

**Town of Triana  
Planning and Zoning Commission  
Monday, December 16, 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 Dec 2, 2019

Mr. Whitman presented the minutes from the Dec 2, 2019 Regular Meeting. Ms. Miles motioned to approve the minutes. Ms. Rodriguez seconded the motion. Motion carried unanimously.

Mayor / Chair Opening Remarks

No comments.

Rezoning Request (Stone St / Record St)

Mr. Whitman summarized the discussion with the County regarding estimates to widen Stone St between Record and 6<sup>th</sup> Street. Estimates ranged from \$300 per foot to \$1500 per foot depending on utilities. Mr. Whitman stated that power poles were located close to the existing roadway and would need to be moved if the street was widened. He stated that he spoke with the developer regarding the high cost to widen Stone and the developer agreed to redesign the plat to only enter and exit on Record St. The developer also stated to Mr. Whitman that retention pond fencing was not an issue for them to include. Ms. Miles motioned to recommend the rezoning from R-3 to R-2. Ms. Rodriguez seconded the motion. A Roll Call vote was held:

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

Motion carried. Mr. Whitman stated he would introduce the rezoning to the Town Council at their next meeting.

Malvern Hill – Initial Plat

Mr. Whitman stated that the developer has been working with their attorney Lanier and Ford to obtain sewer easements through the properties across Landess Circle. They have verbal indications of approval but nothing in writing at present. Mr. Whitman stated that Madison Utilities reviewed and approved the subdivision plat but return of the signed plat to Town Hall was still pending. Huntsville Utilities was expected to return a letter soon showing approval to hook up to their outflow main. Mr. Whitman stated that the developer accepted the Commission’s recommendations on three street names and secured County approval for George Malone Dr, Willie Sanders Dr, and Collier Dr. The developer designed a new curve for Landess Circle but the drawings were pending. Mayor Caudle recommended tabling approval of the Initial Plat until letters were received from Huntsville Utilities and Easements were firmed up. The Commission agreed to table plat approval until a subsequent meeting.

Adjournment

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

Date approved: *February 3 , 2020*

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Casey S. Whitman, President

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Mary Caudle, Mayor