

Town of Triana
Planning and Zoning Commission
Monday, March 4, 2019
6:00 P.M.

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

Roll Call:

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

Members present constituted a quorum.

Approval of Minutes for February 4, 2019

Mr. Whitman presented the minutes from the February 4, 2019 Regular Meeting. Ms. Rodriguez motioned to approve the minutes. Mayor Caudle seconded the motion. Motion carried unanimously.

Opening Remarks

Mr. Whitman stated that the Huntsville Airport Authority had been in contact with the Mayor and she asked him to reach out to them to provide copies of our Zoning Maps and Ordinance. He stated that they are interested in zoning activities in adjacent municipalities (e.g. Huntsville, Madison, and Triana). Mayor Caudle stated that they wanted the residents to be aware they are purchasing in noise zones. She also stated that she had participated in a noise study and land use study with the Arsenal and stated that they had noise contours from the nearby Arsenal bomb/testing ranges that she could provide electronically. Ms. Rodriguez stated that sometimes she can feel the detonations at her home. Mr. Whitman stated he had reviewed the drafts.

Mayor Caudle provided an update on annexation legal proceedings. The Town's Attorney researched annexation. She stated that annexation is easier when it is one or two individuals vice large corporate entities or multi-party entities. She stated that she had met with parties interested in annexation into the Town. She stated that her and the Town's attorney did not provide the parties with legal advice on when to request annexation, but rather the steps under Alabama Code necessary to annex. She stated that the first step would be a written request from the parties to the Planning Commission up through the Council.

Mr. Whitman reported that he and the Mayor held a pre-conference meeting with Smith Engineering and DSLD regarding the proposed subdivision on Landess Circle.

Review Floodplain Maps

Mr. Whitman presented the Commission with flood plain maps that were derived the Town’s Zoning Map and the latest Flood Contours from the County GIS Database. Mayor Caudle stated that the developers are required to build up the land and also the purchases are required to acknowledge they are purchasing in a flood plain. Mr. Seay asked what we can do to help in regards to notifying individuals they are in a zone. Mayor Caudle stated that individuals should always do their research before purchasing property. She stated that the maps were available online through FEMA, Madison County, etc. Mayor Caudle stated that the responsibility of the Town is that we require the initial buyer in the subdivision to sign an affidavit acknowledging they are in the flood plain. Mr. Whitman stated that the Draft Subdivision Regulations require developers to indicate the flood plains on their submitted plats. Mr. Seay brought up the example of 6th Street flooding and not being in flood plains.

Review FAA Noise Maps

Mr. Whitman presented the committee with FAA Noise Contour Maps. He obtained GIS files from the Airport to overlay on Town’s Zoning Maps. He stated they measure noise in a figure called DNL (Daily Noise Levels) and stated that the only portion in Town in the 70 DNL area was the western portion of the property that Parlay’s Restaurant currently sits on. Mr. Seay asked if the airport had a Master Plan. Mr. Whitman stated that yes, their plan is posted online and encouraged the commission to review it since their Southern Industrial Park is near the NW corner of Triana at Beadle and Wal Triana. Mayor Caudle stated we promised them to keep them abreast of our zoning changes, border changes. Mr. Whitman stated that their Master Plan includes addition of other runaways on the Limestone County side.

Approval of Subdivision Regulations

Mr. Whitman and Mayor Caudle asked if the members had any additions, changes, corrections to the draft Subdivision Regulations. Mr. Whitman stated that he had added discussion on Fire Hydrants in Section 4.5.2. Specifically, to point developers to the Fire Hydrant ordinance and approval of plats does not authorize them to utilize the hydrants for construction purposes. He stated that he had also repaginated the document but that didn’t reflect on the printed copy. Mayor Caudle stated that she was good with the draft regulations. Mr. Whitman stated that these regulations are not set in stone and can be adjusted as circumstances arise and further stated that the developers have largely been willing to work with the Town. Mr. Seay stated that we have been over the document previously. Mayor Caudle stated that we had made a few minor corrections and changes. Mayor Caudle stated that it was largely in line with our practices to date and in line with the County standards on roads. Mayor Caudle reiterated that we can adjust if required. Mr Whitman stated that upon approval, the regulations are filed with the Probate Judge. Mayor Caudle stated that we will also review these with the Council on approval.

Mr. Seay motioned to approve the Town of Triana Subdivision Regulations. Ms . Rodriguez seconded the motion. Mr. Whitman made a Roll Call Vote:

Levoneia Ayers	Absent
Mary Caudle	Yea
Beechel Grays	Absent

Wanda Lundy	Absent
Tiffany Miles	Yea
Christina Rodriguez	Yea
Roy Seay	Yea
Casey Whitman	Yea

Motion carried.

Public Comments

Mayor Caudle stated to Ms. Ann Rodriguez (Board of Adjustments) that now that the Planning Commission has enacted Zoning Ordinance and Subdivision Regulations that the Board of Adjustments needs to be stood up and she and Mr. Whitman are ready to assist in helping the board to organize and provide any input on why the Zoning Ordinance and Regulations were written as they were.

Adjournment

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

Date approved: *April 1, 2019*

Casey S. Whitman, President

Levoneia Ayers, Secretary