

**Town of Triana
Planning and Zoning Commission
Monday, Aug 16, 2021
6:30 P.M.**

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

Roll Call:

Mary Caudle	Present
Barry Davis	Absent
Beechel Grays	Present
Tiffany Miles	Present
Brenson Parks	Present
Patsy Parvin	Present
Christina Rodriguez	Absent
Roy Seay	Present
Casey Whitman	Present

Members present constituted a quorum.

Opening Comments

Mr. Whitman thanked everyone for coming to the out-of-cycle meeting. Mayor stated that she would be appointing a new person to replace Ms. Rodriguez. The Commission discussed the by-laws about calling in and stated that Ms. Miles had been calling in due to having a baby and C19 pandemic.

Rezoning Request from Alpine Development & Mrs. Dorothy Foster from R-1 to R-3 (single family high density) & R-4 (single family medium density) for ~48.5 Acres between Zierdt Road and Oregon Dr (PPINs 68328, 144018, 156193)

Mr. Whitman suggested a motion to approve the application with the caveat to propose a sewer solution when submitting construction plat along with revisiting a second entrance onto Oregon. Mr Seay asked if it would be a contract. Mr. Whitman stated that not necessarily, but the Commission would have the ability to approve or deny construction plans if they were not included. Ms. Parvin asked about phasing. Mayor Caudle said we usually phase it. Mr. Whitman stated he would recommend a phasing of 50 of year but stated that most are not even selling that fast.

Motion from Mr. Parks to approve, second from Mr. Seay Roll Call vote as follows:

Mary Caudle	Abstain
Beechel Grays	Aye
Tiffany Miles	Aye
Brenson Parks	Aye
Patsy Parvin	Aye
Roy Seay	Aye
Casey Whitman	Aye

Motion carried. Mr. Whitman stated he would draft an Ordinance and send to the Council.

Rezoning Request from Greg & Andre Miller from R-1 to R-4 (single family medium density) for 2.2 Acres on Ervin Circle (PPIN 44988 & 45221)

Mr. Whitman suggested a motion based on the work session to approve based on the developer installing a hydrant midway down Ervin Cir, hookup lots 3-8 to sewer and address the flooding. The Commission discussed that Lots 1 and 2 could already access Ervin Ln or Wall-Triana.

Mr. Grays motioned to approve. Ms. Parvin seconded. Roll Call vote as follows:

Mary Caudle	Abstain
Beechel Grays	Aye
Tiffany Miles	Aye
Brenson Parks	Aye
Patsy Parvin	Aye
Roy Seay	Aye
Casey Whitman	Aye

Motion carried.

Public Comments

Dr. Edith Foster thanked the Commission and thanked them for suggesting naming the subdivision or a few streets after the Family. Dr. Foster asked about some warehousing space. Mr. Whitman mentioned the Industrial Park. Mayor Caudle mentioned the marketing package on the Town Website.

Ms. Richardson asked for clarification on the two motions and if they passed. Mr. Whitman said yes.

Councilmember Ragland questioned why the Millers would be required to install sewer. Mayor stated they are acting as a developer like any other developer in town they would be required to pay for it and that the Town has not paid for any of the infrastructure in the subdivisions. Mayor Caudle stated that if an individual built a single house where there was no sewer, they wouldn't be required to hookup to sewer. However, subdivision developments over four units were required to be hooked up. Mr. Ragland asserted that the Town paid for infrastructure in the existing subdivisions and Mayor Caudle stated that was incorrect and the developers paid for all infrastructure and dedicated it to the Town upon completion.

Adjournment

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

Date approved: *Oct 3, 2021*

///SIGNED ON FILE///

Casey S. Whitman, President

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Mary Caudle, Mayor