

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

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

Roll Call:

Mary Caudle	Present
Beechel Grays	Present
Tiffany Miles	Present
Christina Rodriguez	Present
Roy Seay	Present
Casey Whitman	Present

Members present constituted a quorum.

Approval of Minutes for June , 2019

Mr. Whitman presented the minutes from the June x, 2019 Regular Meeting. Mayor Caudle motioned to approve the minutes. Mr. Grays seconded the motion. Motion carried unanimously. Mayor Caudle agreed to sign the minutes along with Mr. Whitman.

Mayor / Chair Opening Remarks

Mr. Whitman had no opening comments. Mayor Caudle had no opening comments. Members had no opening comments.

Initial Plats

1. The Crossings at Rivers Landing

Robbie Stewart (Mullins LLC) stated that they will need to change their planned water/sewer design and will require further coordination with Madison Utilities. The developer requested approval with a contingency on approval from Madison Utilities which they expected within a few weeks. They will plan to gravity feed down Wal Triana South to a pump station. Mr. Whitman stated they had reduced their lot count from 259 to 227. Mr. Stewart stated that they added some 90' wide lots along the back of Beadle Lane which necessitated balancing out the rest of the lots. Additionally, Mr. Stewart stated that the initial plat was for the entire subdivision due making it easier to grade and prep the entire site. Mr. Whitman stated that the 50 lots per year would be handled by the town via permitting vice subdivision phases for Southern Landing.

Ms. Rodriguez motioned to approve the Initial Plat for The Crossings at Rivers Landing with a contingency for approval of Madison Utilities. Mr. Seay seconded. Roll call vote was unanimous.

2. Southern Landing Phase 1

Jake Brown (Garver Engineering) presented the plat for Southern Landing Phase 1 and requested approval with contingencies for Madison Utilities. He stated that he had a few items to resolve but expected their approval within a few days. Mr. Whitman asked about vacating the Town's easement on Murphy Lane. Mr. Anderson stated that it wouldn't be required until Phase 2. Mayor Caudle stated that we should begin the process of vacating the easement through the Council via ordinance soon.

Ms. Rodriguez motioned to approve the Initial Plat for Southern Landing Phase 1 with a contingency for approval of Madison Utilities. Mr. Grays seconded. Roll call vote was unanimous.

Commission Rules and Procedures

Mr. Whitman presented the second and final draft for the Rules and Procedures. Mr. Whitman stated the edits included a requested edit from Mayor Caudle regarding the Chair position.

Ms. Rodriguez motioned to approve the Procedures. Mr. Miles seconded. Roll call vote was unanimous.

Public Comments

None.

Adjournment

The commission having no further business, Ms. Rodriguez motioned to adjourn.

Date approved: *November 4, 2019*

Casey S. Whitman, President

Mary Caudle, Mayor