

**Town of Triana  
Planning and Zoning Commission  
Monday, October 4, 2021  
6:00 P.M.**

**MINUTES**

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

Roll Call:

Mayor Caudle	Present
Barry Davis	Absent
Casey Whitman	Present
Beechel Grays	Present
Brenson Parks	Absent
Roy Seay	Present
Patsy Parvin	Present

Members present constituted a quorum.

Meeting Minutes for Aug 2, 2021.

Motion from Mayor Caudle to accept the minutes from Aug 2, 2021. Second from Ms. Parvin. Unanimous consent, motion carried.

Meeting Minutes for Aug 16, 2021.

Motion from Mayor Caudle to accept the minutes from Aug 2, 2021. Second from Mr. Seay. Unanimous consent, motion carried.

Opening Comments

Mr. Whitman stated that Ms. Tiffany Miles has purchased a home in Madison City and has relocated and resigned from the Planning and Zoning Commission and that Mayor Caudle would be working to replace her vacant position. Mr. Whitman stated that sewer project was still underway. Mr. Whitman stated that the Building Permit fees had been increased by the Council per the Joint Work Session discussion. Mr. Whitman stated that the Council had passed Mayor's personnel/staffing budget. Will add one PD to the department if grant for two is not awarded, will add one FD to dept once Fire Chief completes a transition/growth plan and presents to the council. Council still working on potential sales tax increase.

Ms. Parvin asked about the potential for Impact Fees. Mr. Whitman stated that the Legislature has to approve it and they only meet in the spring but he has researched how they enacted it for Baldwin County.

Rezoning Request from Parcus Family for the following properties from R-1 (Single Family) to B-1 (Commercial)

Mr. Whitman stated he received a rezoning request for the following properties.

1. 112 Swancott Road (PPINs 44428) – Owner: James Parcus
2. 133 Swancott Road (PPIN 68405) – Owner: Donna Parcus
3. 141 Swancott Road (PPIN 97914) – Owner: Kimberly Smartt

He opened the floor to Ms. Parcus to discuss her request. Ms Donna Parcus stated the family wants to move from Residential to Commercial with contingency until the land is sold. Mayor Caudle stated that as long as the current homes and homeowners retain ownership they could continue to use it as is.

Mr. Seay asked about sewage. Mr. Whitman stated that the property in question drains to Advent Station and that the Town Water main attaches there. Mayor Caudle stated that the we would have to evaluate the possible water/sewer usage. Mr. Whitman asked if Dollar General used a whole lot of water/sewer. Mayor Caudle stated no, and the Commission discussed usage such as Car Washes, Restaurants, Service Stations, etc... that do use a significant amount of water/sewer. Ms. Parvin mentioned that Southern Landing will add 212 homes to Advent Station. Ms. Parvin stated she was for Commercial Development. Mr. Whitman stated the next step was a send a Public Notice and notify the adjacent property owners. The hearing was scheduled for Monday, October 18<sup>th</sup>, at 6:00PM with a Planning and Zoning Commission meeting to be held afterwards at 6:30PM.

30' RoW Adjacent to Harris Subdivision and latest Sketch Plat Revision

The developer's original understanding and landowners understanding was that 30' strip along the top of the property was theirs. However, 30' strip was deeded to the County prior to that area being annexed into Triana. County has indicated a willingness to deed the ROW to the Town. However, developer has relooked at the layout and doesn't believe he requires the ROW, except for a small portion at the NW corner to construct the street. Would like a small piece at the NE for a subdivision monument. No action for the Planning Commission at this time, just awareness. Ms. Parvin expressed some regret in losing in the third entrance off Zeirdt.

Public Comments

Ms. Richardson asked if Mr. Whitman thought the Council would approved the ROW resolution. Mr. Whitman stated he did not believe there would be any issue approving it.

Adjournment

Motion from Mr. Seay to adjourn.

Date approved: *Nov 1, 2021*

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Casey S. Whitman, President

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Mary Caudle, Mayor