

**Town of Triana
Planning and Zoning Commission
Monday, June 1, 2020
6:00 P.M.**

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

Roll Call:

Mary Caudle	Present
Jason Garstka	Present
Beechel Grays	Present
Tiffany Miles	Present
Patsy Parvin	Absent
Christina Rodriguez	Absent
Roy Seay	Absent
Casey Whitman	Present

Members present constituted a quorum.

Minutes from May 4, 2020

Motion from Ms. Miles, Second from Mayor Caudle to approval. Minutes approved with unanimous consent.

Minutes from May 18, 2020

Motion from Ms. Miles, Second from Mayor Caudle to approval. Minutes approved with unanimous consent.

Mayor / Chair Opening Remarks

Mr. Whitman stated he had an informal meeting with the developers for the Record/Stone Street Apartments for the purpose of providing them the Zoning Ordinance and Subdivision Ordinance to design their initial plats against. He showed the commission two possible concepts and stated that in the Rezone Ordinance the Council had restricted the development to no more than 50 units. He also stated that the Council could not come to an agreement on the 8th Street Easement and therefore the drainage pond would be smaller. Ms. Miles asked how the smaller pond would affect Ms. Orr's adjacent land. Mr. Whitman speculated that because she was nearby and roughly the same elevation that it would still be drained by the developer's pond. Mr. Grays asked about an overflow pump for the pond. Mr. Whitman stated that he did not discuss that with the developers. Mr. Grays reiterated his concern about the frequency of heavy rains and flooding on the streets in the Town Hall area of Triana.

Mr. Whitman shared with the Planning Commission the set of numbers for the already approved number of homes, subdivisions etc..

Current number of lots approved (R-3): 2082

Towne Lakes: 259
Savannah Grove: 502
Brookfield Manor: 172
Rivers Landing: 335
Brookfield Manor: 133
Brookhaven: 27
Malvern Hill: 182
Southern Landing: 212
Crossings at Rivers Landing: 227

Ms. Miles asked about Southern Landing's status. Mr. Whitman stated that we approved the 1st Phase initial Plat but wasn't aware of anything waiting on the Town to approved ot move forward with construction

75 Apartments
Triana Public Housing: 24
Zierdt Apartments: 4
Record/Stone: 47

Townhomes (Pending): 102

Number of properties without homes larger than 5 Acres:
8 North of 6th Street (*addenda – the correct number is 6*)
18 South of 6th Street (*addenda – the correct number is 13*)

Mr. Whitman also stated that he would like to Council to enact a Growth Policy to give the Commission better guidance on how to adjudicate rezoning requests for R-3 and R-2/R-2A.

Mayor Caudle did not have any opening remarks

Mr. Whitman stated that another two properties that were zoned R-3 that the Commission hasn't seen any plats or plans for were the two properties on Harold Murphy and Wall-Triana Hwy. Mayor Caudle asked about the 4 homes on Wall-Triana and Beadle in Savannah Terrace Phase 6. Mr. Whitman stated that Dr. Wisda still wanted to move forward on that development but needed the Town to add some water taps.

Ms. Miles asked about where those two properties fell in the noise zone. Mr. Whitman stated they were in the 65 DNL.

Public Comments

Councilmember Ayers asked if the council was all in favor of the Townhomes. Ms. Miles stated she was not for traffic reasons. Specifically, it would add to Zierdt traffic and may add more traffic to Harold Murphy as a cut through. The Townhomes would add another 200+ cars. She also mentioned the sewer capacity issues. She also did not want all the multi-family homes in the same area.

Adjournment

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

Date approved: *July 6, 2020*

Casey S. Whitman, President

Mary Caudle, Mayor