concern about oncoming traffic. Mr. Matthews stated that all visibility requirements had been met. Mr. Grays asked about the corrected storm water drainage. Mr. Matthews explained that the drainage goes down Landess Cir and across the road. Mr. Whitman stated that the drainage is an overflow if the pond gets full. The Commission discussed the Engineering Plans that were developed by Smith Engineering to address the drainage at the Northwest corner on Landess Cir.

Ms. Parvin motioned to approved the Malvern Phase 1 Final Plat, Mr. Seay seconded. Unanimously approved.

Public Comments

None.

Adjournment

Motion from Ms. Parvin to adjourn.

Date approved: _____

Casey S. Whitman, President

Mary Caudle, Mayor

DRAFT - Pending Approval