

Town of Triana Planning and Zoning Commission
Meeting Minutes
6:00PM, May 5, 2019

Call to Order

Chairman Whitman called the meeting to order. Ms. Ayres called the roll:

Mr. Whitman	Present
Ms. Caudle	Present
Ms. Ayres	Present
Ms. Miles	Present
Ms. Rodriguez	Absent
Mr. Grays	Absent
Ms. Lundy	Absent
Mr. Seay	Present (Telecon)

Mr. Whitman presented the minutes for April 1st, 2019. Mayor Caudle motioned to approved the minutes with corrections, Mr. Seay seconded the motion. Motion carried unanimously.

Chair's Comments & Mayors Comments

Mr. Whitman introduced both new developments being presented by Mr. Cici and Mr. Anderson and stated that he and the Mayor had met with them and held a preliminary conference and believes that both proposed subdivision projects conform with the zoning regulations and should be able to connect with water/sewer.

Mr. Anderson – “Murphy Acres” Subdivision

Mr. Mark Anderson presented a proposed subdivision which includes a 9AC parcel on Wall Triana Hwy and Murphy Circle already approved for R-3 (see Figure 1). He has entered into a purchase agreement with several other adjacent properties which would result in a total of 212 lots, retention ponds, etc. The project would be phased at 50 lots/year.

Mr. Whitman discussed the fact that some portion of the subdivision sits within the KHSV Airport 65 DNL zone and that while we do not currently require avigation easements now under our Subdivision Regulations, we have been in discussion with the Airport Authority and they would like Triana to modify our process to include avigation easements and Plat Statements for new developments if Triana allows development in an Airport Noise Zone. Mr. Whitman stated that the process would likely be modified before he files for Final Plats. Mr. Anderson stated that an avigation easement would not be an issue.

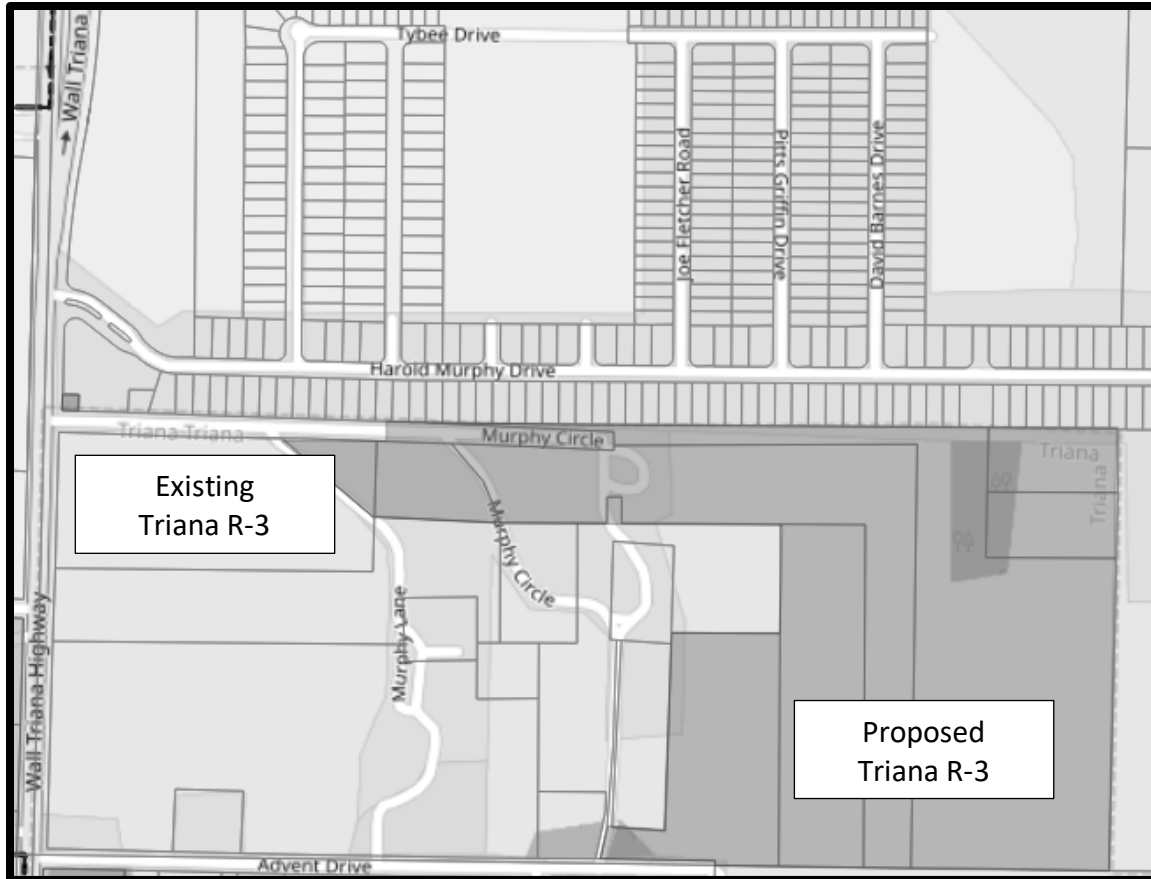


Figure 1. Proposed R-3 Rezoning (Developer: Larry, Curley, Nomo LLC)

Mr. Whitman laid out the process for rezoning which is the Planning Commission voting to recommend approval, followed by introduction at the next Council Meeting, scheduling a Public Hearing, and then the Council approving the rezoning via Ordinance.

Mayor Caudle motioned to recommend approval of the rezoning for the proposed Parcels from R-1 to R-3: 44389, 120356, 143224, 540546, 540545, 44411, 68365, 120357. Motion seconded by Ms. Ayers.

Roll Call Vote:

Mr. Whitman	Aye
Ms. Caudle	Aye
Ms. Ayres	Aye
Ms. Miles	Aye
Mr. Seay	Aye

Motion carried.

Mr. Joey Cici – “Beadle Lane/Rivers Landing” Mixed Use (R-3/B-1)

Mr. Cici presented a rezoning request on the behalf of the property owner (Mr. Alan Murphy). Mr. Cici stated the development would be similar to what is being built in the adjacent Huntsville development in River Landing. Houses would be in the \$260-400K price range, all brick, 2-3 car garage, smart homes. Mr. Cici stated the project would be compliant with the new zoning ordinance and subdivision regulations and the project would be phased at 50 lots/year.

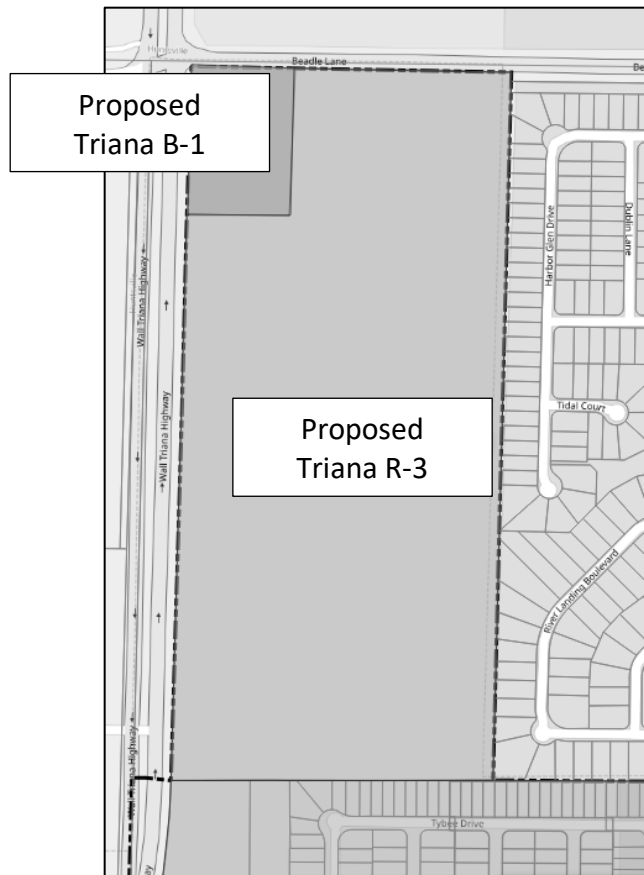


Figure 2. Proposed Rezoning (Developer - Luis Breland)

Ms. Miles asked about the lot size. Mr. Cici stated they would be 60-70' wide with a depth meeting or exceeding the minimum required by zoning. He stated that there would be a 5AC lot retained on the corner for B-1 and will work with Mr. Murphy to try to find a commercial business to occupy the space and increase tax dollars for the Town. Ms. Ayers asked if the amenities would be shared with the existing River Landing/Rivers Landing HoA. Mr. Cici stated they would be shared.

Mayor Caudle motioned to recommend approval of the rezoning for the proposed Parcel from R-1 to R-3/B-1 Mixed Use: 68361. Motion seconded by Mr. Seay.

Roll Call Vote:

Mr. Whitman

Aye

Ms. Caudle	Aye
Ms. Ayres	Aye
Ms. Miles	Aye
Mr. Seay	Aye

Motion carried.

Avigation Easements

Mr. Whitman stated that he did not have the handouts to discuss the avigation easements but described that the edits would be in two places in the Subdivision Regulations to require developers to include plat statements in the initial plats and final plats and in the appendix to add the plat statement template.

Public Comments

No public comments.

Adjournment

The commission having no further business Ms. Ayers motioned to adjourn.

Date Approved: *June 3, 2019*

Casey S. Whitman, President

, Secretary