

**Town of Triana
Planning and Zoning Commission
Monday, December 3, 2018
6:00 P.M.**

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

Roll Call:

Levoneia Ayers	Present
Mary Caudle	Absent
Beechel Grays	Present
Wanda Lundy	Present
Tiffany Miles	Absent
Christina Rodriguez	Present
Roy Seay	Absent
Casey Whitman	Present

Members present constituted a quorum.

Approval of Minutes for November 5, 2018

Mr. Whitman presented the minutes from the November 5, 2018 regular meeting. Mr. Grays motioned to approve the minutes. Ms. Ayers seconded the motion. Motion carried unanimously.

Review of Draft Zoning Map

The Commission reviewed the draft zoning map presented at the November 5, 2018 meeting. The Commission reviewed the various zoning designations and what was and was not permitted within the zones. Additionally, Mr. Whitman reviewed the land that is able to be annexed into the Town of Triana and stated that there is limited additional growth due to Federal TVA land to the South, West, and East and City of Huntsville to the North.

Review of Draft Zoning Ordinance

Mr. Grays suggested that the commission relook the prohibition on single mobile homes on a single parcel of land. The commission discussed and generally agreed that a single mobile home on a single parcel of land should be acceptable by the commission within the R-1 zone upon appeal. Mr. Whitman took an action to modify Section 7 and Section 5 of the ordinance accordingly.

Review of Draft Subdivision Regulations

Mr. Whitman reviewed the purpose of the subdivision regulations (i.e. to regulate and codify the improvements and standards required for developers). Ms. Lundy brought up drainage and asked if the current draft regulations covered storm run-off. Mr. Whitman replied that a separate Flood Prevention Ordinance exists for the Town that was signed in 2018 that regulates development in the FEMA 50- and 100-year plains. Ms. Lundy asked about flooding outside of the FEMA zones, specifically in the area proposed for development between Stone and Record. Mr. Whitman pointed out application requirements in the regulations that require developers to address draining. Mr.

Grays suggested that catchment ponds be required for all subdivisions. Mr. Whitman stated that this wasn't currently required but has been the practice of all the developers in Triana to date with the exception of Towne Lakes which flows into the fish pond. Mr. Whitman took an action to review the Madison County Subdivision Regulations to see what the County had put in to cover flooding.

Scheduling of Public Hearing

Mr. Whitman explained the path forward for the Zoning Ordinance and Map. The Commission will recommend approval to the Council who will pass the Ordinance. Mr. Whitman stated that either the Commission or the Council could hold a Public Hearing. The Commission opted to schedule a Public Hearing on December 13th at 6PM at Town Hall.

Adjournment

The Commission having no further business, Mr. Whitman motioned to adjourn, Mr Grays seconded.

Date approved: *December 17, 2018*

Casey S. Whitman, President

Levoneia Ayers, Secretary

Public Attendees:

- Ann Rodriguez