

**Town of Triana
Planning and Zoning Commission
Monday, Dec 05, 2022
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	Absent
Patsy Parvin	Present
Alicia Burgess	Present
Teresa Nelson	Present

Members present constituted a quorum.

Minutes from Nov 7, 2022

Ms. Parvin motioned to accept the minutes Nov 7, 2022. Second from Ms. Nelson. Unanimous consent, motioned carried.

Opening Comments

None.

Rezoning Request (R-2 to R-2A) for Stone Street Parcels

Mr. Whitman stated that we conducted a public hearing regarding the rezoning request and several residents turned out for that hearing. Mr. Whitman opened the topic for discussion. Mr. Grays made a motion to deny the rezoning. Mr. Whitman recommended that we should finish discussion before voting on the motion. Mr. Grays stated that we had already rezoned it once and if anything it should be single family homes. He expressed concern that townhomes would be too high of a price point for potential purchasers. Mayor Caudle stated that the Census showed that the average household income in Triana has gone up. He stated that he felt that we should deny it. Ms. Parvin stated that at the public hearing that the neighbors stated they preferred Townhomes over Apartments. Ms. Parvin believed that the Townhomes would be of more benefit to the town. Mr. Grays stated that the decisions we make also affect the whole town not just the neighbors to the property. Ms. Parvin asked for the total lots. Mr. Whitman stated 50 or less. Ms. Parvin asked how many lots were proposed when it was zoned R-3 originally. Mr. Whitman believed it was on the order of 20-23. Mr. Parks asked about the history on the property zoning. Mr. Whitman stated it was originally R-3 due to the expressed interest by the developers when the Town enacted its zoning request and that development plan fell through leading to a rezoning to R-2 and now the current

request to R-2A. Mr. Parks asked about the property tax implications. Mr. Whitman explained that if the home owner resides in the home it less property tax than if it were commercial apartments which are taxed at twice the rate. Ms. Parvin asked what would happen if it were denied. Mr. Whitman stated that it would stay R-2 unless they asked for something else that got approved. He stated we could not go back to R-3 without a request from them or a unilateral action by the Council. Mr. Parks stated regardless there would still be investors and renters. Mr. Whitman stated that at least 5/27 in his subdivision were rental. Ms. Nelson reiterated that the neighbors preferred townhomes over apartments. Neighbors that spoke included Councilman Ragland, Ms. Orr, and others. Mayor Caudle stated that all adjacent property owners got a mailout. Being no further discussion, Mr. Whitman asked for a second to Mr. Grays motion to recommend denial of the rezone. No second, motion died for lack of a second.

Mr. Parks motioned to recommend approval of the rezoning, Ms. Nelson seconded. Roll Call vote:

Mayor Caudle	Abstain
Barry Davis	Absent
Casey Whitman	Aye
Beechel Grays	Nay
Brenson Parks	Aye
Roy Seay	Absent
Patsy Parvin	Aye
Alicia Burgess	Aye
Teresa Nelson	Aye

Motion carried.

Mr. Whitman stated that he did hear what the Commission had to say in terms of multiple rezoning and he suggested possibly the ordinance if approved could include a provision to not rezone for a fixed period of time. Mayor Caudle stated that the Council did still need to complete a list of rezoning guidance for Planning and Zoning.

Southern Landing Phase 2/3

Mr. Whitman stated that the Phase 2/3 plats have been reviewed by the utilities and is ready to be approved. Mr. Parks asked if the Phase 2/3 included a pump for the stormwater. Mr. Whitman clarified that a pump was for the Stone St development, not Southern Landing Phase 2/3. Ms. Parvin asked about number of lots. The project engineer Zack Turner stated 61 and 80. Ms. Parvin asked about the 50 lot limit per year. Mr. Whitman clarified that restriction was on homes built per year and the developers could develop as many lots as they want, the restriction is on the home builder. Ms. Burgess asked about when the plan was originally approved. Mr. Whitman stated that the original rezoning and concept was approved in 2019. Ms. Parvin expressed concern about Advent traffic load. Mr. Whitman stated that before Evergreen Mill was approved, the attachment of Phase 2/3 to Advent was different but has since been realigned to have a common entrance to Advent. Mr. Whitman stated that in hindsight, Abercorn should have included a stub street that the developer could have connected to and avoided Advent. Mr. Parks asked if there was any sort of measurable metric in terms of timelines that the developer could promise for Phase 2/3 (2023/2024). Mr. Turner stated that he couldn't provide anything like that and it's all dependent on the market. Mr. Whitman stated that he wasn't aware of any of the builders coming up against the

50 house limit. Ms. Parvin stated that we would see 300 more cars on Advent Dr. Mayor Caudle stated that Murphy Ln and Hidden Rivers Dr would also carry the traffic to Wall-Triana and Zierdt. Ms. Parvin stated that we really need to look at potential traffic implications all over town. Mr. Grays asked about road widening and Mayor Caudle stated that widening required taking people's property along Wall-Triana or Zierdt. Mr. Grays stated that the plans had essentially been approved already and was there anything that can be done at this point. Mr. Whitman stated that for City of Huntsville allows developments under 190 to have a single entrance but stated we don't have any written requirement. He stated that in hindsight a tee into Abercorn would have helped. Mayor Caudle stated that widening the road would result involve taking land in order to widen. She also stated that she did not favor taking property to do so. Ms. Parvin asked if we could hear from residents before voting. Mayor Caudle stated that the purpose of this vote was basically to certify that they engineers had met the requirements in term of water, sewer, roads, etc. Mayor Caudle stated that a lot of these discussions took place back in 2019 when the concept was approved. She discussed the Right of Way purchase on Murphy Circle to maintain addressing. Mr. Whitman opened the floor to Mr. DD Murphy and Ms. Denise Murphy. Mr. DD Murphy discussed that the County previously had the RoW for Murphy Lane and questioned the process. He discussed concerns with traffic. He also discussed the property on Wall Triana that can be annexed. Mayor Caudle stated that we are under a moratorium and nothing has been approved. He expressed concerns about traffic. Mayor Caudle stated that she had previously suggested a moratorium to try to address the traffic and infrastructure concerns and that the Council voted it down after the Planning and Zoning Commission recommended the moratorium. She reiterated that a moratorium is in place for future developments. Mr. Grays asked about how the County RoW was given up. Mayor Caudle discussed the County's concern about too many exits/entrances onto Wall-Triana Hwy. Mr. Parks stated that when he lived in Georgia there was a lot of growth and issues but not enough public participation early on to address concerns. Mr. Murphy asked if the town had plans to widen Advent. Mayor Caudle stated that the only way it could be widened if the property owners were willing to give up property and we would like end up having to do Eminent Domain to take property from hold outs. She stated that she wasn't in favor of that process. Mrs. Murphy asked if the developer would use Murphy Ln or Advent to run the heavy equipment to Phase 2/3. Mr. Whitman believed that he would have to use Murphy Ln initially due to easements. She mentioned loss of internet, etc... due to contractors cutting and digging. Mr. Whitman stated that the original plan/agreement was that the Town/County would give up the old Murphy Circle RoW behind Savannah since the developer was putting in a wider, newer, and longer road which is now Murphy Ln. Mr. Whitman stated that the Engineers have complied with the requirements and what was asked for. Mr. Whitman stated that he wasn't comfortable with a solution that had Southern Landing with a single entrance. Ms. Parvin stated that it wasn't just Southern Landing. Mr. Whitman stated that we had recommended a moratorium to try to slow that growth but that people changed their minds. Ms. Burgess asked if the original plan had that many lots, Mr. Whitman stated yes. Mr. Whitman stated that only solution he could think of to address the Advent concern was to tell Evergreen Mill not to connect to Advent, but that the Commission had lengthy discussions on that point. Mr. Whitman showed that the original plan had the exit to Phase 2/3 was just before the SDA Church. Mr. Grays asked if the Foster Property had two exits, Mr. Whitman said, no the second exit would have been Oregon and it was only 13' wide.

Mr. Parks motioned to recommend approval of Southern Landing Phase 2/3 Initial Plat, Mr. Whitman seconded. Roll Call vote:

Mayor Caudle

Abstain

Barry Davis	Absent
Casey Whitman	Aye
Beechel Grays	Aye
Brenson Parks	Aye
Roy Seay	Absent
Patsy Parvin	Nay
Alicia Burgess	Nay
Teresa Nelson	Aye

Motion carried.

Subdivision Regulation Additions for Cluster Mailbox Units

Mr. Whitman presented the changes for the recommended Subdivision Regulation. The changes included the names for the members, change table, and various sections in the document for Cluster Mailbox Units. The developers will need to show in the Initial Plats where the CBUs will go and will require sign off from the Post Office. Ms. Nelson pointed out that she was missing from the members list. Mr. Whitman stated he would make that correction and drafts were done back in April and he neglected to make that change. Mayor Caudle stated that some members terms were coming up on expiration. Mr. Whitman clarified that per state law, the terms are six year appointments and one person each year should come up to the expiration of the term. He stated that Mayor can reappoint or replace when those expirations come up. He stated that himself, the Mayor and Building Inspector were based on the election calendar.

Mayor Caudle motioned to recommend approval of the Subdivision Regulations with corrections to the members, Mrs. Nelson seconded. Roll Call vote:

Unanimous voice vote, motion carried.

Calendar for 2023

Mr. Whitman stated that January and September needed to be moved due to a Holiday. The Commission approved Wednesday, January 4th and the 3rd Monday for September.

Public Comments

None

Adjournment

Motion from Mayor Caudle to adjourn.

Date approved: *Jan 3, 2022*

Casey S. Whitman, President

Mary Caudle, Mayor