

**Town of Triana
Planning and Zoning Commission
Monday, November 01, 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	Present
Roy Seay	Present
Patsy Parvin	Present
Alicia Burgess	Present

Members present constituted a quorum.

Approval of Minutes

Motion from Mayor Caudle to approve the minutes from October 4, 2021. Seconded by Mr. Seay. Unanimous consent, motion carried.

Motion from Mayor Caudle to approve the minutes from October 18, 2021. Seconded by Mr. Seay. Unanimous consent, motion carried.

Opening Comments

No opening comments from Chair, Mayor, or Members. Mr. Whitman welcomed Ms Burgess to the Commission and thanked her for her service.

Triana Industrial Park Discussion with Dominic Mitchell, Keller-Williams Realty

Mr. Whitman stated the Mr. Mitchell has worked with the Developer in Huntsville on Governors Drive off I-565. Mr. Whitman stated that Mr. Mitchell was interested in working with Developers to purchase and utilize the Town's Industrial Park property on 6th Street for Mixed-Use Commercial/Residential. Mr. Whitman stated that his research indicated that the usage of that land was deed-restricted due to the Town's acceptance of an ADECA grant to run infrastructure to the properties and any change in use would require ADECA or USDA approval. Mr. Seay asked if that deed restriction would prevent building a Fire Department there. Mayor Caudle stated no.

Mr. Mitchell was absent at this point in the meeting and the Chair opened the floor to Public Comments. Ms Richardson asked for the name of realtor. Mayor Caudle stated the Realtor's name was Dominic Mitchell with Keller-Williams. Ms. Freeman stated that she feels the land should remain industrial

because future growth will need the land and it's the only property the city may be able to offer. Mayor Caudle stated that she was in agreement with Ms. Freeman. Ms. Richardson asked what was meant by mixed-use. Mr. Whitman explained similar to Providence in Huntsville. Ms. Freeman stated that the Town should work with Alan Murphy to obtain property currently in the City of Huntsville on Wall-Triana Hwy zoned for Planned Industrial. Mr. Whitman discussed the annexable land adjacent to the Town. Ms. Freeman asked about the status of the Parcus Property sold. Mr. Whitman stated that the property where the Trading Post is under contract. Ms. Freeman stated that she would love to see Natural Gas be more available in Town. Mr. Whitman stated that HSV Utilities were currently running gas lines in Savannah on Harold Murphy.

Mr. Mitchell arrived and provided the Commission with handouts. Mr. Mitchell introduced himself and stated that he has worked in the Madison County/North Alabama area for several years doing surveying, construction, real-estate, etc. Mr. Mitchell stated he would like to Town to rezone the two properties in the Industrial Park to mixed-use. He stated that the land in Madison County was getting harder to find and many more jobs are coming into the County. He discussed a Huntsville Study from 2018 that mixed-use properties were beneficial since residents didn't have to travel far to get to stores. He stated he worked construction on Providence in the 1990's. He stated that the Madison City Schools zoning was a plus for our area. He stated he has investors interested in Triana. He stated that the upcoming infrastructure plan could be good for Triana.

Mr. Mitchell presented a sample layout of the property. The layout included 50-75 unit apartments on top with stores like dry cleaners on the bottom. He stated it would bring around 1,000 extra people to the area each day in addition to retail for the nearby area. He stated the area could become a vibrant community. Mr. Mitchell discussed a third-bridge to Morgan County at the end of Wall-Triana. He stated the infrastructure bill could be used for the Bridge. He stated that all the Summerville and Hartselle residents would come through Triana as a commute-saver. He stated that a bridge would allow for trucks through Wall-Triana over the bridge to get to I-65. He stated that the Lake is very attractive for developers and investors. He stated the width of 6th Street also made the proposal attractive.

Mayor Caudle stated that 6th Street was widened for the industrial park. She stated that even though 6th Street was wide, it would still drive traffic onto Wall-Triana and Zierdt. She stated that she isn't really interested in a bridge. She stated that personally, she is not interested in the proposal or giving up Industrial Park space. Road widening on Wall-Triana was discussed and she stated that she was not interested in taking land from residents to widen Wall-Triana in the Triana portion.

Mr. Mitchell asked with the Planning Commission would be taking a vote at this point. Mayor Caudle stated that they would not as this is just a presentation at this point and however they would provide feedback to the Council. Mayor Caudle stated that she understood that it was a good area and the area was developed the way the Town wanted it to be. Mr. Mitchell stated that Industrial limited the ability to generate sales tax and Mayor Caudle stated that she understood that.

Mr. Whitman opened the discussion to the other Commission Members.

Mr. Parks stated that he moved to the Triana area was to get away from the kind of development that Mr. Mitchell proposed. Mr. Parks stated that he didn't think that the development would be in the Town's best interest. Mr. Parks stated that he likes growth, but the proposal is too much.

Mr. Grays stated that he was against it due to the proximity to his home and the potential traffic it would bring.

Ms. Parvin stated that she would like to see the land stay the same zoning.

Mr. Whitman stated that the acreage that was discussed may be incorrect because the north parcel includes the lake.

Mr. Seay expressed concern about the increase in traffic the proposal would bring.

Ms. Burgess stated that she agreed with some of the other comments like managing the growth and infrastructure. She stated that she thought it would bring revenue in. She also stated that the Fire Department building should be fully funded if approved.

Ms. Parvin stated that even if the Fire Department construction was fully funded she was still not in favor of the proposal.

Mr. Whitman stated he and Mr. Mitchell had conversations prior to today and the number of new residents proposed gives him pause. He stated that he was in favor of additional commercial.

Mr. Parks asked about the proposed bus stop in the development. Mr. Mitchell envisioned a bus that ran to the Airport. He also mentioned the possibility of a Junior College or Community College purchasing a suite for classes during the day. He mentioned BBQ restaurants, dry cleaners. He mentioned concerts in the center. He mentioned Hampton Cove, East Limestone, and other areas under consideration for similar projects.

Ms. Parvin stated that the proposal was aggressive.

Mr. Mitchell brought up the sewer and Mr. Whitman stated that we knew the sewer would go to Jesse Bennett station and that we just upgraded it. Mayor Caudle stated that none of our stations would handle that much sewage. Mr. Whitman stated that the downstream stations wouldn't be able to handle it either.

Mr. Grays reiterated his concern about the traffic and potential weekend noise.

Public Comments

Ms. Freeman stated that the Town just isn't ready for such a proposal.

Mr. Ragland stated that even if the developer wanted to build a Fire Station with the proposal he would vote no.

Adjournment

Motion from Mr. Seay to adjourn.

Date approved: *Dec 5, 2021*

///SIGNED ON FILE///

Casey S. Whitman, President

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Mary Caudle, Mayor