

**Town of Triana  
Planning and Zoning Commission  
Monday, November 4, 2019  
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	Present
Tiffany Miles	Absent
Christina Rodriguez	Present
Roy Seay	Absent
Casey Whitman	Present

Members present constituted a quorum.

Approval of Minutes for Oct 7, 2019

Mr. Whitman presented the minutes from the Oct 7, 2019 Regular Meeting. Mr. Whitman added correction for the June 3<sup>rd</sup> date in the minutes. Mayor Caudle motioned to approve the minutes. Mrs. Rodriguez seconded the motion. Motion carried unanimously.

Mayor / Chair Opening Remarks

No comments.

Rezoning Request

Mr. Mickey Plott and Mr. Blake Cantrell submitted a request to rezone property between Stone Street and Record Street from R-3 to R-2. They purchased the property approximately 1-1/2 years ago. They had a potential buyer that had envisioned a small subdivision. That buyer had backed out and they would now like to develop a 24-unit single-story duplex apartment complex. Their engineers have developed a plan for a retention pond that will hold a 100-year rain and drain 27 acres of the surrounding area. They would also like the town to vacate the 8<sup>th</sup> street easement as that area is needed for the retention pond. Mayor Caudle clarified that the Council would need to approve vacating the easement. Mr. Plott stated they would use the dirt from the detention pond to grade the lots and drainage would go to the center of their property and then South to the pond.

Mr. Grays asked if they plan would prevent drainage and flooding to the adjacent property owned by the Orr's. Mr. Plott stated that his Engineer Mr. Billy Smith believes this plan will prevent that and there won't be any lips or berms to prevent the water from the properties to the South from draining into the pond.

Mr. Whitman stated that he had seen the topographic maps for the area and it appears the proposed pond is located where the low spot is for that area. He stated that he took photos of the flooding

during last December's heavy rain. Mr. Plott stated that he had driven by several times during that event. He stated that the ground absorbed the rain after two to three days.

Mayor Caudle stated that the developer agreed to landscape around the drainage pond to keep it visually appealing.

Mr. Plott stated that if the rezone was approved they would follow up with initial plats with further details. Mr. Whitman opened the floor to citizen's comments.

### Public Comments

Mrs Blanche Orr asked for clarification on what they are proposing. Mr. Plott clarified that they would develop 12 plots, each with two duplex units each for a total of 24 buildings. Mrs. Orr stated that on occasions that the rain does not absorb into the ground within a few days. Mrs. Orr stated that in 41 years they have seen a variety of flooding issues to include deep flooding. She stated that when sewer lines were installed several years back it affected the drainage of the land negatively. Mr. Plott stated that he did not want to negatively impact her property and only wanted to improve the situation.

Mr. Grays asked about where water would be pumped out of the retention pond if it reached capacity. Mr. Plott stated that a pump would be installed and pumped underground through lines along the Town's 8<sup>th</sup> street easement up and over the hill to Indian Creek.

Mr. Whitman asked if one of the 48 units would be for an apartment office. Mr. Plott was unsure at this time but it was a possibility.

Mrs. Orr asked if they were proposed for rent. Mr. Plott stated yes and Mr. Cantrell further added that they would like be rented to families with two or three persons.

Mrs. Ann Rodriguez asked about traffic impacts. Mr. Whitman stated that he had done a traffic study on Record last year by Pubic Housing pump station. Mr. Whitman stated that Record traffic last year was 155 vehicles average daily total. Mr. Grays stated that Stone was narrow and cars have to pull off in the ditch to allow the bus to pass. Mayor Caudle stated that the plan did include the minimum two cars per unit but not include provisions for guest parking.

Mrs Orr asked about keeping the properties maintained over time. Mr. Plott stated that his intention was to retain ownership of the property and therefore would be responsible for landscaping, maintenance, etc. He stated that he views his tenants as family and his goal is to provide safe, affordable housing. He added that the Town has the ability as well to send letters if that is not the case.

Mr. Whitman stated that the next step was to hold a public hearing and notify the adjacent property owners.

Mr. Grays asked if the developer would be willing to help with widening Stone as it was a narrow alley style street (*Addendum – Mr. Whitman estimated it at ~13' wide during the traffic study*). Mr. Plott said he would be willing to have the conversation. Mr. Whitman stated he would accomplish a traffic study on Stone (*Addendum – Mr. Whitman recorded an average daily total of 32 vehicles on Stone Street in front*

of Mr. George Ragland's house). Mr. Whitman stated that he believed the Right of Way for Stone was fairly wide (*Addendum - the Right of Way is 80' according to the Tax Assessor Maps*).

The Commission set a Public Hearing for Thursday, November 14 at 5:30 PM.

Adjournment

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

Date approved: *Dec 2, 2019*

---

Casey S. Whitman, President

---

Mary Caudle, Mayor