

**Town of Triana
Planning and Zoning Commission
Monday, Aug 2, 2021
6:00 P.M.**

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

Roll Call:

Mary Caudle	Present
Barry Davis	Absent
Beechel Grays	Present
Tiffany Miles	Present via Telecon
Brenson Parks	Present
Patsy Parvin	Present
Christina Rodriguez	Absent
Roy Seay	Present
Casey Whitman	Present

Members present constituted a quorum.

Minutes for July 19, 2021

Mayor Caudle motioned to approve the minutes from July 19th, 2021 , Mr. Seay seconded. Minutes approved unanimously.

Opening Comments

Chair, Mayor, and Members had no opening comments.

Rezoning Request from Alpine Development & Mrs. Dorothy Foster from R-1 to R-3 (single family high density) & R-4 (single family medium density) for ~48.5 Acres between Zierdt Road and Oregon Dr (PPINs 68328, 144018, 156193)

Mr. Whitman stated that a Public Hearing had been held and the Planning & Zoning Commission would make a recommendation to approve or deny rezoning to the Town Council who would make the final decision via Ordinance. He stated his main concern was sewer and recommended the sewer capacity study be redone after the four sewer lift station upgrades are finished. Mr. Grays stated he had additional concerns and mentioned the Volunteer Fire Dept staffing was low and the Police Dept only had three officers. He stated that Triana has many alley streets and that school was soon to restart and that busses and vehicles have a difficult time passing each other. Mr. Grays stated that he believed we needed to pause for a while. Ms. Parvin agreed with the comments on Police and Fire and the sewer restudy. She asked about the entrance to the subdivision at Zierdt. Mr. Whitman stated it was over 100' wide. She asked about some occasional flooding in the adjacent Carr property. Mr. Seay asked about funding for the sewer improvements for the next five years, etc. He mentioned widening streets before all the new developments came in. He stated that the application should be put on hold until some of these items can be addressed. Mayor Caudle had no comments. Mr. Parks stated his concern was increased Zierdt Rd traffic. He asked about the ownership of Zierdt Rd. Mayor Caudle stated that we would have to

partner with the County and we can't expand the Southbound land and the County would need to expand the Northbound lane. Mr. Whitman also mentioned the steep drop-off on the Northbound lane.

Ms. Miles stated that her concern was traffic on Zierdt, accidents at Beadle Ln and multiple entrances/exists.

Mayor Caudle stated her main project of concern was water and sewer and that it was being worked. She stated that she knows the VFD needs more Volunteers and we have a paid Fire Chief and making the transition from Volunteer to Full Paid FD and potential loss of funding from the County. She stated we do need retail to support the staff. She stated we are working on many of these items and that it's a challenge. Ms. Parvin stated we have come a long way in the last twenty years and stated Police and Fire were a concern. Mayor Caudle stated that Triana always had good volunteers but many that volunteered in the past have left or are too old to volunteer for the Fire Dept. Ms. Parvin stated that more people needed to come and be involved to help move the town forward.

Mr. Whitman asked for a motion on the application.

Mr. Seay motioned to table the application until a discussion could be held to determine funding for police, fire, infrastructure. Mr. Grays seconded the motion. Mayor Caudle stated that a sewer capacity study would not be available for months. Roll Call vote as follows:

Mary Caudle	Abstain
Beechel Grays	Aye
Tiffany Miles	Aye
Brenson Parks	Aye
Patsy Parvin	Aye
Roy Seay	Aye
Casey Whitman	Abstain

Motion carried. Mr. Whitman asked to meet as soon as possible to resolve the Commissions need for information.

Rezoning Request from Greg & Andre Miller from R-1 to R-4 (single family medium density) for 2.2 Acres on Ervin Circle (PPIN 44988 & 45221)

Mr. Grays stated that it was eight homes and asked about hooking up to Sewer. Mr. Whitman stated that a variance has been requested. Mayor Caudle stated that there was an ordinance requiring it to be hooked up to sewer. Ms Parvin stated she agreed with the request. Mr. Seay stated he agreed with the request. Ms. Miles stated she had no comments on the application. Mr. Parks asked if the applicants were present, Mr. Whitman stated they were not. Mayor Caudle stated she has talked about the sewer ordinance already but remains concerned about the flooding in the center of Ervin Cir and wants to see engineering on how to address it. Mr. Whitman stated he shares the concerns on how to address the flooding. He stated traffic would exit to Wall-Triana and would be less of a concern than Zierdt.

Mr. Whitman asked for a motion from the Commission.

Mr. Seay motioned to table approval until a discussion could be held with the applicant regarding flooding and sewer hookup. Ms. Parvin seconded. Roll Call vote as follows:

Mary Caudle	Abstain
Beechel Grays	Aye
Tiffany Miles	Aye
Brenson Parks	Aye
Patsy Parvin	Aye

Roy Seay Aye
Casey Whitman Aye

Motion carried. Mr. Whitman stated he would contact the Miller's. Mr. Whitman proposed a joint-work session with the Planning and Zoning Commission and the Town Council after discussion with the Council on Monday. Ms. Parvin stated it would be helpful to hear from the Council on these and future issues. Mr. Whitman stated that the Council would need to schedule the meeting Monday in the council meeting. The Mayor stated that most the Commission has been attending the meeting and there was an upcoming FD/PD Committee Meeting and discussed transition from a VFD to a full time FD.

Other Business

Ms. Parvin discussed the proposal to create a shared entrance with Southern Landing on Advent. She was concerned it would drive more traffic onto Advent. Mr. Whitman stated that his recollection on Southern Landing was that the proposal always included a back exit onto Advent near the SDA Church. Mr. Whitman stated the joint entrance would not change the proposed volume, but merely reduce the number of exits. He stated that the agreement with the developer was not to exit onto Ervin. She asked about impacts to the Churches access to their parking lot. Mr. Whitman stated he hasn't heard from the developer on that specific issue.

Public Comments

Dr. Edith Foster stated that she lives on Zierdt Rd. She stated that it took a while from construction on Towne Lakes until fully built and appreciates the increase in traffic and her concern was more about speed. She mentioned speed bumps and talked about safety checking the mail. Dr Foster questioned the need to widen Zierdt. She mentioned she hasn't seen any standing water on their property. After discussion it was clarified the flooding was near the Oregon Dr pump station.

Mr. Alex Brodorwski stated that once developed, outflow of water from the property would go to detention ponds and be led logically out of the property. He stated that they can't really do anything about other properties but can only control how water leaves their property. He stated that he would request to reconsider the motion and all the concerns would come after the homes are built and the issues could be addressed while the development was under way. He mentioned impact fees as a means to address revenue concerns.

Mr. Smoot echoed Mr. Brodorwskis comment about impact fees. He discussed incoming growth to Redstone.

Ms. Linda Freeman she stated she was 100% on board with Fire Department growth. She stated her daughters shed caught fire seven months ago and Monrovia and Huntsville responded but it wasn't in time to put the fire out. She echoed road traffic concerns. She mentioned driving down Zierdt and the roadway giving out and resulted in two tires being damaged.

Councilmember Ragland stated he agreed with rezoning and addressing the concerns as we go. He talked about impact fees and stated he's been asking for it for a while. He stated he was in favor of the rezone. Mr. Whitman asked Mr. Brodorwksi what was reasonable from a developer's perspective for an impact fee. He stated that all municipalities charge some fees. He asked what

was currently being charged. He stated that even if it was \$1000, multiplied by about 900 more homes that's almost \$1M. Mayor Caudle stated that we have a \$2500 fee for each lot for water and sewer and a portion of it is used to set meters. He stated that probably very little was kept by the town if that was the case. He stated that Triana was a nice place to work with. He said fees would not keep developers away. He stated he also has interest in retail development later.

Adjournment

The commission having no further business, Ms. Parvin motioned to adjourn.

Date approved: *Oct 3, 2021*

///SIGNED ON FILE///
Casey S. Whitman, President

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Mary Caudle, Mayor