

**Town of Triana
Planning and Zoning Commission
Monday, Jun 1 2026
6:00 P.M.**

MINUTES

The Planning and Zoning Commission of the Town of Triana met in regular session on Monday, Jun 1, 2026. The meeting was called to order at 6:00 P.M. Chairman Casey Whitman conducted the roll call.

Roll Call

Casey Whitman, Chairman – Present
Zach Atchley – Present
Alicia Toney – Present
Patsy Parvin – Present
Theresa Nelson – Present
Mrs. Larsen-Calcano – Present
A quorum was declared present.

Approval of Previous Meeting Minutes

Chairman Whitman presented the minutes of the May 4, 2026 Planning and Zoning Commission meeting. Motion by Ms. Nelson, seconded by Ms. Toney, to approve the May 4, 2026 minutes as presented. Vote: Motion carried unanimously.

Opening Comments

Chairman Whitman reported that the Town recently conducted its public engagement meeting for the Comprehensive Plan Update in coordination with the Top of Alabama Regional Council of Governments (TARCOG). Residents participated in a priority-setting exercise by identifying issues they believe the Town should focus on over the next 10 to 20 years. Results of the public engagement process were not yet available.

Chairman Whitman also reported that the developers of the proposed gas station were nearing completion of the remaining permitting requirements and anticipated beginning construction once all permits had been issued.

No additional opening comments were offered.

Discussion of Residential Subdivision Moratorium Status

Chairman Whitman presented the latest draft of the proposed Residential Development Moratorium update that had been distributed to Commission members prior to the meeting. The Commission continued its review of the draft and discussed several proposed revisions before forwarding a recommendation to the Town Council.

Discussion included:

- Clarifying language regarding future residential development north of Sixth Street and the relationship between future development and available sewer capacity.
- Discussion of potential alternatives for providing sanitary sewer service to future developments, including privately operated package treatment facilities, while recognizing concerns regarding long-term maintenance and operation of additional treatment facilities.
- Recognition that completion of recent sewer improvements has significantly increased available capacity within portions of the existing sewer system, although additional infrastructure improvements would still be necessary before certain areas could support additional development.
- Consideration of roadway limitations throughout portions of the Town, including Landess Circle, Fern Drive, Oregon Drive, and other narrow local streets. Members discussed addressing roadway adequacy during subdivision review rather than using roadway improvements as a prerequisite for lifting the moratorium.
- Discussion of balancing the protection of existing infrastructure with the property rights of landowners whose property has remained under the moratorium for several years following annexation into the Town.
- Review of remaining developable property within the Town and the locations where future subdivision proposals are most likely to occur.
- Continued discussion of infrastructure priorities identified in the draft moratorium update, including completion of water system improvements, contracting for engineering services to assist with stormwater review, expanding police staffing, and continued implementation of the Comprehensive Plan.
- Discussion of the significant cost associated with extending sewer infrastructure into undeveloped areas, including previous estimates for sewer improvements within the Landess Circle area, and possible cost-sharing approaches with future developers.
- Consideration of whether the Town should revisit its current prohibition on new residential subdivisions utilizing septic systems in areas where public sewer service is not currently available. Members discussed the potential impacts on lot sizes, subdivision density, infrastructure costs, and future development opportunities.

Commission members generally agreed that the revised draft more accurately reflected the Town's current infrastructure status while preserving the Town Council's discretion regarding any future modification or termination of the moratorium.

No formal recommendation or vote was taken during this meeting. The revised draft will be forwarded to the Town Council for further consideration.

Public Comments

- None

Adjournment

There being no further business, a motion to adjourn was made and seconded. The meeting was adjourned.

Date approved: _____

Casey S. Whitman, President

Mary Caudle, Mayor