

**Town of Triana
Planning and Zoning Commission
Monday, Apr 6 2026
6:00 P.M.**

MINUTES

The Planning and Zoning Commission of the Town of Triana met in regular session on Monday, April 6, 2026. The meeting was called to order at 6:00 P.M. Chairman Casey Whitman conducted the roll call.

Roll Call

Casey Whitman, Chairman – Present
Kathy Nilsen – Present
Patsy Parvin – Present
Theresa Nelson – Present
Mayor Mary Caudle – Present

A quorum was declared present.

Approval of Previous Meeting Minutes – March 2, 2026

Chairman Whitman presented the minutes of the March 2, 2026 meeting, which included the rezoning request for Car Lane and the site plan review for the gas station.

Motion by Mayor Caudle, seconded by Ms. Nelson, to approve the minutes as presented.
Vote: Motion carried unanimously.

Opening Comments

Chairman Whitman announced that Ms. Kathy Nilsen had been elected by the Town Council to fill a vacant Council position and would be sworn in at the next Council meeting. He noted that this would be her final meeting serving on the Planning and Zoning Commission and congratulated her on the appointment.

No additional comments were offered by the Mayor or Commission members.

Evergreen Mill Phase Two – Final Plat Approval

Chairman Whitman introduced the agenda item regarding Evergreen Mill Phase Two.

Mr. Blaine Morrell, representing Morrell Engineering, presented the proposed final plat, which includes 52 residential lots and one common area, with access from Advent Drive.

Mr. Morrell stated that:

- All required utility approvals had been obtained

- The final plat had been signed by applicable utility providers
- Remaining items included installation of transformers, street lighting, and subdivision signage, which are expected to be completed in the normal course of development

Discussion included:

- Confirmation that a detention pond is included within the phase
- Clarification that no playground or recreational amenities are included in Phase Two, consistent with earlier phases
- Status of natural gas service, including coordination to extend service from Phase One
- Ongoing development activity, including grading, utilities, and site preparation
- Traffic conditions within the subdivision and the potential need for future traffic study or calming measures if warranted
- Coordination with utility providers such as AT&T and potential impacts of future installations

It was also noted that Evergreen Mill will ultimately connect with the Southern Landing subdivision, providing additional access within the area.

Motion by Ms. Parvin, seconded by Ms. Nelson, to approve the Final Plat for Evergreen Mill Phase Two. Unanimously approved.

Public Comments

No public comments were offered.

Adjournment

There being no further business, a motion to adjourn was made and seconded. The meeting was adjourned.

Date approved: _____

Casey S. Whitman, President

Mary Caudle, Mayor