

**Town of Triana
Planning and Zoning Commission
Monday, May 4 2026
6:00 P.M.**

MINUTES

The Planning and Zoning Commission of the Town of Triana met in regular session on Monday, May 4, 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
Mayor Mary Caudle – Present
Barry Davis - Absent
Patsy Parvin – Present
Theresa Nelson – Present
Zach Atchley – Present
Mrs. Larsen-Calcano – Present
Alicia Toney - Absent
Brenson Parks – Resigned

A quorum was declared present.

Approval of Previous Meeting Minutes

Chairman Whitman presented the minutes of the April 6, 2026 Planning and Zoning Commission meeting for approval. Motion by Ms. Nelson, seconded by Ms. Parvin, to approve the April 6, 2026 minutes as presented. Vote: Motion carried unanimously.

Opening Comments

Chairman Whitman welcomed those in attendance and provided a brief overview of the meeting agenda. The Commission thanked Mr. Parks for his service.

Discussion of Residential Subdivision Moratorium Status

Chairman Whitman provided an update regarding the Town's residential subdivision moratorium and reviewed current residential development activity within the Town.

Discussion included the purpose of the moratorium, which was adopted to provide the Town time to evaluate growth trends and infrastructure capacity before considering additional large-scale residential subdivision applications. The Commission reviewed the status of currently approved residential developments, remaining undeveloped lots, and anticipated build-out timelines.

Commission members discussed population growth and the impact of ongoing development on municipal infrastructure and services, including roads, utilities, public safety, and sanitary sewer capacity. Discussion also addressed the need to continue monitoring existing approved

developments and residential growth patterns to ensure future development remains consistent with the Town's ability to provide services and maintain community character.

Members further discussed the amount of approved residential inventory remaining within the Town and the importance of evaluating future growth based on infrastructure capacity and long-term planning objectives.

The Commission decided to continue the discussion to the next meeting in June.

Public Comments

Members of the public were provided an opportunity to comment on the residential subdivision moratorium and future growth within the Town.

Comments generally focused on:

- Residential growth and development trends within the community;
- Traffic and transportation impacts associated with future development;
- Infrastructure capacity and long-term planning considerations; and
- The continued evaluation of the residential subdivision moratorium.

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