



2017 Comprehensive Plan Score Card



Town of Triana, Alabama

August 6, 2025

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1. Background

Beginning in 2016, The Town of Triana, Alabama developed with assistance from TARCOG (Top of Alabama Regional Council of Government) inputs for a Comprehensive Plan. Those inputs included Community Surveys, Public Work Sessions, and Small Committee Meetings. TARCOG assembled Census Data, Economic Data, Geographic Data, etc. On March 27, 2017, the Town Council formally adopted the Comprehensive Plan. The Comprehensive Plan included several Goals and Strategic Recommendations for the Town of Triana to accomplish. The Town of Triana plans to revise the Comprehensive Plan in 2025 with a goal of publishing and adopting the plan in Late 2025 or Early 2026. This document provides a review of the Goals and Strategic Recommendations and progress made to date.



Figure 1. 2017 Comprehensive Plan Public Session

1.1. Mayor and Council

The following individuals served on the Town Council from 2016 – Present.

1.1.1. 2016-2020

- Mary Caudle, Mayor
- Casey Whitman, Council Member
- George Ragland, Council Member
- Marvelene Freeman, Council Member

- Zach Atchley, Council Member
- Betty Haynes, Council Member (Partial Term)
- Levonia Ayers, Council Member (Partial Term)

1.1.2.2020-2025

- Mary Caudle, Mayor
- Casey Whitman, Council Member
- George Ragland, Council Member
- Erica Hopkins, Council Member
- Jason Garstka, Council Member (Partial Term)
- Theresa Nelson, Council Member (Partial Term)
- Levonia Ayers, Council Member



Figure 2. 2018 Bicentennial Celebration

2. Primary Goals

Table 1 below lists a status summary of the Primary Goals listed in the 2017 Comprehensive Plan. Sections 2.1 through 2.7 below provide additional detail.

Table 1. Goal Summary

Goal	Status	Notes
Community Facilities		
Build new Municipal Building	Not cost feasible	Cost Prohibitive at this time
Renovate/Remodel Existing Municipal Building	In progress	Complete Gymnasium Remodel with ADECA Grant and Town Funding, new internet and phone system.
Build an additional (second) Storm Shelter	Planning Stages	Plan to budget for FY26
Build pavilion at boat launch	Completed	County constructed pavilion at Boat Launch
Economic Development		
Economic Development Plan	In progress	Economic Profile posted on website, Traffic Counter purchased and utilized.
Increase economic development Activities in Triana	In progress	Dollar General, Geocue, and Logisitcs companies opened on 6 th
Education		
Strengthen existing relationship with Madison City Schools and PTA	On going	2019 12mil School Tax Increase passed, strong Triana participation in PTAs
Provide Secondary Education in Triana	Occasional	Lunch and Learn programs have been offered to Seniors. Program will restart once Recreation Director is hired
Provide Elementary education within the Town of Triana	Not cost feasible	Cost prohibitive (\$20M). Triana students attend MCS Elementaries further South in Madison vice Columbia ES
Housing		
Develop and adopt subdivision regulations particular to Triana	Completed	Passed in 2019
Officially adopt building codes	Completed	Town uses latest Building Codes
Develop Zoning Ordinance and map to guide future	Completed	Passed in 2019 and amended several times.

development and provide multiple housing choices.		
Encourage a more diverse mixture of housing types and values.	Completed	Townhomes completed at Hidden Rivers
Work with public housing to maintain and upgrade their facilities.	In Progress	New Public Housing Administrator appointed and making excellent progress
Infrastructure		
Modernize/upgrade utilities services.	In progress	2 nd water intake added, two major sewer upgrades, added online billing, added tablet meter readers
Roadway improvements and drainage.	In progress	Repaved majority of all roads in older parts of town. Added traffic control devices on Harold Murphy, Ervin, and Bridgemill. Older subdivision streets showing age like Harold Murphy, Village Springs, Fields Pond
Reinstate an independent water system for Triana.	Not cost feasible	Not cost feasible to have an independent water treatment facility
Public Safety and Health		
Provide 24-Hour police coverage	In progress	Staffing remains a challenge given proximity of several other larger departments. Purchased new vehicles, firearms, and equipment
Provide 24-Hour fire protection.	In progress	New Fire Station constructed and full time Fire Chief and full time Firefighter/Medic with part-Time Firefighter/Medics and Volunteers added
In-town healthcare facilities:	Not started	Nearby urgent cares, clinics, and Pharmacies (Publix on Martin Rd) exist.
Recreation		
Utilize recreational facilities to their greatest extent.	In progress	Town utilizes the Gymnasium and Community room for

		After-School and Summer Programs. Gym and Field leased for sporting teams and events.
Create recreational opportunities	In progress	Town sponsors holiday events, after-school programs. Open position for Recreation Director and Coordinators
Tennessee River, trail system, fishing, pavilion, restrooms.	Completed	Madison County and TVA renovated boat dock, trails, and pavilion
Upgrade pond	In progress	Removed unsafe bridge and dead trees

2.1. Community Facilities

The 2017 Comprehensive plan listed the following items under *Community Facilities*. The status is listed in blue text.

- Build new Municipal Administration Building – The Town has not started any planning or budgeting for a new Municipal Building due to cost constraints. This goal should be continued into the next Comprehensive Plan.
- Renovate/Remodel Existing Municipal Building – The Town secured an ADECA Grant for ~\$300,000 and a Clean Energy Grant which were used towards a total renovation of the gymnasium to include a new floor, stadium seating, bathroom renovations, new ADA compliant bathrooms, scoreboard, new LED lighting, and HVAC. Should grants become available, additional renovations are needed in the Community Room, Kitchen and Administrative Offices. New furniture has been purchased or donated to the Town and used throughout the building. Construction of the new Fire Station has allowed the Maintenance Department to move equipment out of the shed and into the old Fire Department. Lastly, the Town has modernized its internet, IT, and phone systems.



Figure 3. Renovated Gymnasium (Prior to Scoreboard and Bleacher installation)

- Build an additional (second) Storm Shelter in other part of town. – The Town has begun the planning and Cost Estimation stages for a second storm shelter in the Town and plans to include the costs in the FY26 budget. Recent storm events in 2024 and 2025 utilized 3/4ths of the shelter’s capacity. Growth in the Triana and Huntsville combined with a lack of public storm shelters in Madison and Huntsville are contributing to increased usage rates at the 280 Zierdt shelter. The new shelter location is expected to be south of 6th Street. The Town ran an isochrone study to determine travel times to the 280 Zierdt Road shelter as a means to determine which areas would be best served by a second storm shelter. The study showed travel times were greatest for the Landess Circle / Collier Neighborhood.

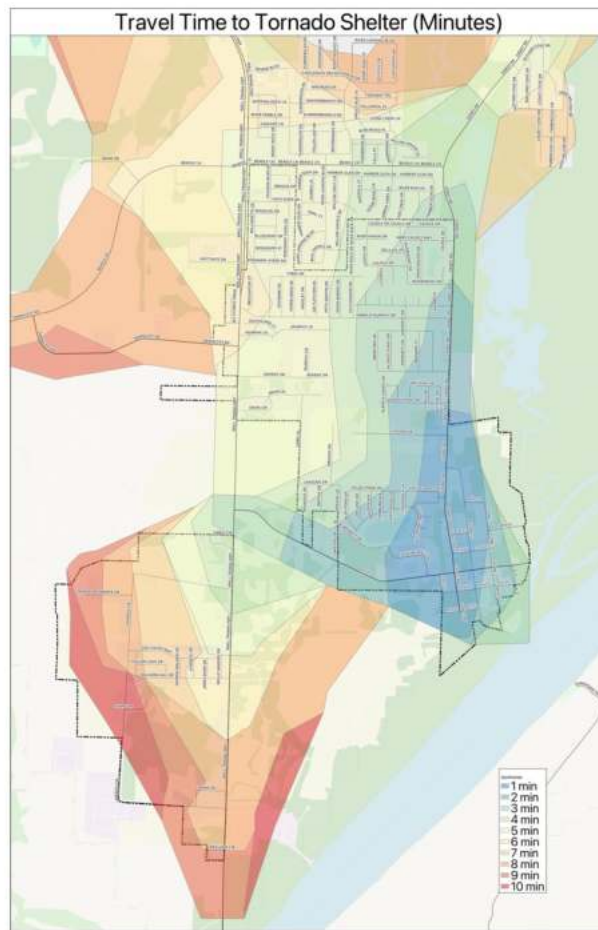


Figure 4. Travel Time to Tornado Shelter (minutes)

- Build pavilion at boat launch area for community events at river dock – [Madison County constructed a large pavilion at the boat launch \(see Figure 29 and Figure 30\).](#)

2.2. Economic Development

The 2017 Comprehensive plan listed the following items under *Economic Development*. The status is listed in blue text.

- Create an Economic Development Plan for Triana – [The Town created a Commercial Market Profile which is posted on the Town of Triana website. The Town purchased and has utilized a traffic counter. The Town of Triana enacted a Zoning Ordinance which reserved certain key areas along Wall-Triana Hwy, Zierdt Road, and 6th Street in Town for Commercial use.](#)

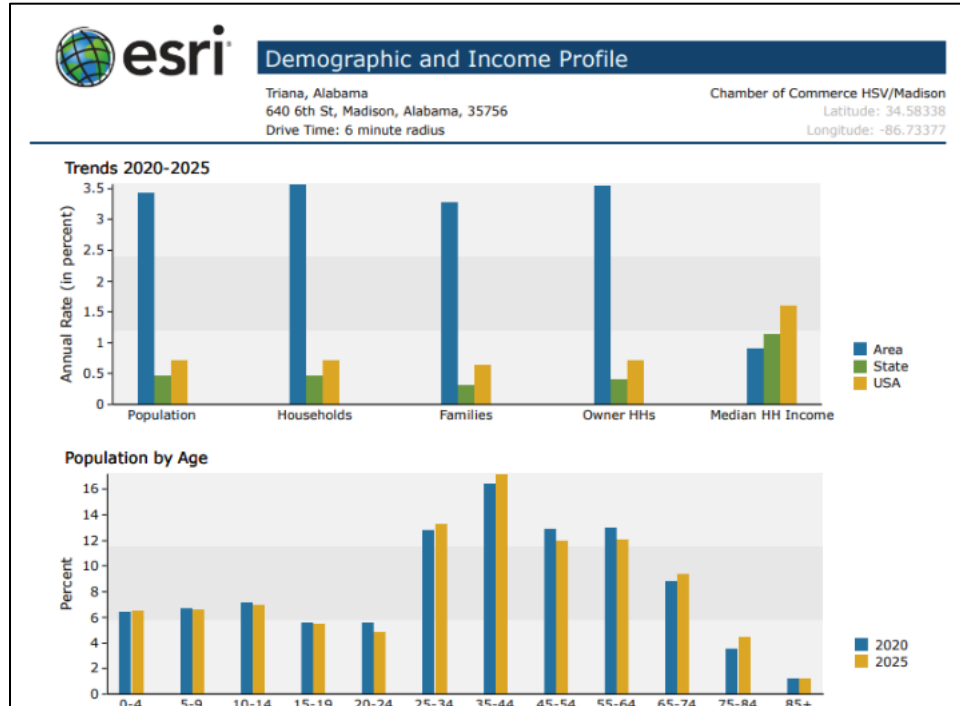


Figure 5. Commercial Market Profile Example Data

- Increase economic development Activities in Triana to support Town services, maintenance, repairs, improvements, and growth. – Dollar General opened on 6th Street along with Geocue and other logistics companies. Additional areas in Town zoned Commercial such as Swancott and Wall Triana Hwy.



Figure 6. Dollar General Ribbon Cutting



Figure 7. Dollar General Grand Opening



Figure 8. Geocue

2.3. Education

The 2017 Comprehensive plan listed the following items under *Education*. The status is listed in blue text.

- Strengthen existing relationship with Madison City Schools and PTA - [The Town of Triana partnered with the City of Madison in 2019 to overwhelmingly pass a 12mil Ad Valorem Tax increase leading to the construction of Midtown ES, Journey MS, and Bob Jones and James Clemens HS expansions. Parents in the Town of Triana volunteer with the PTA on a strong and consistent basis.](#)



Figure 9. Joint meeting between Madison City Schools, Madison City, and Town of Triana (10/30/18)



Figure 10. Mayor Caudle and Superintendent Dr. Nichols

- Promote post-secondary education opportunities in Triana – The Town of Triana has held Senior Lunch and Learn sessions at the Town Hall. Covid-19 accelerated virtual learning or Zoom Classes, particularly for post-secondary education.
- Provide Elementary education within the Town of Triana – Construction of a “Triana Elementary School” within the Town of Triana is not economically feasible at this time (e.g. \$20M+) and may pose legal (and political) challenges for the Madison City School Board to construct a school outside the City of Madison MCS has shifted Triana students further south in their recent rezonings, easing the commuting burden on parents.



Figure 11. Midtown Elementary School



Figure 12. Journey Middle School



Figure 13 Mayor's Back-to-School Bookbag Drive

2.4. Housing

The 2017 Comprehensive plan listed the following items under *Housing*. The status is listed in blue text.

- Develop and adopt subdivision regulations particular to Triana – [The Planning and Zoning Commission developed Subdivision Regulations following the passage of the Zoning Ordinance in 2019 and they have been revised as lessons have been learned with Subdivision Developments.](#)
- Officially adopt building codes – [Triana uses latest building codes and hired a Full-Time Building Inspector. Additionally, the Town adopted or updated several “Quality of Life and Safety” ordinances which are being enforced and addressing blight in the town. Examples include Open Burning, Minimum Habitability, Fireworks, Junk/Scrap, and Weeds. The Building Inspector/Code Enforcement Officer has been addressing issues throughout the Town through warnings, and summons for repeat or serious offenders.](#)

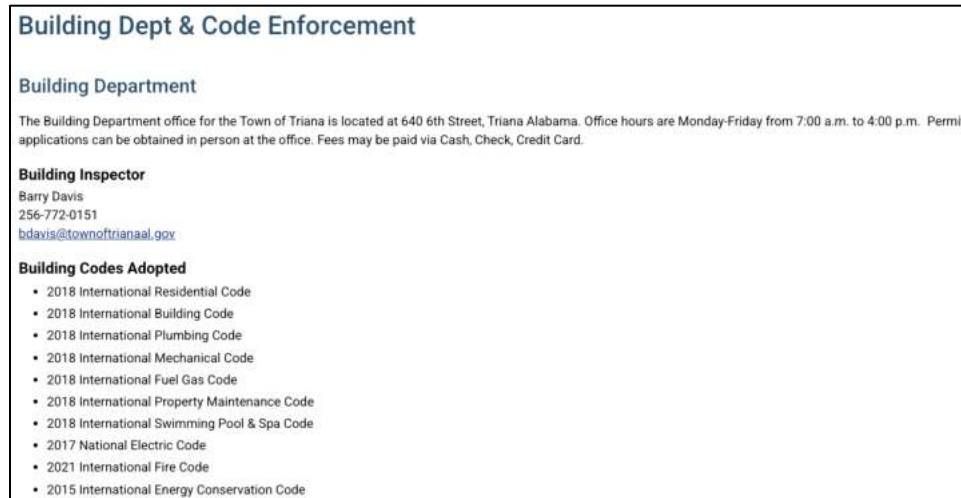


Figure 14. Building Codes

- Develop Zoning Ordinance and map to guide future development and provide multiple housing choices. – Zoning Ordinance includes options for Town Homes and apartments, though only allowed in certain areas. Additionally, the Zoning Ordinance limits these zoning designations to a small percentage of the Town's acreage.

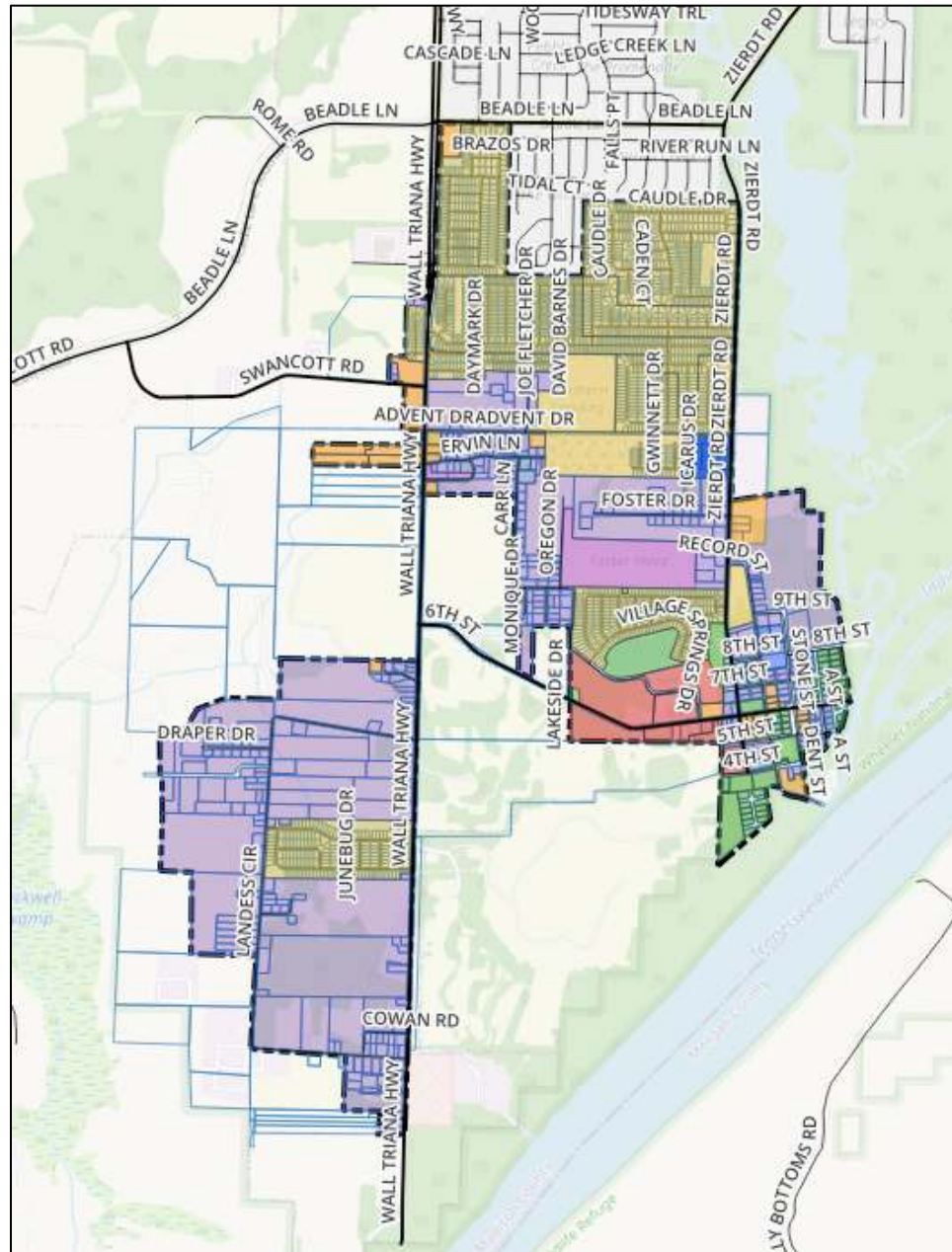


Figure 15. Zoning Map

- Encourage a more diverse mixture of housing types and values. – [Zoning Ordinance](#) currently restricts high or medium density single family subdivisions and only allows 1/4AC or 1/2AC lots.



Figure 16. Hidden Rivers Townhomes (R-2A) & Evergreen Mill (R-3)

- Work with public housing to maintain and upgrade their facilities. – [Town of Triana does not control or Fund Public Housing. However, a new Director has recently been appointed and making progress addressing long standing maintenance issues.](#)

Table 2. Triana Housing Summary

Subdivisions at Final Plat			
Plat	# Lots	Avab Lots	Built Out
Towne Lakes Phase 1	106		106
Towne Lakes Phase 2A	50		50
Towne Lakes Phase 2B	28		28
Towne Lakes Phase 2C	43		43
Savannah Terrace Phase 1	219		219
Towne Lakes Phase 2D	32		32
Savannah Grove	124		124
Rivers Landing Phase 1	43		43
Rivers Landing Phase 2	143		143
Savannah Terrace Phase 2	38		38
Brookfield Manor	50		50
Savannah Terrace Phase 3	39		39
Rivers Landing Phase 3	63		63
Bridgemill Phase 1	49		49
Brookhaven	27		27
Savannah Terrace Phase 4	78		78
Rivers Landing Phase 4	41		41

Rivers Landing Phase 5	16		16
Rivers Landing Phase 6	71		71
Brookfield Manor Phase 2	122	4	118
Crossings at RL Phase 1	83		83
Savannah Terrace Phase 6	4		4
Bridgemill Phase 2	84	2	82
Crossings at RL Phase 2	144		144
Malvern Hill	192	181	11
Southern Landing	69		69
Savannah Terrace Phase 5	34		34
Evergreen Mill Phase 1	45	12	33
Hidden Rivers	112		112
Southern Landing 2B	59	59	0
Totals	2208	258	1950
Subdivisions Not at Final Plat (Future Approved Growth)			
Record Townhomes (R-2A)	47		Approved, Not started.
Oregon Townhome (R-2A)	2		Approved, Plan Submitted
Foster Subdivision (R-3 / R-4)	150		Approved, under construction
Miller Subdivision (R-4)	8		Unlikely to be built out
Evergreen Mill Phase 2+ (R-3)	105		Approved, under construction
Southern Landing Phase 2-3 (R-3)	84		Approved, under construction
Totals	396	0	
Non Subdivision Areas			
Apartments (R-2)	24		Zierdt Apartments, Public Housing
Single Family Homes (R-1)	239		Low density, single family
Total Built Out to Date			
		2,189	
Current Estimated Population (2.7P/HU)			
		5,910	
Future Growth Approved			
		654	
Total Forecasted Housing Units			
		2,843	
Total Forecasted Population (2.7P/HU)			
		7,676	

2.5. Infrastructure

The 2017 Comprehensive plan listed the following items under *Infrastructure*. The status is listed in blue text. The Town of Triana enacted a Moratorium on Large Subdivision

developments in 2022 as a means to provide a Strategic Pause on building in order to address infrastructure and Public Safety.

- Modernize/upgrade utilities services. The Town of Triana completed two major sewer projects which increased capacity of four major sewer lift stations. The Town added a second water intake on Harbor Ferry in the Rivers Landing Subdivision to address water supply issues throughout Triana and is currently working with Huntsville Utilities to add a third water intake to further increase supply. Huntsville Utilities has been expanding natural gas in the through the North part of the Town. ATT, Xfinity, and WoW have expanded high-speed fiber internet throughout the town.
- Roadway improvements and drainage. Nearly every roadway within the Town of Triana in the older sections of Town have been repaved in the last few years. Some older, higher capacity streets in the subdivisions such as Fields Pond, Village Springs, and Harold Murphy are beginning to show their age. Traffic Control Devices (Speed Cushions) have been installed on Ervin Ln, Harold Murphy, and Bridgemill.



Figure 17. Repaved 6th Street

- Reinstall an independent water system for Triana. It is not cost feasible at this time to develop an independent water source and water treatment system for the Town of Triana. However, the Town has trained Maintenance Staff on simple and routine water system tasks such as replacing or setting water meters and repairing leaks between the main and the meter.

2.6. Public Safety and Health

The 2017 Comprehensive plan listed the following items under *Public Safety and Health*. The status is listed in blue text.

- Provide adequately staffed and equipped 24-Hour police coverage. – Police Department Staffing remains a challenge given proximity of several other larger departments that can offer greater incentives and higher base pay. The Town has budgeted for five officers including a Chief. The Town purchased four new vehicles, firearms, cameras, computers, and other equipment. Additionally, the Town Council authorized the officers to take home their vehicles as an incentive. In 2025 the Town hired a consultant to evaluate the department and provide hiring recommendations. The Town’s architect developed a Sketch Plan for a new standalone Police Department.



Figure 18. Google SketchUp rendering of New Police Station



Figure 19. Triana Police Fleet (4/5 Vehicles Shown)

- Provide adequately staffed, equipped, 24-Hour fire protection. – In 2025 the Town opened a New Fire Station on 6th Street. Additionally, the town hired a full time Fire Chief, a second full-time Firefighter/Medic, and several part-time Huntsville Firefighter/Medics. Chief Beddingfield reinvigorated the volunteer program and aggressively recruited and training Volunteers. As of 2025, the town currently has someone on call 24 hours a day. Madison County assisted with the purchase of a like-

new Pumper Truck. Huntsville Fire on Martin Road serves as a backup department and vice/versa.



Figure 20. New Fire Station on 6th Street

- In-town healthcare facilities: recruit local doctor's office/L.P.N. or urgent care/medical clinic with pharmacy. – Since the 2017 Comprehensive Plan, Medical Clinics and Pharmacies have been built or opened closer to the Town near Martin Road or Madison Blvd, but no medical facilities have opened within the Town. However, during the COVID-19 pandemic, the Town arranged for Vaccination Clinics and health screenings.



Figure 21. Huntsville Hospital Mobile Vaccination Clinic

2.7. Recreation

The 2017 Comprehensive plan listed the following items under *Recreation*. The status is listed in blue text.

- Utilize recreational facilities to their greatest extent. – [The Town utilizes the renovated gymnasium for youth after-school and summer programs. Additionally, the Town leases the gymnasium to sporting organizations for tournaments, basketball development, etc. The football field was renovated and equipment](#)

purchased. The Town currently leases the field to youth football organizations for practice and development.



Figure 22. Martial Arts Tournament hosted in Gymnasium – Rental Revenue



Figure 23. Triana Summer Program - Planting a Garden behind the Library



Figure 24. Trails near Triana Boat Dock

- Create recreational opportunities that serve the residents and visitors of Triana. – The Town of Triana sponsors holiday events such as the Easter Egg hunt. Additional programs will be developed once a Recreation Director and Coordinator is hired. The Triana Library routinely hosts events throughout the month. The Town conducted a Controlled Burn of the old Senior’s Center on Dent Street. The Triana Historical Society, through a state grant, constructed a Triana Veteran’s Memorial on the site.



Figure 25. Councilman Whitman Hosting a Model Rocket STEM Event



Figure 26. Councilwoman Ayers and Councilman Garstka as the Easter Bunny



Figure 27. Councilwoman Nelson at Triana Veteran's Memorial Dedication

- Tennessee River, trail system, fishing, pavilion, restrooms. – [TVA and Madison County](#) renovated the Boat Dock and established new trails throughout the wildlife area and constructed a new pavilion. The Town has submitted for grants to fund the renovation of the Flamingo Park bathrooms. The playground equipment at Flamingo was replaced in 2022 due to Tornado damage from an F0 Tornado on Jan 1, 2022. The Town and the Triana Historical Society renovated the Historical Clinic at Flamingo Park and hosted a Traveling Smithsonian Exhibit in 2024.



Figure 28. New Flamingo Park Playground Equipment



Figure 29. Boat Dock Pavillion



Figure 30. Boat Dock Pavillion

- Upgrade pond – [Madison County](#) assisted the Town in demolishing the unsafe bridge, storage building, and removing several dead trees. Additional renovation is still desired such as a steel bridge and paved footpaths around the pond.



Figure 31. Fish Pond Bridge Demolition



Figure 32. Triana Historical Clinic Remodel Ribbon Cutting

3. Summary

The Town of Triana has made excellent progress over the last eight years towards achieving the goals laid out in the 2017 Comprehensive Plan. Several key goals are recommended to be continued into the 2025-2026 Comprehensive Plan.

- Provide 24 Hour Police Coverage – Continue to recruit or train new Police Officers and Construct a new, modern stand-alone Police Department
- Economic Development – Continue to attract businesses to the Town of Triana
- Building Codes – Continue to address blight through enforcement of Ordinance and State Code
- Recreation Programs – Continue to develop Recreation Programs
- Build Second Storm Shelter
- Add a third water intake, conduct a Water System Study and prioritize sections of Town for new water mains
- Add sewer capability to areas not currently served by Sewer such as Carr Ln and Landess Circle
- Continue renovations at the Municipal Building



Figure 33. Community Clean-Up Day



Figure 34. Fire Station, Geocue, Fulfyld, and Dollar General along 6th Street