

**Town of Triana
Planning and Zoning Commission
Monday, December 17, 2018
6:00 P.M.**

Meeting was called to order by Commission President Whitman. Ms. Ayers called the roll.

Roll Call:

Levoneia Ayers	Present
Mary Caudle	Present
Beechel Grays	Present
Wanda Lundy	Present
Tiffany Miles	Absent
Christina Rodriguez	Present
Roy Seay	Present
Casey Whitman	Present

Members present constituted a quorum.

Approval of Minutes for December 13, 2018

Mr. Whitman presented the minutes from the December 13, 2018 Public Hearing. _____ motioned to approve the minutes. _____ seconded the motion. Motion carried unanimously.

Chairman's Opening Remarks

Mr. Whitman thanked attendees and members for participating in Public Hearing – purpose of hearings is to receive feedback from the Public and consider their input in crafting ordinances and policies for the Town. The Commission received valuable and passionate input particularly as it relates to Mobile Homes in the R-1 districts. The Comprehensive Plan, Zoning Ordinance, and Zoning Map together is arguably one of the most important things a municipality establishes as it directly affects how a Town changes (or doesn't change) over time. Once established the function of the Planning and Zoning Committee largely becomes one of change management dealing with requests from property owners to rezone, subdivide, or annex into the Town and providing a recommendation to the Council who has the ultimate say.

To reiterate why it is that the Town is updating its zoning, Mr. Whitman quoted from the League of Municipalities Handbook on Zoning.

Mr. Whitman added that without a Zoning Ordinance in place the Town has very limited legal recourse to prevent situations which citizens may find detrimental such as noisy or noxious industrial activities located in close proximity to homes, businesses located amongst residential areas where parking can become congested, etc... Courts historically find in favor of property owners when municipalities don't have their act together or act capriciously.

Mr. Whitman was able to locate the 1970 Zoning Map in the office and it is posted next to the proposed map. He pointed out the difference in size between 1970 and 2018. He stated that change and growth in Triana is not new but we can control it and make it smart growth.

Mr. Whitman turned it over to opening comments from the Mayor and then each member of the Board.

Review of Draft Ordinance

Ms. Ayers reviewed Madison and Guntersville zoning ordinance on appeals and recommended adding additional text on how a person can appeal into the ordinance.

The Commission discussed some pending developments that developers have proposed and sewer/water infrastructure requirements within R-3 as it stands in the draft ordinance.

Ms. Lundy requested clarification on the Development Moratorium and Mayor Caudle explained the other issues such as Fire/Police coverage that needed to be increased and actions underway to do so.

Mr. Whitman articulated a proposed change suggested by Mr. Grays to the draft Ordinance. Specifically, striking the text repealing the 2008 Mobile Home density ordinance and allowing for up to two residential structures on a plot within the R-1 district any combination of traditional home or mobile homes. Mobile homes would still be subject to the no more than 2 per half-acre as it stands today.

Mayor Caudle proposed a scenario whereby under the suggested change several adjacent property owners could place two mobile homes each and create a mobile home court in a round-about means.

Mr. Whitman stated that the lot sizes in the northern part of Triana were generally smaller than 0.5 Acres so the issue of having more than one home per plot was primarily limited to Landess Cir.

Mr. Grays motioned to amend the draft and further, to allow for three or more upon appeal within R-1. Seconded by Ms. Ayers. Motion carried unanimously.

The Commission was asked to take as “homework” to identify criteria whereby someone could appeal for more than two homes within R-1.

Mayor Caudle suggested that the Board of Adjustments attend the following meeting in January to become familiar with this ordinance.

The Commission discussed the timelines forward for passing the Zoning Ordinance and Subdivision Regulations. Mr. Whitman and Mayor Caudle suggested the members begin to look at what changes needed to be made in the Subdivision Regulations.

Public Comments

Ms. Williams of Ervin Ln stated that she appreciated the Commission amending the draft to allow for mobile homes in R-1. She suggested considering allowing for duplexes in R-1 and making R-2 for anything greater in R-2 since a duplex was two families as would be two separate homes on a single lot. The Mayor stated her desire was to protect people’s ability to put on their property what

they wanted but at the same time protect their neighbors. Further she and Ms. Lundy stated that someone who wanted to do so could appeal or ask for a variance. Mayor Caudle further stated that any ordinance could be modified in the future as situations come up.

Ms. Ann Rodriguez (Board of Adjustments) suggested that the abstract in the Ordinance be modified to discuss the relationship between the Comprehensive Plan, Zoning Ordinance, and Subdivision Regulations. Mayor Caudle stated that the Comprehensive Plan was online and Mr. Whitman took an action to develop such text. Ms Lundy suggested a flow-chart diagram.

Ms Christina Swiko of David Barnes Dr. stated that she was our School Board Representative and reminded the Commission that our schools and busses were crowded. She discussed the property tax increase upcoming in 2019. She suggested we carefully monitor how fast we grow. She stated that the homes in her subdivision feel stacked on top of each other and suggested spacing them out more in the future. She discussed congested parking and difficulty for drivers and school busses. Mr. Whitman stated that David Barnes was 26' wide and that the Inspector had recommended 31' but did not know if he meant paved width or paved plus curbs. She suggested keeping the Transportation Dept in the loop with growth. She stated we have 3 Elementary Buses and 2 Middle and 2 High School Busses. Mayor Caudle stated that she meets frequently with City of Madison, Madison County, and MCS to keep them up to date on growth.

Adjournment

The Commission having no further business, Mr. Whitman motioned to adjourn.

Date approved: *January 7, 2019*

Casey S. Whitman, President

Levoneia Ayers, Secretary