

**Town of Triana
Planning and Zoning Commission
Monday, March 2, 2026
6:00 P.M.**

MINUTES

The Planning and Zoning Commission of the Town of Triana met in special session on Monday, March 2, 2026. The meeting was called to order by Chairman Casey Whitman at 6:00 P.M. Chairman Whitman conducted the roll call.

Roll Call

Casey Whitman, Chairman – Present
Mayor Caudle - Present
Kathy Nilsen – Present
Theresa Nelson - Present
Zach Atchley – Present
Patsy Parvin – Present
Alicia Toney - Present
Barry Davis, Administrative Official - Absent
Brenson Parks - Present

A quorum was declared present.

Approval of Previous Meeting Minutes – March 2, 2025

Mr. Whitman corrected the minutes to say “no sewer” vs “new sewer” in addition to the date. Motion by Mr. Parks, seconded by Mrs. Nelson, to approve the March 2nd 2026 minutes with corrections.

Vote: Unanimous consent with Mr. Atchley abstaining.

Opening Comments

Chairman Whitman noted that a public hearing was held prior to the meeting at 5:30PM to hear comments regarding the Carr Lane rezoning.

No additional opening comments were offered.

Rezoning Request from Michael Caudle – 0 Carr Lane

- Mr. Whitman stated that several residents came and provided comments during the public hearing in addition to a letter from resident opposing the rezoning
 - No additional comments were offered from the commission
 - Mr. Parks made a motion to recommend approval of the rezoning. Mrs. Nelson seconded.
- Roll Call:

- Casey Whitman, Abstain
- Mayor Caudle - Abstain
- Kathy Nilsen – Yes
- Theresa Nelson - Yes
- Zach Atchley – Yes
- Patsy Parvin – No
- Alicia Toney - Yes
- Brenson Parks – Yes
- Motion carried. Mr. Whitman stated he would work with the attorney to draft an ordinance to present to the council.

Site Plan Review for the Beadle Lane/Wall-Triana Service Station

- Mr. Whitman stated that the town had received the preliminary site plan, grading, utilities, etc...
- The property owner briefly discussed his plan which would include a Chevron Station as the first phase. Once the station is 90% completed, he will construct a strip mall of about 12 units for commercial real estate. He stated that Dominos Pizza has already expressed interest.
- The Andrew Watson the Civil Engineer for the property presented the plans for the property.
- Mr. Watson stated he ran the access agreements through Madison County Dist 2 and City of Huntsville and received their approvals.
- Mr. Watson discussed the buffer between the project and the Crossings Subdivision.
- Mr. Whitman discussed the water and sewer access points.
- Mayor Caudle stated that the building was closer to Wall Triana
- Mr. Parks asked about the number of pumps – Mr. Watson stated four islands or 8 pumps.
- Mrs. Nelson asked about traffic lights – Mr. Watson stated that there wouldn't be any required to access the property. Mr. Whitman clarified that Mrs. Nelson may be asking about lights for Beadle and Wall Triana. Mr. Watson did not have any information on that.
- Mr. Whitman proposed opening for Public Comments prior to voting on the plan.
- Marissa Chester asked about Waste Management and was concerned that the plan didn't include enough dumpster space for the 2nd phase. The owner stated that the Phase 2 plan would include additional dumpster space. She asked about a hydrant for the site and the Engineer stated that a private hydrant would be located on site.
- Marvelene Freeman expressed joy at commercial growth.
- Deborah Rice expressed her thanks for the stationed.
- One Crossings resident asked about the exact spacing between the back of the homes and the buildings. She also asked about store hours – the Owner stated it would likely be 5A-10P.
- Mr. Ragland asked about liquor – the owner stated that was a possibility.
- Mrs. Nelson motioned to recommend approval by the council. Mr. Atchely seconded. Unanimous consent.

Public Comments

No additional public comments.

Adjournment

There being no further business, Mr. Parks motioned to adjourn.

Date approved: _____

Casey S. Whitman, President

Mary Caudle, Mayor