

**Town of Triana  
Planning and Zoning Commission  
Monday, Dec 7, 2020  
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	Absent
Tiffany Miles	Present (Telecon)
Patsy Parvin	Present
Christina Rodriguez	Absent
Roy Seay	Present
Casey Whitman	Present

Members present constituted a quorum.

Minutes for Oct 30, 2020

Ms. Miles motioned to approve the minutes, Mr. Seay seconded. Ms. Parvin abstained, all others voted aye. Minutes approved.

Opening Comments

Mr. Whitman noted that two of our Council Members (Mr. Garstka and Mrs. Hopkins) were in attendance and thanked them for being there.

Mr. Whitman stated that he and the Mayor had a phone conference with a potential developer on a property in town and they walked through all the water and sewer challenges we are currently facing in the town.

Mayor Caudle stated that she would be asking the Council at the next meeting to request a halt on any new developments that have not been approved until the Town has fixed all the water and sewer issues. The Mayor stated that we have made improvements on the Police Department and are working on improving the Fire Department. The main concerns are water and sewer at present.

Mayor Caudle then stated that because a new Council and Term were now in place she would like to continue to delegate her duties as Chair to Mr. Whitman.

Mr. Seay asked for clarification on her proposed halt on new building. She clarified that a halt would be on anything not yet approved by the council. She referenced the prior sewer studies showing several lift stations at, near, or over capacity. She stated that the Council has elected to phase out the sewer improvements in phases. Oregon, Jesse Bennett, and both Savannah lift stations will be the first phase. Mayor would like to have a new field test performed after the construction upgrades to reverify capacity. Mr. Seay asked if the work would be completed within 180 days. Mayor Caudle stated that we should close to completion by then.

Mr. Seay asked about the Madison Utility inspection sign offs for the Final Plat for The Crossings at Rivers Landing. Mr. Whitman explained that the only issue was that the manhole access ladders were installed to Huntsville Utility standards vice Madison Utility Standards. The only functional difference is the ladders are oriented in a different direction. Mayor stated that she accepted the variance.

Ms. Parvin reiterated the sewer issue concerns. Mr. Whitman stated the water issues were happening more in the higher areas of town such as Savannah, Rivers Landing. Mayor Caudle stated that Huntsville is pushing as much water as they can into Triana.

Ms. Parvin stated she was behind the moratorium 100%. Mayor Caudle stated that she is asking the attorney to include a cause to extend by 90 days if necessary. The Mayor stated she was bringing up the proposed moratorium here (Planning and Zoning) since the body is the first place of contact with the developers.

Mayor Caudle stated that a moratorium would not affect a person from constructing a single home. Mr. Whitman stated that the prior moratorium included language to specify a “large development” in terms of some certain acreage and lots.

Ms. Parvin asked about costs for pump repair. Mayor Caudle stated that just pulling a sewer pump to service was \$2000 plus repair costs. She stated that the last repair was \$1800. Mr. Whitman stated that prior councils had to replace Jesse Bennett to a three-phase pump because it was having frequent breakdowns.

Mr. Whitman stated for the record that he has had informal request from Mr. Corey Miller to subdivide a parcel on Ervin Dr. and rezone to R-2 and build three apartments but has not received the written application yet. Mayor Caudle stated that if the Council adopts the moratorium, because he hasn't formally requested rezoning yet, it would be considered as not approved. Mr. Seay asked for the current zoning. Mr. Whitman stated it was R-1 for single family homes.

Mr. Seay asked about future plans for setting funds for future growth, specifically from future property owners. Mayor Caudle stated that at present we don't have any impact fees. Mr. Whitman stated we only have the water/sewer impact fees per lot. Mayor Caudle stated that Madison was currently working through the legalities of doing that but have not yet done so. Mr. Whitman stated that they had at one time proposed a \$10,000 per lot impact fee. Mayor Caudle stated that we are able to do the Phase 1 sewer upgrades because of the water/sewer impact fees we have been charging. Mayor Caudle stated that new developers are having to put in lift stations for their properties but the issue is handling the sewer after it leaves the developments. Mayor Caudle stated that at some point we may need another large pump station in town.

Mr. Whitman discussed other criteria to possibly include in the moratorium such as hiring a full-time building inspector, transitioning the FD under the town. The Mayor stated we should have the inspector hired in during the proposed 180 days. Mr. Seay stated that the FD was working on purchasing some necessary equipment prior to the transition.

Mr. Whitman stated that he was hopeful that the Council could adopt a Growth Policy that the Planning Commission could evaluate every potential development against a set of guidance that the

Planning Commission and Council could have concrete processes they can follow to evaluate a development. It could also include potential rule sets for rezoning (e.g. B-1 to R). Mayor Caudle stated that she would like the Council to set a work session to do the Growth Policy.

Ms. Parvin stated that she would like to see consistency in such as entrances to a property, School Bus considerations, etc. Mayor Caudle stated the rules will help us be consistent and non-arbitrary. Ms. Parvin mentioned notifying adjacent property owners. Mayor Caudle mentioned that the property her and Mr. Whitman discussed with the developer presented access challenges. Ms. Parvin stated being uniform would be helpful. Ms. Parvin stated that some things the town has already approved may be an issue later. Mr. Whitman stated that in hindsight where his house currently sits should have been a second entrance/exit to Brook Haven. Ms. Parvin mentioned Street Festivals in downtown Madison that made emergency access impossible. Ms. Parvin asked if subdivisions were approved in whole. Mayor Caudle said that each phase is approved on its own. Mayor Caudle stated that each developer submits a concept plat but each phase comes in one at a time and things can change. Mayor Caudle stated that we would have to consider in the future about how subdivisions phases change and are re-subdivided or changed to a different subdivision entirely. Mayor Caudle used Rivers Landing as an example, the original plan for that area was supposed to have been Savannah. Mr. Whitman stated that he would not be in favor of some future 800 home development project.

### Subdivision Regulation Updates

Mr. Whitman stated that now that we have gone through one full cycle of development through the Planning and Zoning Process. He stated we can change the Subdivision Regulations for two reasons, a change in condition or errors. He stated there were four changes he proposed.

1. Page 12 – Street Lights (Change in Conditions). Mr. Whitman proposed clarifying language to require the developer to provide an acknowledgement letter or plat statement to acknowledge their responsibility to pay for street lights. Mayor Caudle stated that this will enable the Town to get lights installed quicker as phases complete.
2. Page 20 – Sewer Standard (Error). Changing the language to state sewer and water is built to Madison Utility Standard only. Mayor Caudle stated that we need to add “unless a variance is authorized by the Town Council.”
3. Page 20 – Fire Hydrants (Change in Conditions). Mr. Whitman stated that the Town has been having issues with water theft by contractors from Hydrants. He is proposing a clause to require the developers to purchase Hydrant Locks with the installation of new hydrants. Mr. Seay asked for clarification. Mr. Whitman stated the developer would provide the mechanism and the town would provide the hydrant. Mr. Whitman stated that theft of utilities is technically a misdemeanor under State Law. Mayor Caudle stated she has to pay for all the water regardless and has to report “water loss” to ADEM.
4. Page 21 – Aeration Pumps (Change in Conditions). Require developers to install aeration pumps for holding ponds if required.

Mr. Seay motioned to recommend the changes to the Subdivision Regulations to the Council. Ms. Parvin seconded the motion. All ayes. Motion carried.

Public Comments

Council Member Hopkins asked about the Moratorium Extension. Mayor Caudle was asking for 180 days with the option to extend. She stated an extension would be based on conditions if necessary. Mrs. Hopkins was happy to see the change for Street Lights and stated residents would be happy. Mr. Whitman stated that his street needed lights, Mrs. Hopkins street needed lights. Ms. Parvin brought up lights throughout the Town. Mr. Whitman stated that he has GPS data for all the lights in town. Mr. Whitman and Mayor Caudle stated they are working the three lights outside the subdivision with HSV Utilities and the County. Mayor Caudle stated each light was \$13/month.

Council Member Garstka request clarification to the paragraph regarding hydrant locks.

Adjournment

The commission having no further business, Mayor Caudle motioned to adjourn.

Date approved: *Jan 4, 2021*

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Casey S. Whitman, President

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Mary Caudle, Mayor