

**Town of Triana
Planning and Zoning Commission
Monday, Dec 1, 2025
6:00 P.M.**

MINUTES

Meeting was called to order by Mayor Caudle at 6:00PM. Mayor Caudle stated the purpose of the Planning and Zoning Commission. She stated that the role was to review anything related to Planning and Zoning and make recommendations to the Council for their ultimate approval. She reiterated that the Commission does not approve anything, merely review and research and recommend. Mayor Caudle stated that the new Council reappointed Mr. Whitman as the Council appointee and she reappointed Mr. Davis as the Municipal appointee. She stated the rest of the Commission were appointed from throughout the town. She stated that she was reappointing Mr. Whitman as the Commission Chair.

Mr. Whitman called the roll.

Roll Call:

Mayor Mary Caudle	Present
Barry Davis	Absent
Casey Whitman	Present
Alicia Toney	Absent
Kathy Nilsen	Present
Brenson Parks	Present
Zach Atchley	Present
Patsy Parvin	Present
Theresa Nelson	Present

Members present constituted a quorum. Mr. Whitman thanked Mrs. Nelson for her service on the previous Council and for returning to Planning and Zoning.

Member Terms

Mayor Caudle explained the terms for the Commission members were staggered per Alabama Law and Ordinance and were as follows:

Alicia Toney - Nov 1, 2026
Kathy Nielson - Nov 1, 2027
Brenson Parks Nov 1, 2028
Zach Atchley - Nov 1, 2029
Patsy Parvin - Nov 1, 2030
Theresa Nelson - Nov 1, 2031

Approval of the Minutes from Jun 2, 2025

Motion from Mayor Caudle, seconded by Ms. Parvin to approve the minutes. Unanimously approved.

Approval of the Minutes from Mar 4, 2024

Motion from Mrs. Nelson, seconded by Mr. Parks to approve the minutes. Unanimously approved with Mr. Atchley abstaining.

Approval of the Minutes from Jan 5, 2023

Motion from Mrs. Nelson, seconded by Mr. Parks to approve the minutes. Unanimously approved with Mr. Atchley abstaining.

Commercial Setbacks

Mayor Caudle stated we have not received any plans for the announced Gas Station at Wall-Triana and Beadle Lane. Mr. Whitman stated that there has been concern expressed regarding Commercial District regulations. He stated that he put together a PowerPoint (see attached) to provide some of his research from other cities. Mr. Whitman explained that the 2019 Ordinance that was based on the original 1968 Ordinance did not revisit Commercial District regulations and that the Commission's focus was on Residential. Mr. Whitman went through the PowerPoint and the Commission discussed the various restrictions in Madison and Huntsville and the examples shown and the recommended setback table.

Public Comments

Marvelene Freeman appreciated the research and asked about looking at smaller municipalities to compare against. Mayor Caudle stated that she couldn't find similar regulations in the smaller Town's zoning ordinances.

David Berry agreed with Buffers and said he's ok with Beer sales but not Liquor Sales. He was in agreement with landscaping requirements and had traffic concerns with the intersection.

Marissa Chester thanked the Commission for hearing their concerns. She expressed concern about the look of other Chevrons in Madison County. She stated she wanted architectural style commercial buildings to match the character of a residential area. She agreed with landscaping requirements and fencing.

Allen Heidt asked if we had the ability to make the buffer larger. Mayor Caudle said the Commission could only recommend. He stated that sidewalk would be nice. He asked about Security Measures. Mayor Caudle said they probably would but the Town wouldn't require them.

Deborah Rice stated she was for the Gas Station.

Daymeliz Colon asked for specifics on the proposed fencing requirement. Mayor Caudle stated that we would need to have more meetings to discuss.

Mayor Caudle proposed a follow-on meeting for Dec 29th at 6PM.

Jolinda Willie discussed the Treatment Plants and Shooting Range near the Collier Community and what they have had to deal with and that the Town needed growth.

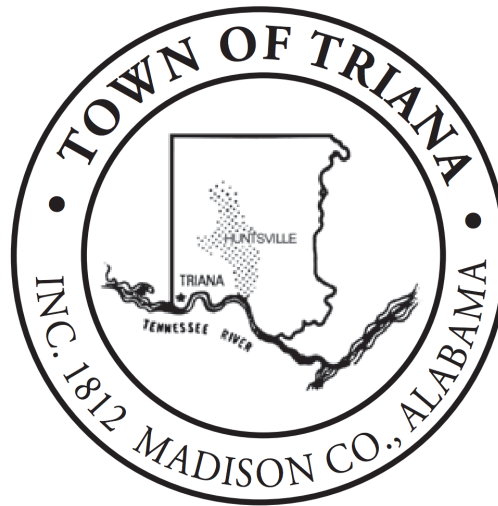
Adjournment – Mayor Caudle motioned to adjourn.

Date approved: _____

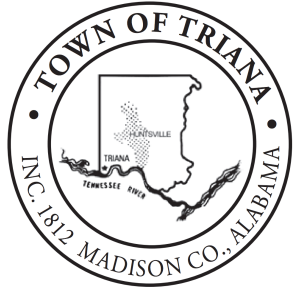
Casey S. Whitman, President

Mary Caudle, Mayor

Gas Station Survey & Commercial Setbacks/Buffers

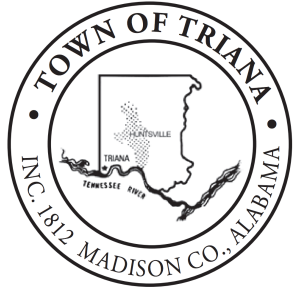


December 2025
Council Member Casey Whitman
Town of Triana



Background & Bottom-Line-Up Front

- **Background**
 - Town of Triana's Commercial Zoning requirements are from original 1968 Ordinance and were not adjusted in the 2019 and subsequent updates
 - Common zoning practices have evolved over time
 - Commercial Gas Station announced at corner of Wall-Triana and Beadle
 - Residents have expressed concern regarding lack of Buffer requirements between residential (R-#) and Business (B-1) zones
- **Bottom-Line-Up Front**
 - City of Madison requires landscaping buffers with tall opaque fences to block the view and sounds from Business Zones when adjacent to Residential
 - City of Huntsville requires landscaping buffers
 - Recommend Triana Planning and Zoning Commission adopt setbacks and service station requirements for zoning ordinance via amendment

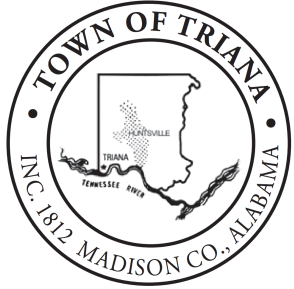


Agenda

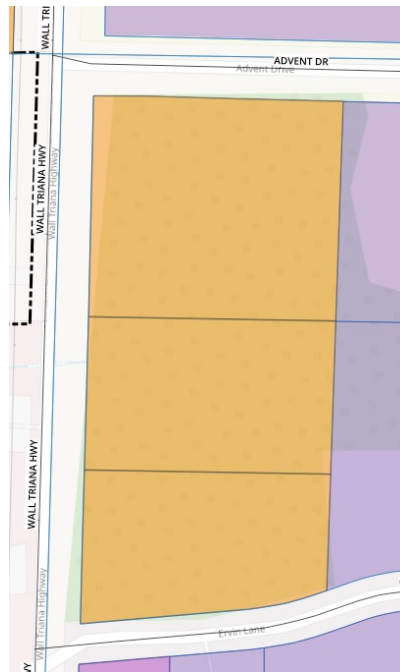
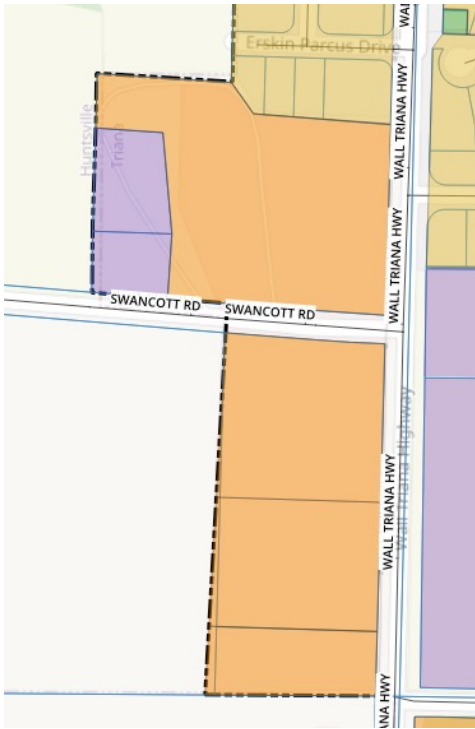
- Review current Triana Commercial Zones
- Review Madison and Huntsville Setbacks/Buffers
- Review Service Station requirements from Madison Ordinance
- Develop Recommendation for Zoning Ordinance Amendment

Town of Triana Commercial & Industrial Zones

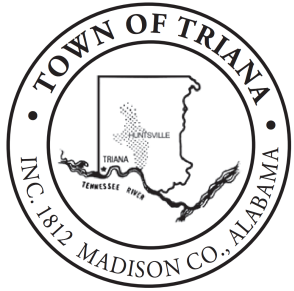
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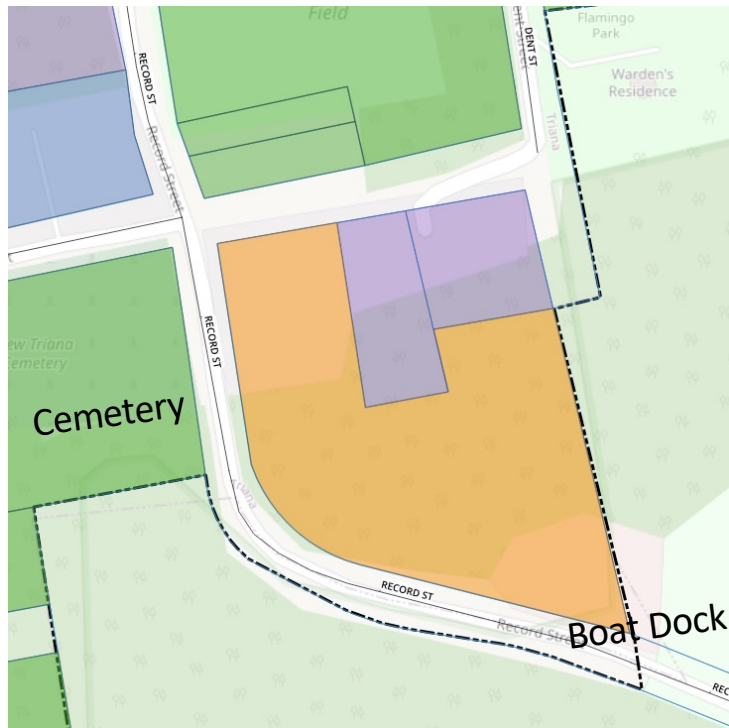
Wall-Triana Corridor



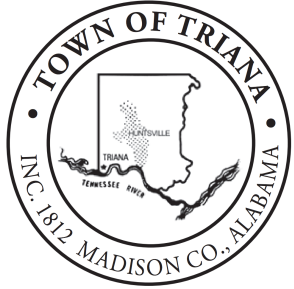
- Parcus Property adjacent to existing R-1 and R-3 residential areas
- Properties between Advent and Ervin Ln adjacent to R-1



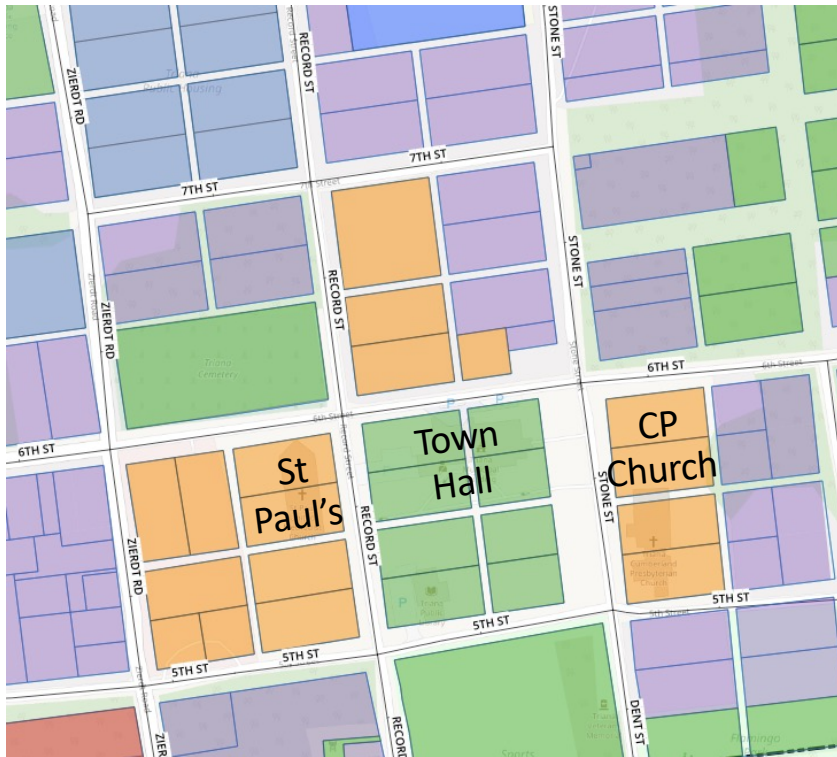
River Dock Area



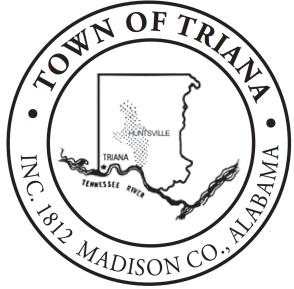
- Riverclub Property adjacent to R-1



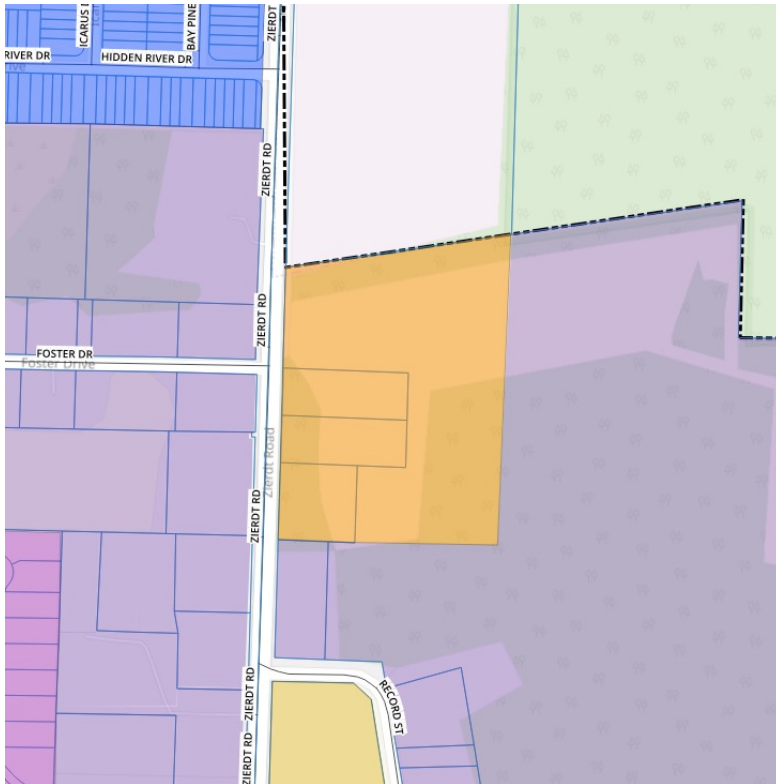
Downtown Area



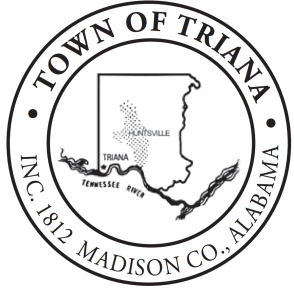
- Several B-1 adjacent to R-1
- Some are preexisting Churches which generally don't pose conflicts with R-1



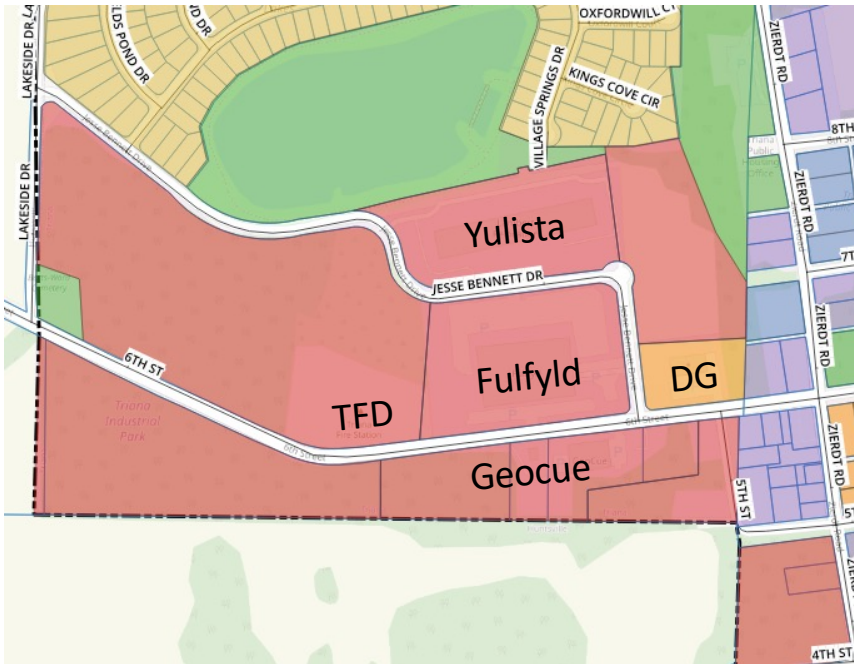
Zierdt Corridor



- B-1 adjacent to R-1

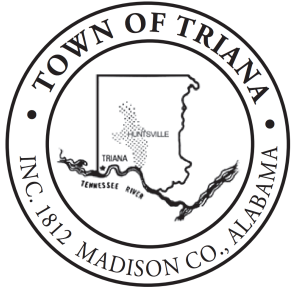


6th Street / Industrial Park Corridor



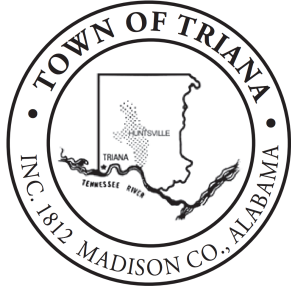
- M-1 and B-1 adjacent to R-1

Madison and Huntsville Commercial Buffers



Why Madison and Huntsville?

- Madison and Huntsville have detailed, well researched Zoning Ordinances
- They are adjacent to or near Triana which provides examples of what is common in the area
 - Builders/Developers are used to the requirements in nearby cities
- A word of caution:
 - Madison and Huntsville have special business districts that have unique requirements and restrictions based on their Cities visions for certain areas
 - E.g. Madison's "Main St" downtown area prohibits certain businesses like Laundromats, Gas Stations due to their desire to have a "Mom-and-Pop" small retail and restaurant businesses Main St area
 - Other examples include Town Madison, Downtown Huntsville, etc...
 - Their ordinances provide a reference point as to what is common but we must determine what works for Triana



City of Madison - Landscaping

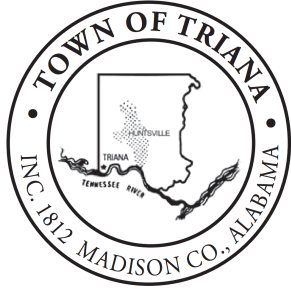
5-18-1 Requirements

Landscaped buffers are required wherever two different zoning districts are adjacent to one another. The width of these buffers depends on the nature of the adjacency; that is, which two districts are adjacent to one another. The width requirements are enumerated in Section 5-18-5 below. In addition, buffers must meet the following requirements:

1. The landscaped buffer area shall not be less than the width specified in the Sec. 5-18-5 measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property line or lines.
2. The area shall be so designed, planted, and maintained as to be eighty (80) percent or more opaque between two (2) and six (6) feet above average ground level when viewed horizontally, unless otherwise specified in the appropriate district regulations.
3. Types and numbers of plantings for landscaped buffers shall be submitted with application for a building permit, along with plans and statements demonstrating how the buffer will be irrigated in the future. No building permit or site plan certificate shall be issued without such data, where this Ordinance requires a landscaped buffer area or areas.
4. Plantings shall be of a size and type which will insure the meeting of the eighty (80) percent opacity requirement within no longer than twelve (12) months of the date of first planting. Where questions may arise as to the suitability of proposed plant materials to meet this requirement, final determination of suitability shall be made by the Planning Commission. Eighty-percent opacity must be maintained year-round.
5. Failure to maintain the landscaped buffer area as set out above shall be a violation of this Ordinance.

5-18-2 Substitution for Landscaped Buffer Area

When expressly authorized by the Planning Commission, a six (6) foot high opaque structure set in a five (5) foot wide landscaped buffer area may be substituted for the six (6) foot high, planted buffer in Subsection 5-18-1.



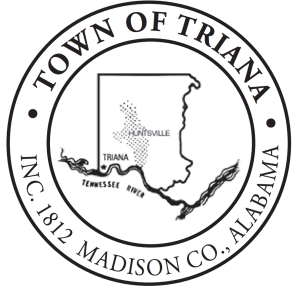
City of Madison Zoning Ord.

5-18-5 Minimum Landscape Buffer Widths

Minimum landscape buffer Widths shall be established according to the following table. Where district regulations in Chapter 4 of this Ordinance require a different buffer width, the requirements in Chapter 4 will control. All required buffers are in addition to yard requirements:

Table 5-18-5 Minimum Required Buffers

	Adjoining Use R1, R1A, R1B R2, R3A, RC-1, RC-2	R3	R4	B1	B2	B3, M1, M2
Proposed Use R1, R1A, R1B, R2 R3A, RC-1, RC-2		10	20	20	30	50
R3	10		10	20	30	40
R4	20	10		10	20	30
B1, B2/S1	20	20	10	20	20	30
B2	30	30	20	20		20
B3, M1, M2	50	40	30	30	20	

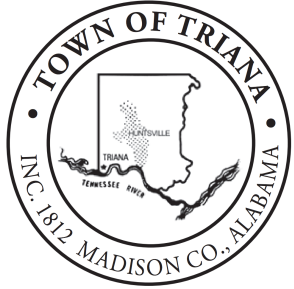


Example 1 – Crossroads IGA

Wall-Triana and Gillispie – City of Madison

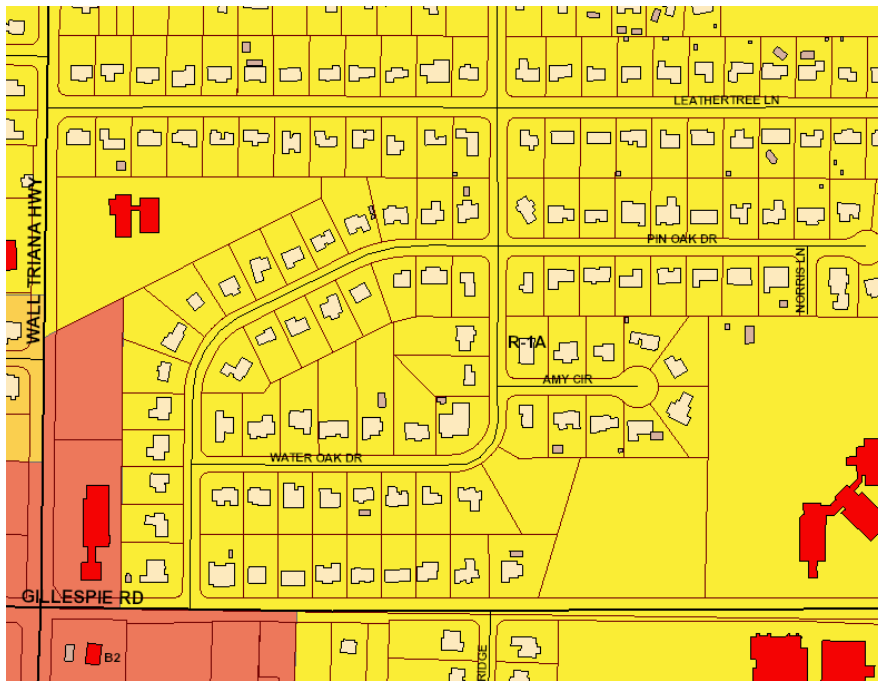


[Planning Commission Staff Report \(Hyperlink\)](#)

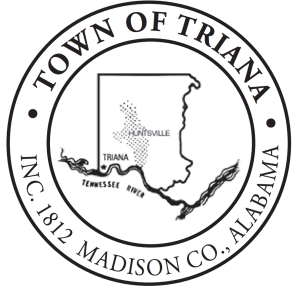


Example 1 – Crossroads IGA

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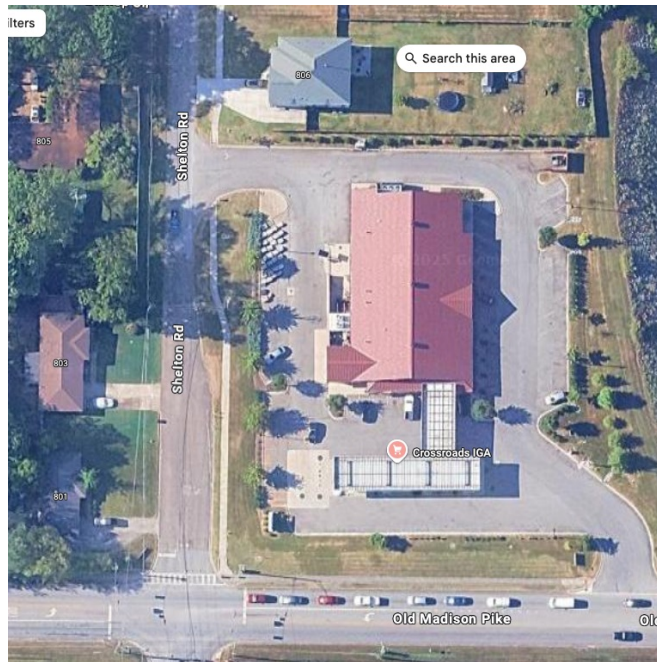


- B-2 Commercial
- R-1A Residential

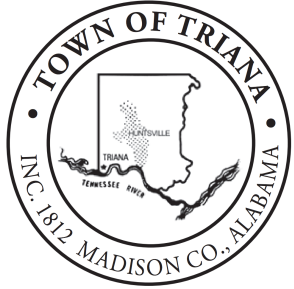


Example 2 – Crossroads IGA

Old Madison Pike and Shelton -- City of Madison

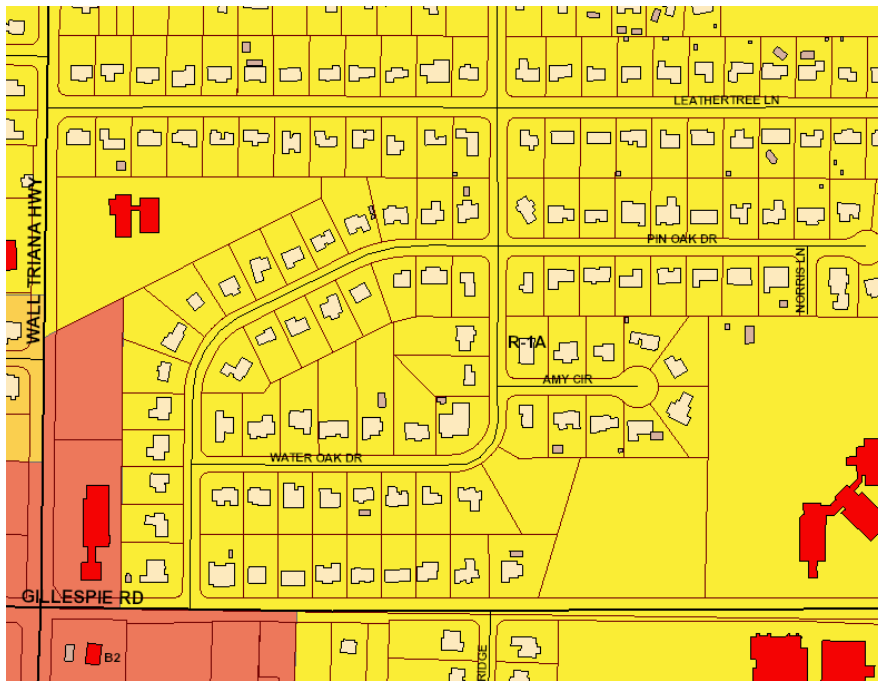


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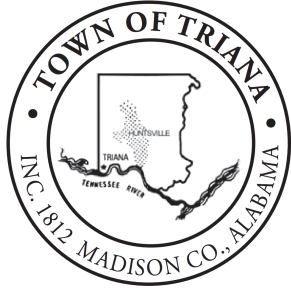


Example 2 – Crossroads IGA

Old Madison Pike and Shelton -- City of Madison



- B-2 Commercial
- R-1A Residential



City of Huntsville Zoning Ordinance

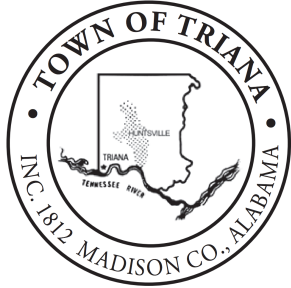
ARTICLE 20 NEIGHBORHOOD BUSINESS C-1 DISTRICT REGULATIONS

Purpose

The Neighborhood Business C-1 District is primarily intended to serve the day-to-day needs of surrounding residential neighborhoods for retail goods and personal services. It is to be a restricted commercial district offering a limited range of convenience goods and services combined with low-intensity business and professional offices and upper story apartments.

The goal is to encourage the location of small scale businesses and to provide districts conducive to the establishment and growth of locally owned businesses. It is further the intent of these regulations that Neighborhood Business C-1 District zones be limited in size in order to best serve their intended purpose; to minimize the impact of noise, light, traffic, trash and other pollutants on nearby residents; and to encourage pedestrian use.

Landscaped **buffer** yards are required along the perimeters of the district to create a transitional area between residential and commercial uses, to shield nearby residents from the disruptions associated with commercial operations, and to upgrade the appearance of neighborhood shopping areas.

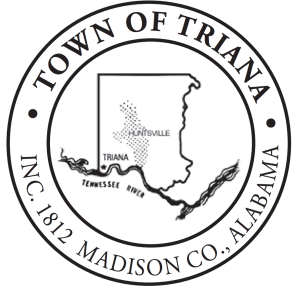


City of Huntsville Zoning Ord

Buffer of Screen Planting - A strip of land not less than fifteen (15) feet wide containing plant materials planted and maintained as follows:

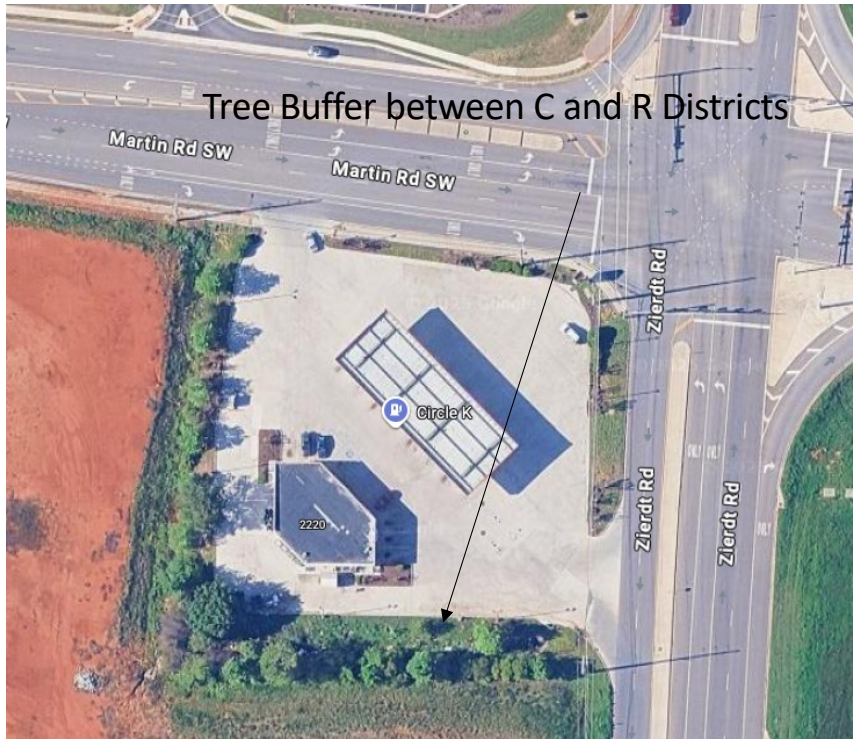
One (1) tree per fifteen (15) linear feet of length of said strip, no less than sixty percent (60%) of which shall be of an evergreen screening tree species, as defined herein, with the remainder of the required trees being deciduous trees, fifty percent (50%) of which shall be deciduous screening trees, as defined herein, with no single species constituting more than one third (1/3) of the total required trees; as well as, two (2) screening shrubs, as defined herein, per five (5) linear feet of said strip, a minimum of which sixty percent (60%) shall be evergreen, however, in no case shall any one species constitute more than one third (1/3) of the total number of required shrubs; as well as, grass, permanent mulch beds, or other permanent vegetative ground cover on all parts of each screen planting strip. All required plants shall be arranged in such a manner so as to provide a variety of plant materials, locations, and spacing with the intent of achieving the greatest degree of screening practical. Additional plants may be planted within the strip provided the minimum screening requirements as listed above are met. Existing vegetation may be credited in lieu of the required planting provided the existing vegetation is identified by species, size and condition on an approved landscape plan, and provided that the existing vegetation provides a degree of screening that meets or exceeds that which would be provided by the required planting.

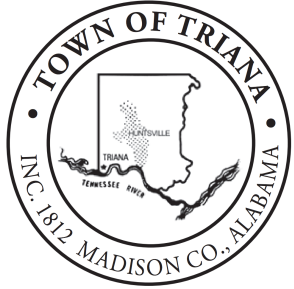
A screening shrub shall be a locally adapted species of a type capable of reaching a minimum height of five (5) feet and a minimum spread of five (5) feet within three (3) years of planting. All such shrubs shall be a minimum twenty-four (24) inches in height and spread at time of installation.



Example 3 – Circle K

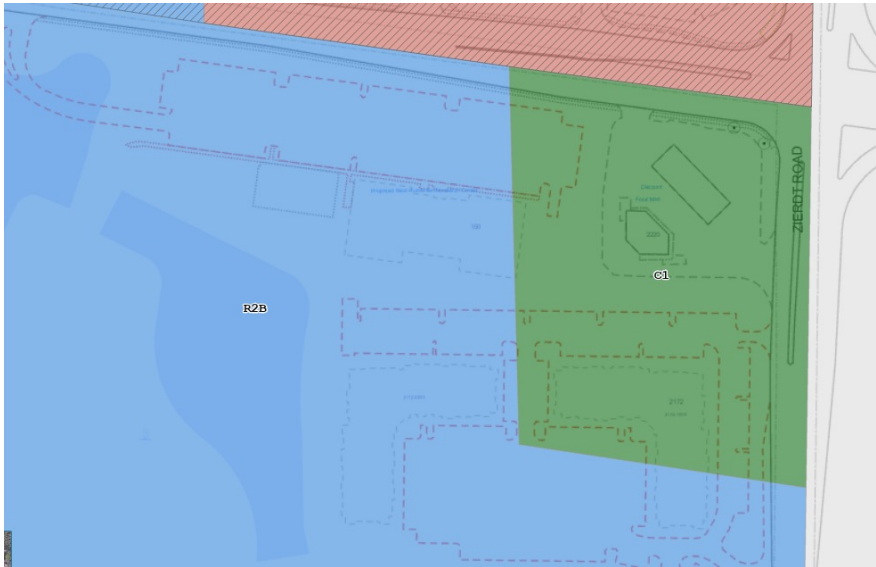
Zierdt and Martin – City of Huntsville

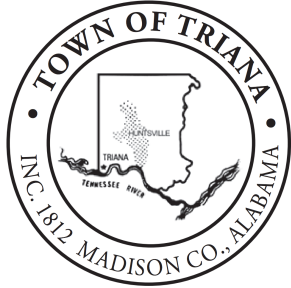




Example 3 – Circle K Zierdt and Martin – City of Huntsville

- C1 adjacent to R2B

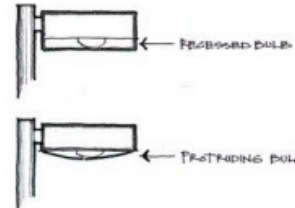




City of Madison Zoning Ordinance

7. Convenience Store with Fuel Sales.

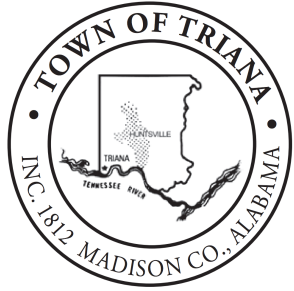
- a. An automobile service station or convenience store shall have a minimum front lot line on the primary right-of-way of 120 feet and a minimum area of 12,000 square feet.
- b. Canopies shall be required for fueling stations.
- c. All buildings shall be set back 40 feet from all right-of-way lines and all canopies shall be set back 15 feet from all right-of-way lines.
- d. Light or glare shall not spill onto adjacent property or right-of-ways. All light fixtures shall be either recessed into a canopy, or if they protrude shall have a box that shields the bulb from direct view. A light fixture that protrudes from the bottom of a canopy shall have a box completely surrounding the bulb and the lens shall be flush with the box. Should a gas station canopy be repaired or improved and the value of the improvements or the repair total 50%



or more of the assessed value of the structure, these lighting requirements must be met. Lenses shall not protrude past the bottom of the box.

- e. In the B2 and MC Districts, fuel pumps must be screened from adjacent property owners by one or some combination of a continuous hedge, shrub or earthen berm that is 5 ft. (min) in height. This standard shall also apply to property located north of Sherborn Drive on County Line Road and property located south of Gooch Lane on Hughes Road.
- f. In the B2 district, convenience stores with fuel sales should incorporate pitched roof elements to the principal structure so as to provide a look compatible with and similar to a residential architectural style. Canopies shall be similar in materials and architectural design. Building facades shall be designed to a human-scale for aesthetic appeal, pedestrian comfort, and compatibility with the design character of the district or neighborhood.
- g. Additional screening and buffering requirements may be recommended by the Planning Director for approval by the Planning Commission.

Triana Buffer Discussion

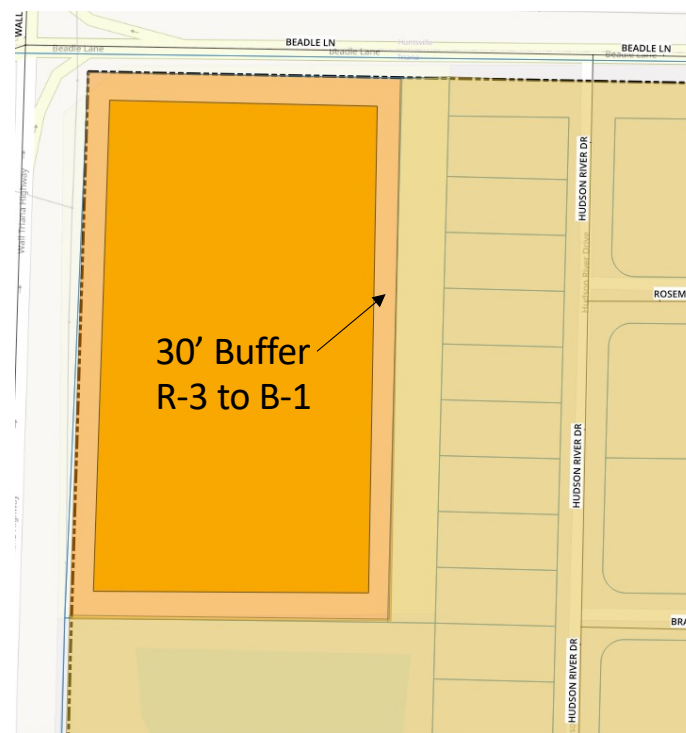
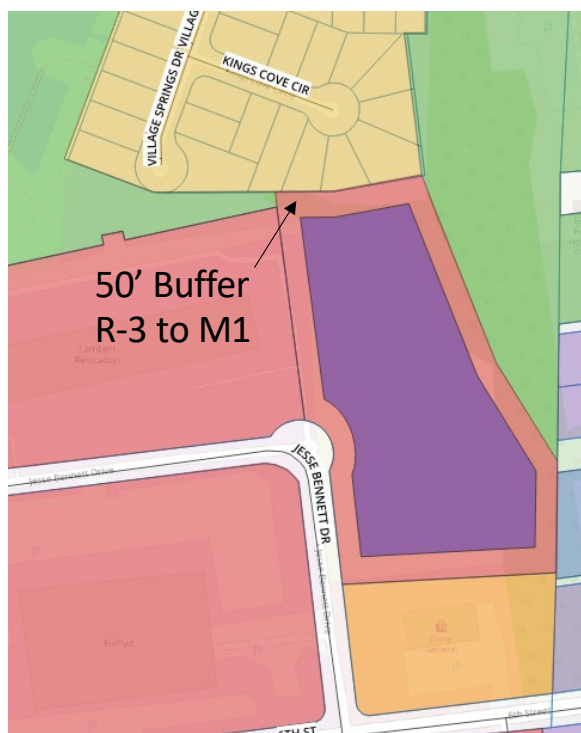


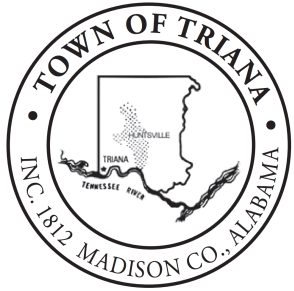
Possible Buffers

	R-1	R-2/R-2a	R-3 / R-4 / R-5
B-1	30	30	30
M-1	50	50	50
M-2	75	75	75

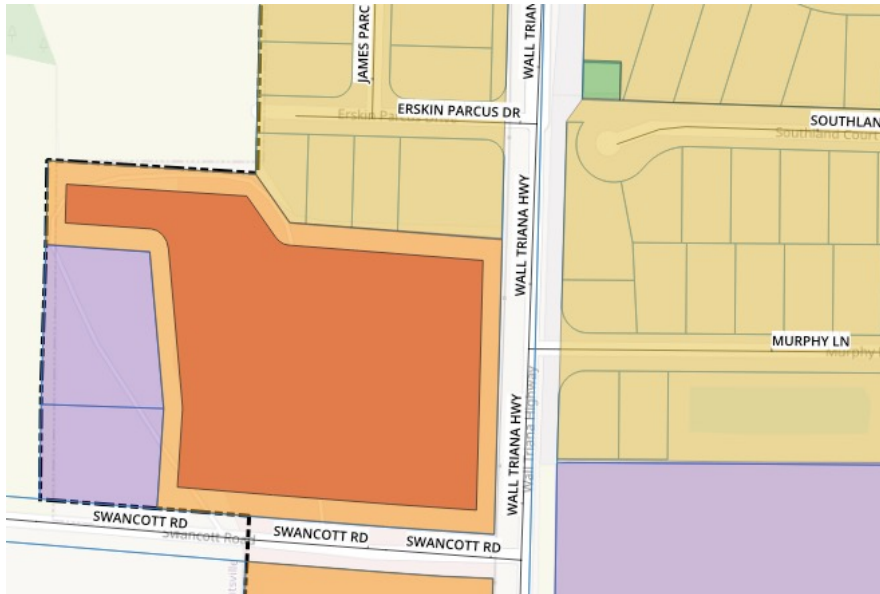


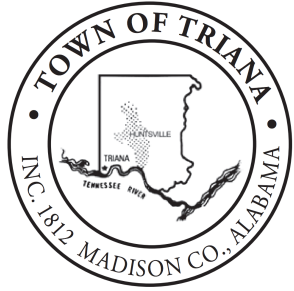
Examples





Examples





Recommendation

- Adopt the proposed Buffers
- Adopt service station requirements similar to Madison

