

**Town of Triana  
Planning and Zoning Commission  
Monday, Feb 1, 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
Patsy Parvin	Present
Christina Rodriguez	Absent
Roy Seay	Present
Casey Whitman	Present
Barry Davis	Present
Brenson Parks	Present (Joined during 122 Ervin Ln Agenda Item)

Members present constituted a quorum.

Minutes for Jan 4, 2020

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

Opening Comments

Mr. Whitman stated that Mayor Caudle has been working with Huntsville Utilities to add a second input to the Town's water system. Mayor Caudle stated that she was awaiting a new water agreement from Huntsville Utilities. She did not expect the rates to increase. She estimated a start date of end of February or early March.

Mayor Caudle introduced Mr. Barry Davis as the employee member of the board and stated that another new member, Mr. Brenson Parks would be joining later in the meeting.

Rezoning Request from Harris Family / Stoneridge Homes (Sketch Plat Presentation)

Mr. Whitman introduced Mr. Wisdom from Stoneridge Homes to present the plat. Mayor Caudle asked Mr. Whitman to elaborate on the rezoning. Mr. Whitman stated that R-1 was single family, low density and R-3 was single family subdivision. Mr. Whitman described the location of the property as being South of Savannah and West of Hidden Rivers Townhomes.

Mr. Larry Wisdom from Stoneridge Homes stated he would oversee the project from start to finish if approved. He stated that Stoneridge builds high quality homes and neighborhoods of approximately 150 homes. Mr. Wisdom stated he has experience of developing 9000-10,000 homes in five states. They proposed two different types of homes and a varying look of the neighborhood. Mr. Wisdom asked the Commission which questions he could answer. Mayor Caudle asked him to

summarize again the project for the public that had not been at prior meetings. Mr. Wisdom stated that the plan was 150 homes, and they have varied the size of the lots in order to offer to different “product lines”. Mr. Wisdom also described that some of the roads would feature some curvature to try to break up the long streets and add curb appeal. Mr. Wisdom described the proposed entrances off Zierdt and some form of entrance feature (e.g. gazebo).

Mr. Seay asked for additional clarification on the entrances. Mr. Wisdom described the different entrances via Zierdt, Hidden Rivers, and Advent.

Mr. Grays asked what the price range would be for the homes. Mr. Wisdom stated that its wasn’t determined yet because the costs for the development and lumber weren’t currently finalized. He estimated though \$250-300K.

Mr. Whitman asked about the size of homes. Mr. Wisdom stated that the floor plans were under development but conceptually 1900-2300 sq feet.

Mayor Caudle asked if they would be all brick. Mr. Wisdom say it is to be determined but it may not be all brick. They are currently working on the “elevations”. He stated that all-brick presents a challenge in that all the homes look too similar. He stated that they would like to introduce a variety of colors.

Mr. Whitman opened the floor to public questions. Ms. Helen Stampley asked for clarification on the location. Mr. Whitman clarified the location. Ms. Stampley asked who the builder would be for Southern Landing. Mr. Whitman stated that it had not been formally announced yet.

Mr. Whitman asked to set a time for a public hearing. The Planning Commission established a time/date of February 16, 2021 at 6PM. Mr. Whitman stated that he would coordinate with the Town Clerk to get noticed sent out to owners of adjacent properties and noticed to the public.

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

Mr. Whitman stated that Mr. Miller owns a property of approximately  $\frac{3}{4}$  Acre at 122 Ervin and requests to develop that into two lots, with three duplexes for a total of six units. Mayor Caudle asked Mr. Whitman to elaborate on R-1 and R-2A. Mr Whitman stated R-1 was low density, single family and R-2A was town homes.

Mr. Whitman stated that the public hearing had been held in January. He stated that there was a large turnout at the meeting. The airport authority recommended against the rezoning due to the DNL but asked for an avigation easement if approved. He also stated there were numerous concerns from neighbors about potential traffic.

Mr. Whitman polled the members for comments.

Mr. Whitman stated that he would be abstaining from the vote since he has been guiding Mr. Miller through the process.

Mr. Grays – No Comment.

Ms. Parvin – Noted several comments about lot size, traffic, too dense, property values. She stated that she was not in favor.

Mr. Seay – Asked the chair if the meeting was publicly announced and why Mr. Miller was not in attendance. Mr. Whitman stated that it was as it’s a standing meeting. Mr. Seay said it was too small of an area for the proposal.

Ms. Miles – No comment.

Mayor Caudle – Stated that she would have to say no based on citizen comments and ongoing water/sewer issues and stated that she would not vote to approve.

Mr. Whitman stated that they needed a motion to either recommend approval or denial.

Mr. Seay motioned for the Planning and Zoning Commission to recommend the Town Council deny the rezoning application. Ms. Parvin seconded the motion. Roll Call vote as follows:

Mary Caudle	Recommend Deny
Barry Davis	Abstain
Beechel Grays	Recommend Deny
Tiffany Miles	Recommend Deny
Brenson Parks	Abstain
Patsy Parvin	Recommend Deny
Roy Seay	Recommend Deny
Casey Whitman	Abstain

Motion carried. Planning and Zoning Commission recommends denial of the property at 122 Ervin Ln from R-1 to R-2A as presented by the applicant.

Vacant Land Analysis

Mr. Whitman tabled the agenda item due to the addition of two new members at the meeting.

Public Comments

Ms. Johnson stated she was not in favor of the Ervin rezoning.

Adjournment

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

Date approved: *Mar 1, 2021*

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Casey S. Whitman, President

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Mary Caudle, Mayor