

**Town of Triana  
Planning and Zoning Commission  
Monday, Jan 4, 2021  
6:00 P.M.**

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

Roll Call:

Mary Caudle	Present
Beechel Grays	Present
Tiffany Miles	Present (Telecon)
Patsy Parvin	Present
Christina Rodriguez	Absent
Roy Seay	Present
Casey Whitman	Present

Members present constituted a quorum.

Minutes for Dec 7, 2020

Mayor Caudle motioned to approve the minutes, Mr. Seay seconded. Minutes approved unanimously.

Opening Comments

Mr. Whitman stated that at the last Council did not enact the proposed Moratorium and tabled the ordinance. He stated that the Town had awarded the Sewer Lift-Station upgrade contract and that the Town had hired a full-time Building Inspector/Code Enforcement Officer and Fire Chief.

Mr. Whitman stated that there was discussion during the Council Meeting regarding the process for Rezoning and provided a copy of a flow-chart to depict the process along with copies of all the Rezoning Ordinances enacted since 2018.

Mayor Caudle asked what the vote was on the original Zoning Ordinance from Jan 2019. Mr. Whitman did not have the minutes from that meeting but stated that it was a Special Call meeting in January 17, 2019. Mr. Whitman believed the voting record was unanimous.

Ms. Parvin stated that she was originally in favor of the Moratorium but has since changed her mind.

Rezoning Request from Mr. Corey Miller for 122 Ervin Ln (PPIN 45030) from Vacant R-1 to R-2a

Mr. Corey Miller presented a rezoning request for his property at 122 Ervin Ln from R-1 to R-2a. Mr. Whitman provided the members with a sketch for three duplex townhomes (six units) divided between two lots.

Mr. Miller's plan is to have affordable apartments and he provided copies of drawings for a townhome. He plans to do the buildings in phases with the parcel with the single townhome being

first. The parcel is empty and is the second parcel on the south side of Ervin lane as you enter from Wall-Triana Hwy.

Mr. Whitman stated that Tonight’s purpose is to receive his request and set a Public Hearing.

Ms. Parvin asked if they would access Advent Dr. Mr. Miller stated the rear of the property faces towards Ervin Cir, not Advent Dr.

Mr. Seay asked about the Sewer Concerns and reports of odors. Mayor Caudle stated that we are investigating the odors. Ms. Parvin confirmed that Ervin Dr. flows to the Advent Station.

Mayor Caudle reiterated the water pressure and sewer concerns in the area and spoke to the Public Hearing process. Ms. Parvin asked for a timeline for the whole process. Mr. Whitman provided a proposed schedule of Public Hearing on Jan 19<sup>th</sup>, a Commission Meeting on February 1<sup>st</sup>, and then the draft rezoning Ordinance at the 1<sup>st</sup> Council Meeting in February and a Council vote at the 2<sup>nd</sup> meeting in February. Ms. Parvin asked about Flood Plains. Mr. Whitman stated that the parcel was not in the Flood Plain. Mr. Whitman did state that the parcel is in the 65 DNL Zone from the Airport and to expect the Airport Authority to object formally.

The Planning Commission set a Public Hearing for Tuesday, January 19, 2021 at 6PM.

Draft Vacant R-1 Land Analysis (First Read)

Mr. Whitman presented a draft Vacant R-1 Land Analysis. He stated the analysis was an attempt to develop a repeatable process to evaluate vacant land for residential housing. He stated that he queried the properties in Town that were 16 properties that are larger than 5 Acres and vacant. He stated he looked at Sewer Basin, adjacent Streets, potential numbers of homes and vehicles that could be developed for a given property. Mr. Whitman also provided statistics on the current Town’s land usage:

R3	558.63	31.0%
R-2	15.27	0.8%
R2A	12.77	0.7%
R-1	919	51.0%
	R-1 Vacant	359 20%
	R-1 Occupied	560 31%
B-1	56.35	3.1%
M-1	71.4	4.0%
G	66.8	3.7%

He asked the members to review the draft and provide any recommended edits or additional criteria for evaluation. Mr. Seay asked about the current ownership listed, Mr. Whitman stated that the ownership records came from Madison County Tax Assessor. Mr. Seay asked about the situation where multiple smaller adjacent parcels came together how would we account for that. Mr. Whitman stated that this situation happened in Southern Landing and we would apply the same process.

Zoning Ordinance Updates

Mr. Whitman introduced recommended changes to the Zoning Ordinance. Specifically, addition of two new zoning classifications called R-4 and R-5 which are medium and low-density subdivisions. He stated there was a strong desire in the area for larger lots and stated that high-density zones drive resources on municipal and school services. The zones would be a minimum lot size of ¼ Acre and ½ Acre respectively. He also proposed limiting medium and high-density Residential Zones to:

- R-2: 2%
- R-2A: 2%
- R-3: 35%
- R-4: 5%

Mayor Caudle stated that this proposal would help not to have subdivisions that are so dense and homes so close to each other.

Mayor Caudle motioned to recommend the zoning ordinance updates to the Council, Mr. Seay Seconded. Motion was unanimous and carried.

Mr. Grays stated that he is also hearing that people are looking for larger acreage for kids to play.

Ms. Miles voiced a concern about larger lots causing more of an increase in home prices. She stated that most of the prices of homes for sale in Triana are around the same price point. Mr. Whitman stated that at current build rates there is 8-9 years of inventory of R-3.

Mayor Caudle motioned to approve the Zoning Ordinance recommendation to the Town Council. Mr. Seay seconded the motion. Motion was unanimous.

Public Comments

Mrs. Bernetta Harris presented a rezoning request letter on behalf of their family for their 44 Acre property on Zierdt south of Abercorn Dr from R-1 to R-3 and that Stoneridge Homes would provide a Sketch Plat at a later date. Mr. Whitman asked that the developer contact himself or the Mayor or Town Hall to deliver their sketch plat.

Mr. Witty Allen, Attorney for the Harris Family and asked that the request be placed on the upcoming agenda as soon as possible due to the proposed Zoning Ordinance adjustments. Mr. Whitman stated if the Council elects to enact the Zoning Ordinance changes recommended by the Commission, there would be another 72 Acres allowed for R-3 and the Harris property is only 44 Acres. Mr. Whitman stated that the schedule was on the developer at this point forward for delivery of the sketch plat and proposed Jan 19<sup>th</sup> or February 1 depending on when the plat was delivered. Mayor Caudle asked if the developer had determined where the road would be. Mr. Allen stated that a variance may be required to allow for a road to come in via Zierdt through the 30' wide strip. Mayor Caudle expressed concerned about the width. Mayor Caudle asked if it had been surveyed yet. Mr. Allen stated that the language in the deed specified 30' for that area.

Ms. Parvin asked about the number of houses and expressed concern about Southern Landing exiting to Advent along with this proposed subdivision. Mr. Allen stated that his estimate was no more than 130 but the plat had not been developed yet. Mr. Whitman stated that he measured

Advent Dr at 21' wide. Ms. Parvin said we will all need to work together for the traffic on Advent Dr and we would need to adjust. Mr. Allen stated that the drive off Zierdt Road presents a significant upfront cost to the developer before reaching the first lot. Mr. Whitman stated that each plat and parcel is different and the developers Engineers will have to work through it.

Ms Sherri Williams expressed concern over the lot size for the proposed rezoning at 122 Ervin and mentioned that Ervin experiences a lot of cut through traffic. Mr. Whitman spoke to a proposal from the prior council for Traffic Cushions on Ervin and stated the Town was waiting on a 60% petition from the residents.

Mrs. Marvelene Freeman stated that she has lived at 102 Ervin Cir for 50 years and it has always been a single-family community. She expressed concern over the potential for Section 8 Housing and Ervin being a narrow street. Mr. Whitman stated that Ervin was 18' wide. She stated that Ervin was curvy and expressed concern over children playing. She stated that she did not want to see the Planning Commission change the zoning on Ervin. Ms. Freeman asked about having members dial into the meeting. Mayor Caudle clarified that the Planning and Zoning Procedures allow for one member to dial in.

Mr. Corey Miller stated that he understood the concern over children near the street. He stated that it has not been determined whether or not he would apply for his property for Section 8. He stated that you can't stereotype that Section 8 housing necessarily brings crime or problems and stated that he must go by the Fair Housing Act and can't discriminate as a landlord. Mr. Miller stated that he hasn't said anything about Section 8 and doesn't want to bring low income housing to where he grew up and owns properties on Ervin. Mr. Miller discussed potential rental rates but it is still undecided. He also discussed selecting good tenants with a good history.

Adjournment

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

Date approved: *Feb 1, 2021*

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Casey S. Whitman, President

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Mary Caudle, Mayor