

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

**MINUTES**

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

Roll Call

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

Approval of Minutes

Mr. Whitman presented the minutes for Apr 4, 2022. Ms. Parvin motioned to approve the minutes, Mrs. Nelson seconded. Unanimously approved, motion carried.

Opening Comments

Mr. Whitman stated that the Harris property had sold to the developers for Evergreen Mill. Mr. Whitman welcomed Mr. Ragland in attendance.

Final Plat Approval for Southern Landing Phase 1A

Mr. Whitman presented the Southern Landing Phase 1A Final Plat. He stated that the final asphalt layer had been laid, minus a small patch on Murphy Ln. Street Signs were up and correct. Mr. Davis inspected the Storm Drains and he had noted some mud and debris that needed cleaned out. Madison Utilities inspected water and sewer. Huntsville Utilities were paid for the street lights. Mr. Murphy's driveway access has also been paved in. One of the Commission members asked about the signage for Advent and Murphy Cir. Mr. Whitman stated they were in stock but not installed. Mayor Caudle stated that the RoW had been purchased by the Town from the Murphy Family. Mr. Whitman stated that the transformers were not installed yet, but that the Huntsville Utilities was running behind. The Avigation easement has been signed and filed. Ms. Parvin asked about the drainage pond. Mr. Whitman stated that he was unaware of any other plans and he assumed the home builder would be planting grass around the drainage pond. Ms. Parvin expressed some concern if there were long heavy rains. Ms. Parvin asked if all the layouts were the same as previously presented. Mr. Whitman said yes, 31 lots with some common areas. Mr. Whitman stated that he did not know the developer's future plan for phasing the remain lots. Mr. Whitman stated that the last phase would need adjustment to alignment with Evergreen Mill's entrance. Ms. Parvin

asked if the electrical would be underground. Mr. Whitman said yes, however there is still electrical poles up along Southland Ct and would not come down until AT&T and HSV Utilities rerouted the lines and internet. Mr. Whitman stated the cul-de-sac for Southland Ct would be closed off after the plat is recorded and construction begins on the houses. Mr. Davis motioned to accept the Final Plat for Southern Landing Phase 1A Mrs. Nelson seconded.

Roll Call Vote:

- Grays – Absent
- Seay - Absent
- Parvin - Aye
- Whitman - Aye
- Caudle - Aye
- Nelson - Aye
- Davis - Absent
- Parks - Aye
- Burgess - Aye

Motion carried.

Large Scale Moratorium

Mayor Caudle discussed the need for the Large-Scale Residential Moratorium and discussed the various challenges the Town was facing in terms of infrastructure for the water and sewer such as the need for the third water intake and the sewer project Phase 2 which involves a larger force main from Savannah West to Swancott which is estimated at over \$1M. She stated the we needed a moratorium in order to get caught up on these upgrades and to rebaseline what our capacity is before accepting any larger projects. Mr. Whitman presented a draft ordinance that would be introduced to the Council in order to enact the moratorium. Mr. Davis motioned to recommend a moratorium to the Town Council Mrs. Nelson seconded.

- Grays - Absent
- Seay - Absent
- 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 July 18th, 2022.

///SIGNED ON FILE///

Casey S. Whitman, President

///SIGNED ON FILE///

Mary Caudle, Mayor