

**Town of Triana
Planning and Zoning Commission
Monday, April 20, 2020
6:00 P.M.**

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

Roll Call:

Mary Caudle	Present
Beechel Grays	Present
Tiffany Miles	Present via Telecon
Christina Rodriguez	Absent
Roy Seay	Present
Casey Whitman	Present

Members present constituted a quorum.

Mayor / Chair Opening Remarks

No comments.

Rezoning Request (Zierdt Road)

Mr. Whitman informed the Commission that they had received a rezoning request from developers (Doublehead LLC) for a property located on Zierdt Road from R-1 to R-2A for Townhomes. The property is currently empty. The development would include 102 units. Mr. Whitman opened the floor to the developer to introduce the project.

Mr. Robbie Stewart (Mullins Engineering) introduced the project. The development will have one entrance in/out of Zierdt and a stub for future development/expansion to the West. The Townhomes will have front entrance garage, no rear entrances or alleys necessary. Mr. Stewart mentioned potential sewer capacity issues that were discussed at the pre-coordination meeting.

Mr. Whitman elaborated on sewer capacity issues. The property in question, would drain to Savannah East pump station. He discussed the 2019 sewer study that identified the Savannah East and Savannah West pump stations being over capacity. He stated that a potential solution would be to pump uphill from the development to the Foster/Zierdt Lift station. He added that the study also recommended relocation the 259 homes in Towne Lakes (Jesse Bennett/Lakeside Lift station) to the Foster/Zierdt lift-station rather than from Oregon to Advent to Huntsville Sewer.

Mayor Caudle mentioned that the Savannah Pump stations go to Madison Utilities and all others go to Huntsville Sewer. Mr. Whitman also added that the Town has approved 50 apartments to be built North of Town Hall that will flow from Record to Zierdt as well.

Mr. Seay asked about future development to the West. Mr. Whitman stated that there was a stub to allow for that.

Mr. Seay asked about what steps that Town has taken to address the sewer capacity issue.

Mayor Caudle stated that the Council has approved Phase 1 of the project which is upgrading the Savannah East and West pump stations and that funding is in place.

Mr. Whitman stated that Phase 2 is relocating Jesse Bennett station from Oregon to Zierdt Road.

Mayor Caudle stated that a rezone would be contingent on their purchase of the property and engineering and funding a solution that would allow for Sewer Capacity.

Mr. Whitman recommended having the Public Hearing prior to the May 4th meeting and stated that he would work the Public Notice and letters. The Commission agreed with the May 4th Public Hearing date.

Mr. Grays asked about Police Coverage. Mayor Caudle stated we have two officers now and a possible third in process.

Mr. Seay stated that getting certified firefighters is always a challenge and they have a volunteer nearing certification.

Mayor Caudle stated we can fund 3-1/2 Police Officers.

Adjournment

The commission having no further business, Mayor Caudle motioned to adjourn.

Date approved: *May 4, 2020*

Casey S. Whitman, President

Mary Caudle, Mayor