

**Town of Triana
Planning and Zoning Commission
Monday, December 2, 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 Nov 4, 2019

Mr. Whitman presented the minutes from the Nov 4, 2019 Regular Meeting. Mr. Whitman made a correction to the Roll Call vote to show Ms. Miles as Present. Ms Miles motioned to approve the minutes. Ms Rodriguez seconded the motion. Motion carried unanimously.

Mayor / Chair Opening Remarks

No comments.

Malvern Hill Initial Plat

Mayor Caudle asked the Engineer (Mr. Billy Smith) if the developers felt strongly about the name Malvern Hill. Mayor Caudle asked if the developers would consider Collier Hill since the Landess Circle area has historically been known as Collier. Mr. Smith stated he would take that back to the developer.

Mr. Whitman stated that all signatures except Madison Utilities and Town of Triana. Mayor Caudle stated that our Inspector has not reviewed the plat yet. She stated that she has not seen anything from City of Huntsville to allow the tie-in to their sewer or the families East of Landess Circle for the sewer line easements. Mr. Smith showed the easement plan on the last page of the plat that would cut across three properties. Mayor Caudle stated that she understood that the developer would pay for the sewer lines and work but she was reluctant for the Town to approve the plat without understanding where the developer was with arranging an agreement for the easements. Mr. Smith stated that they have prepared the plans and legal descriptions for the easements.

The Commission tabled approval of the Initial Plat pending a written statement from the developer that they would cover the costs associated with the connection to Huntsville Sewer and the costs to obtain the easements East of Landess.

Mr. Seay asked about the road widening for both projects. Mr. Smith stated the developer will install the ingress/egress lanes for entering the subdivision. Mr. Whitman clarified that the concern was the curve at the Northeast corner of Landess Circle. Mr. Smith stated he would take that back to the developer.

Rezoning Request (Stone St / Record St)

Mayor Caudle asked Mr. Whitman to summarize the Public Hearing. Mr. Whitman stated that one concern was the width of Stone Street. He stated the width was ~13'. Mr. Whitman stated that some residents asked the developer if he planned on accepting Public Housing Vouchers. The developer stated that he did not plan to do so if and would only accept vouchers if the Town Council mandated him to accept a certain percentage. Some citizens raised the concern that Huntsville is closing down Public Housing and expressed that this development may be a means to capture those rentals. Mr. Whitman stated that the construction plan per the developer was to build the units one or two at a time, rent them out and then build more. Mr. Whitman stated that some residents seemed skeptical about the proposed drainage pond. Mayor Caudle asked about the landscaping/fencing around the pond. Mr. Smith stated that he shared the same concern and stated that he would recommend fencing as well. Mr. Whitman stated that there are a lot of children in the area. Mr. Whitman discussed another concern which was parking. The current plat is compliant with the Town's R-2 requirement for parking but did not include any overflow for guests or service/delivery vehicles.

Mayor Caudle asked if the developer addressed all the questions. Mr. Whitman stated that he felt the developer had answered all the questions except only one remaining concern. Specifically, some citizens expressed concerns with apartment quality and maintenance decline over time. Mr. Whitman stated that the developer did say that he plans to maintain ownership and the Developer stated that he sees he his tenants as family. Mr. Whitman also stated that the town has mechanisms to deal with maintenance of property.

Mr. Grays asked about the 8th Street Easement and stated that if the Town is to vacate the easement that the council should consider asking for Stone St widening in exchange.

Ms Orr reiterated her concern about the character of the area changing from single family to multi-family housing given that there are already two apartment complexes nearby (Public Housing and Zierdt/7th Fourplex). Ms Orr asked how many more apartments/multi-family housing would be approved in the area. Mayor Caudle stated that her recommendation would be that if this was approved that the developer not accept vouchers since Public Housing is across the street. She also stated that there are USDA programs available to help with purchasing homes.

The commission tabled recommendation of the rezoning pending discussion/resolution the following items:

1. Stone Street widening
2. Pond fencing/landscaping
3. Vouchers
4. Residents' concerns about changing the area to multi-family vs single family

Mr. Whitman and Mayor Caudle discussed the reasons why there was very little R-2 zoning on the Zoning Map today. Specifically the approach was to default zone farm land adjacent to single family

housing as R-1 in order to force developers to come through a more rigorous process to get approval of rezoning to R-2, R-2A, or R-3. Mayor Caudle stated the zoning was originally done as R-3 was because the developer/owner had a possible sale to a second developer to put in a subdivision of approximately 25 homes.

Mr. Grays and Mr. Whitman clarified that the possible buyer backed out and the developer has changed his proposal from R-3 to R-2.

Mr. Whitman stated that the Town only zoned existing multi-family as R-2 (Public Housing, Zierdt/7th, and existing Trailers). Ms. Miles stated that we would need to do a rezone any time someone wanted to do apartments or townhomes.

Ms. Miles stated that she was not opposed to townhomes or duplexes. As a realtor she understands that not everyone can rent and growth in the area. She reiterated the street width concern and pond and asked for a second opinion on the engineering. Mayor Caudle stated that she would have the inspector review it if approved.

Mr. Grays stated that the width concern is Stone Street and 9th Street between Record and 6th. His original assumption was Stone went all the way to Record.

The Commission also discussed that any promises made with the developer could be nullified if the developer was to sell the apartment complex and discussed requesting the developer to put Covenants and Restrictions in place to hold successors and assigns responsible for maintaining the area, around the pond, etc.

The Commission set a Work Session with for 6:00PM and a Call Meeting Monday, December 16th at 6:30 PM.

Adjournment

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

Date approved: *Dec 16, 2019*

Casey S. Whitman, President

Mary Caudle, Mayor