

**Town of Triana  
Planning and Zoning Commission  
Monday, July 19, 2021  
6:00 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 via Telecon
Brenson Parks	Present
Patsy Parvin	Present
Christina Rodriguez	Absent
Roy Seay	Present
Casey Whitman	Present

Members present constituted a quorum.

Minutes for March 1, 2021

Mayor Caudle motioned to approve the minutes from March 1<sup>st</sup>, 2021 , Mr. Seay seconded. Minutes approved unanimously.

Opening Comments

Mr. Whitman updated the committee on a few items since they had last met.

1. The second water intake in Rivers Landing is completed and turned on – should hopefully alleviate water pressure issues we have been seeing in Town.
2. Sewer Lift Station Renovation Project underway for Savannah E, Savannah W, Jesse Bennett, and Oregon Pump Stations. The Town will need to conduct a study after renovations are complete to re-baseline capacity figures, particularly Zierdt & Foster Station.
3. Bridgemill Phase 2 pending Final Plat approval – legacy subdivision not under P&Z Commission Purview and adds 84 Homes.
4. Savannah Terrace Phase 5 is beginning construction and adds 34 homes and is a legacy subdivision not under P&Z Commission purview.
5. Hidden Rivers Phase 2 Initial Plat was submitted to the Town and awaiting review of plans from Utilities and Inspector prior to P&Z concurrence and will be a likely agenda for 2nd August meeting.

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) – Sketch Plat Presentation

Mr. Whitman stated that the request for rezoning came in on July 1<sup>st</sup>, 2021 from Alpine Development and Mrs. Dorothy Foster. Mr. Whitman stated that the request includes R-3 lots of ~8,100 sq ft and R-4 lots of 10,900 sq. ft and 15,800 sq ft.

Dr. Edith Foster (daughter of the Mrs. Dorothy Foster) discussed proposal. She stated that the property has been in the William Samuel Harris family for several years and his descendants. She stated that the request was a well thought out process by Mrs. Dorothy Foster. She wants to contribute to town, contribute to need for housing in the area. She expressed confidence in Mr. Brodowski (Alpine Development), Mr. Smoot is broker for the property (Samples Properties). Samples Properties has ties to Triana. Mr. Brodowski is a Huntsville native.

Mr. Alex Brodowski stated that he was challenged to come up with design that would be positive for Triana, respect what Foster's want to see from the property. Their design includes higher density R-3 inside the subdivision, R-4 along the outside. He is requesting a variance just for width of the R-4 lots but the size meets the R-4 requirement.

Mr. Seay asked about the Sewer capacity. Mr. Whitman stated that the Town is currently working on four pump stations. He stated that this proposal could flow to either Oregon or Foster pump stations but stated that the Oregon Pump station is unlikely to a solution for this proposed subdivision. He stated that his recommendation would be to redo the Sewer Study on Foster Dr to reevaluate capacity numbers. Mr. Whitman stated that as a council member that has to vote on this, he would want to see numbers before bringing it to a vote. Mayor Caudle stated that the upgrades we are doing now is Phase 1 and the study needs to be redone to revisit the needs for the Phase 2 sewer.

Ms. Parvin asked about the entrance and exit and asked if it was a single entrance. Mr. Whitman stated that yes and that during the pre-coordination with the developer they discussed Oregon Dr and found that it is too narrow and a Right of Way vs Easement issue for Oregon Dr. She asked about storm water retention. Mr. Whitman pointed out the two ponds on the sketch.

Mr. Parks asked about plans to widen Zierdt Rd. and expressed concerns about the amount of subdivisions entering and existing Zierdt. Mayor Caudle stated that due to property lines, only one side is possible and that a portion of the road belongs to Madison County.

Mayor Caudle stated that she has submitted for a \$112K grant from the American Cares Act / COVID relief funds.

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) - Sketch Plat Presentation

Mr. Whitman stated that they received the request on July 13<sup>th</sup>. The Millers wish to divide two properties into eight and would all be over the ¼ AC requirement for R-4. Mr. Whitman stated that there is existing Town water lines along Ervin and stated they are requesting a variance for sewer. Mr. Whitman stated that a streetlight and hydrant would need to be installed mid-way down Ervin Cir if approved

Mr. Greg Miller and Mr. Andre Miller plans to build 8 lots and personally finance the build. They stated they would cover the cost for an additional hydrant and street light on Ervin Cir. They would clear the lots, build privacy fence between Ervin Ln and Ervin Cir. All lots on their Sketch Plat fit within the R-4 zoning requirements. He is requesting a variance for the Sewer Requirement due to a perceived cost being too high for a pump station and only 8 lots. They plan for 1700-2200 Sq ft homes. The proposal uses the existing road structure.

Mayor Caudle expressed a concern about frequent flooding on Ervin Cir. Mr. Miller stated that the area is not in a floodzone. He believes it is flooding due to a clogged ditch or bad flow from the property to

the South and they would have an Engineer to look at it and hopes to be able to drain run-off to Wall-Triana Hwy.

Mr. Whitman stated that he would prefer that Lot 1 and 2 exits onto Ervin Ln and Ervin Cir vs WT Hwy due to traffic concerns.

The Planning and Zoning Commission set a Public Hearing Date & Time for the Foster and Miller requests for August 2<sup>nd</sup>, 2021 at 5PM.

Harris Subdivision updated Sketch Plat review

Mr. Whitman stated that item wasn't for a vote tonight but he wanted to give Stoneridge the opportunity to present their update prior to spending time and funds on Engineering drawings and plans. Mr. Larry Wisdom presented an updated design that now has three access points and a shared entrance with Southern Landing on Advent Dr. that Sticky Fingers LLC has concurred with.

Mayor Caudle thanked Mr. Wisdom for working with the other development.

Ms. Parvin asked about the exist onto Advent. Mr. Whitman stated that the original plan for Southern Landing included a back entrance onto Advent. Mr. Wisdom stated that the new design should improve the traffic from what was originally planned for Southern Landing.

Mr. Whitman asked for an estimate as to when the initial plat would be submitted for approval. Mr. Wisdom stated they were still working through an issue and hoped to be able to submit within 30 days. Mr. Whitman suggested the September meeting.

Public Comments

None.

Adjournment

The commission having no further business, Mr. Seay motioned to adjourn.

Date approved: *Aug 2, 2021*

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Casey S. Whitman, President

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Mary Caudle, Mayor