

**Town of Triana
Planning and Zoning Commission
Monday, Apr 4, 2022
6:00 P.M.**

MINUTES

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

Roll Call

Mr. Grays - Present
Ms. Parvin - Present
Mr. Whitman - Present
Ms. Caudle - Present
Ms. Nelson - Present
Mr. Davis - Present
Mr. Parks - Present
Ms. Burgess - Present

Approval of Minutes

Mr. Whitman presented the minutes for March 7, 2022. Mayor Caudle motioned to approve the minutes, Mrs. Parvin seconded. Unanimously approved, motion carried.

Opening Comments

Mr. Whitman stated there were two items on the agenda for the evening. He stated that Savannah Phase 5 was progressing and will be the last subdivision under the old process.

Mr. Whitman stated he had a response for Mr. Parks on the Census. 2020 was 2,090. 2010 was 496, he caveated that Landess Circle which was annexed in 2002 and the Savannah and River Landing annexation in 2006 was not included. 2000 Census was 458.

Mr. Parks asked if Mr. Whitman thought that numbers in the Census were low. Mayor Caudle estimated 1,300 water customers and estimated about 4,000 persons based on that. Mr. Whitman stated that when he plotted the census blocks that several areas like Brookhaven and Savannah and Rivers Landing appeared to be underreported.

Hidden Rivers Phase 2 Final Plat Approval

Mr. Whitman presented the Phase 2 Final Plat. He stated that the street signs and transformers were missing. The final asphalt layer was down. The sewer lift station is missing some parts which are due in this week. He stated 60 days to get the sewer pump completed. Street lights were paid for as well. Mr. Whitman opened for questions. Mr. Whitman stated 120-180 days to build a townhome once they broke ground. Mr. Whitman suggested holding water meters until the sewer pump was completed. Mr. Parks asked if Mr. Whitman was suggesting a lien. Mr. Whitman stated he was comfortable approving the final plat without a lien on the pump but holding meters until the pump

was done. Mayor Caudle stated that the Town has been delayed for the same issue on the sewer upgrade project. Mayor stated meter sets and COs would be held until the pump was completed. Mayor Caudle stated that we really haven't had any issues with this subdivision. Mr. Parks suggested approval with a lien. Mr. Whitman stated the parts were in but they needed about 60 days to assemble it. Mr. Whitman stated that the only issue they would have would be lack of a water meter for a concrete washout station. Mr. Whitman stated he was comfortable approving without a lien. Mr. Parks motioned to approved the plat, seconded by Ms. Parvin

Roll Call Vote:

- Grays - Aye
- Parvin - Aye
- Whitman - Aye
- Caudle - Aye
- Nelson - Aye
- Davis - Aye
- Parks - Aye
- Burgess - Aye

Motion carried.

Evergreen Mill Phase 1 Initial Plat Modification

Mr. Whitman stated that for Evergreen Mill the developer has requested to complete Hidden Rivers drive to the Hidden Rivers Townhome during Phase 1. The rationale was due to the water line on Advent only being a 6" PVC vs an 8" Ductile Iron Pipe in Hidden Rivers with better pressures and supply. Mr. Whitman didn't have an issue with the request. The updated plat will also include the updated street names. Mayor Caudle stated that we planned to do another water pressure test throughout the city and believed we may need a third access point. Motion from Mrs Nelson to approved the modification, second from Mr. Davis.

- Grays - Aye
- Parvin - Aye
- Whitman - Aye
- Caudle - Aye
- Nelson - Aye
- Davis - Aye
- Parks - Aye
- Burgess - Aye

Motion carried.

Public Comments

None.

Motion to adjourn from Mayor Caudle.

Minutes approved May 6th, 2022.

///SIGNED ON FILE///

Casey S. Whitman, President

///SIGNED ON FILE///

Mary Caudle, Mayor