

**Town of Triana
Planning and Zoning Commission
Monday, January 7, 2019
6:00 P.M.**

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

Roll Call:

Levoneia Ayers	Absent
Mary Caudle	Present
Beechel Grays	Absent
Wanda Lundy	Present
Tiffany Miles	Present
Christina Rodriguez	Present
Roy Seay	Present
Casey Whitman	Present

Members present constituted a quorum.

Approval of Minutes for December 3, 2018

Mr. Whitman presented the minutes from the December 3, 2018 Regular Meeting. Mayor Caudle motioned to approve the minutes. Mr. Seay seconded the motion. Motion carried unanimously.

Approval of Minutes for December 17, 2018

Mr. Whitman presented the minutes from the December 17, 2018 Regular Meeting. Ms. Lundy motioned to approve the minutes. Mayor Caudle seconded the motion. Motion carried unanimously.

Amendments to Draft Zoning Ordinance

Proposed Amendments (Building Inspector)

Mr. Whitman provided the commission with some recommended changes from the Building Inspector. The commission reviewed the proposed changes the majority of which were administrative. The Building Inspector recommended that Commercial Building Plans be approved by a Alabama State Licensed Architect.

Proposed Amendment for New R-2A (Whitman)

Mr. Whitman proposed creating a new zoning designation “R-2A” to cover Townhomes with the following criteria:

Single Family Detached – Same as R-3 Controls

Two Family Duplex:

Lot: 12,000 sq ft

Lot line: 80 ft
 Parking Spaces: 2 per family

Multi Family Attached (Townhomes)

Lot: First two 8,000 sq ft, each subsequent 3,000 sq ft
 Lot line; Minimum of 70 ft for first two, each subsequent 30 ft
 Parking Spaces: 2 per family

The commission accepted the proposed amendment unanimously.

Proposed Amendment for R-3 Setbacks and Controls (Caudle & Whitman)

Mayor Caudle and Mr. Whitman proposed the following adjustments to the R-3 controls:

Change back yard from 30' to 20', Building Percentage from 25 to 30%. Previous values ignored the square footage from garages and set home size too small once garages were considered (~1100 sq feet)

Example:

Controls:

Min Lot	7,500	sq feet
Min Width	60	feet
Min Depth	125	feet
Front Yard	35	feet
Back Yard	20	feet
Building Percentage	30	percent
Side Yard	8	feet

Derived Building Size:

Max Building Width	44	feet
Max Building Depth	70	feet
Max Building Footprint	3,080	sq feet
Max by Percentage Controls	2,250	sq feet

Typical Two Car Garage Size	720	sq feet
Home Size	1,530	sq feet
Two Story	3,780	sq feet

The commission accepted the proposed amendment unanimously. Subsequent public comments resulted in further adjusting the Front Yard depth to 25 feet to account for the setback imparted by the Right of Way.

Proposed Amendment for PPIN 44693 (Whitman)

Mr. Whitman proposed zoning the following property conditional upon the developer installing municipal water and sewer.

PPIN 44693

Owner: MURPHY ALAN WADE SR

Acres: 58.05

Approximate Location: Between Landess Cir and Wall-Triana Hwy

Change draft zoning from R-1 to R-3 with contingency for developer to install municipal water/sewer infrastructure.

The commission accepted the proposed amendment unanimously.

Proposed Amendment/Correction for PPIN 533330 & PPIN 530662 (Whitman)

Mr. Whitman proposed the following zoning corrections to the draft map:

PPIN 533330

Owner: NEW CASTLE DEVELOPMENT INC

Acres: 3.52 Acres

Approximate Location: Wall-Triana Hwy and Harold Murphy Dr.

PPIN 530662

Owner: MURPHY FAMILY LIMITED PARTNERSHIP

Acres: 8.5 Acres

Approximate Location: Wall-Triana Hwy and Harold Murphy Dr.

Change draft zoning from B-1 to R-3. Both properties are included in Savannah Phase 1 Subdivision Plat (Doc# 20091201000745060) as *Common Area "A"* and *Tract "A"* and were erroneously set at B-1 in the draft map.

The commission accepted the proposed amendment unanimously.

Public Comments

Mr. Whitman recommended opening the floor to Public Comments prior to voting on the Ordinance. Mr. Robinson and Dr. Wisda provided recommendations regarding front yard setbacks, minimum building lines on side yards.

Exemption for Existing Subdivisions

The commission added a clause at the end the Zoning Ordinance to exempt previously approved subdivisions from the restrictions in R-3 and make them subject to their approved plats.

Approval of Zoning Ordinance

Ms. Lundy motioned to recommend to submit to the Town Council the draft Zoning Regulations, Zoning Ordinance, and Map to consider and adopt. Mr. Seay seconded. Motion carried unanimously.

Adjournment

The Commission having no further business, Mr. Whitman motioned to adjourn.

Date approved: *February 4, 2019*

Casey S. Whitman, President

Levoneia Ayers, Secretary