

**Town of Triana
Planning and Zoning Commission
Monday, Nov 07, 2022
6:00 P.M.**

MINUTES

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

Roll Call:

Mayor Caudle	Present
Barry Davis	Absent
Casey Whitman	Present
Beechel Grays	Present
Brenson Parks	Present
Roy Seay	Present
Patsy Parvin	Present
Alicia Burgess	Absent
Teresa Nelson	Present

Members present constituted a quorum.

Minutes from Sept 1, 2022

Mr. Parks motioned to accept the minutes with corrections from Sept 1, 2022. Second from Mr. Grays. Unanimous consent, motioned carried.

Minutes from Oct 3, 2022

Mr. Whitman noted that there was a lack of quorum on Oct 3, 2022 and therefore no meeting was held.

Opening Comments

Mr. Whitman noted that Southern Landing Phase 1 began construction of homes. Mr. Whitman discussed the issue with the Post Office requiring Cluster Mailboxes (CBUs). Mr. Whitman stated that the Developers have all been made aware and they are in various phases of installing them and making arrangements with the Post Office. Mr. Whitman stated that all the new subdivision developers have been made aware of the requirement. Mr. Whitman stated that going forward we would require to see a signed form from the Post Office to approve plats.

Record Street Apartments Rezoning (R-2 to R-2A)

The Commission set a Public Hearing for November 21st at 6:00PM and added an Agenda item to vote on a recommendation for the regular December 5th meeting.

Final Plat for Malvern Hill Phase 1

Mr. Whitman stated that the Plat that was presented needed to be redone to add the correct plat statements. Mr. Whitman stated that the road was supposed to be poured the following week and signs installed. Mr. Whitman presented the street light payments and stated that the transformers were not yet installed. Mr. Whitman stated that the developer is working with the Post Office on the Mode of Development form. Mr. Whitman suggested approving the final plat with liens. Ms. Parvin asked for the number of lots. Mr. Whitman stated 48 lots. Mr. Parks asked about the Final Plat form purpose. Mr. Whitman stated that it was a check list for the developer and Town to make sure that we had items completed to get an agenda item. Mr. Parks asked to have the TV screen available for future meetings. Mr. Seay discussed concerns about the blind hill coming southbound on Wall Triana Hwy. Mr. Whitman stated that we would need to install some sort of signage. Mayor Caudle suggested a trigger warning sign with lights. Ms. Parvin mentioned the flashing stop sign at Beadle and Zierdt. Ms. Parvin asked if Malvern Hill would need to install CBUs. Mr. Whitman said yes and he was aware of it and had Common HOA Property on which to install it. Mr. Seay asked about who would be responsible to maintain the CBUs. Mr. Whitman and Mayor stated that the HOA would be responsible. The Commission discussed the CBU requirement further. Mr. Whitman stated that going forward he would like to have the Post Office sign off on the Plats like MU and HU.

Mayor Caudle discussed that going forward, the Council will be providing firm guidelines on rezoning for the Planning Commission.

Mayor Caudle stated that she didn't believe we should move forward on this plat until the Drainage Issue on the west side of the development was corrected and more work completed like the streets. Mayor Caudle mentioned that she would like to Council to approve a retainer for EOS Engineering to provide an independent review for the storm water plans.

Mayor Caudle motioned to table this agenda item until more work was completed. Second from Mr. Grays. Unanimous consent, motion carried.

Public Comments

Mrs. Blanche Orr spoke on the property on Stone and Record. Mr. Whitman stated that they would still be under the same previous agreement on the number of lots, drainage, pocket park, and access on Record Street only. Mrs. Orr stated that the grass had not been cut. Mr. Grays asked if the town had notified them. Mayor Caudle stated she believed they were in the last batch of grass/weeds letters to be sent out. Mr. Whitman stated that unfortunately the State Law establishes a long process to get the grass cut by the city if a property owner doesn't cut it. Mrs. Orr stated that it shouldn't take all that and people should be good neighbors. Mr. Grays asked if these Townhomes if approved would be rented or sold. Mr. Whitman stated that he believed they would be sold. Mayor Caudle stated that they have Condo Associations to deal with maintenance as well. Mr. Whitman provided Mrs. Orr with a list of adjacent owners to see if anyone else needed to be notified specifically of the hearing via mail.

Mr. Grays asked if the plan was still have the developer widen the curve at Landess Circle. Mr. Whitman stated that he didn't recall what the decision was between widening the curve or installing larger ingress/egress at the entrances. Mr. Whitman stated that the water lines on Landess Cir run right along the inside edge of the roadway and would be a challenge to widening the roads along with the power lines. Mr. Whitman stated he got an estimate of \$500-1250 per foot to widen the roadways.

Adjournment

Motion from Mayor Caudle to adjourn.

Date approved: *Dec 5, 2022*

Casey S. Whitman, President

Mary Caudle, Mayor