

**Town of Triana
Planning and Zoning Commission
Monday, May 18, 2020
6:00 P.M.**

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

Roll Call:

Mary Caudle	Present
Jason Garstka	Present
Beechel Grays	Absent
Tiffany Miles	Present
Patsy Parvin	Present
Christina Rodriguez	Absent
Roy Seay	Present
Casey Whitman	Present

Members present constituted a quorum.

Initial Plat Request (Malvern Hill)

Mr. Whitman reviewed the history on this subdivision. Previously the developers have already submitted their initial plat and the Town Council has approved the rezoning. He stated the challenge with the lack of sewer and how the developer has gained a 30' easement access from the adjacent properties to the East to access the Huntsville Utilities main sewer via gravity.

Nate Matthews provided a signed copy of the Plat from all the utilities. They went through two adjacent properties and presented a letter from Lanier Ford showing the easements. In exchange the developer will be providing sewer taps but not hookup for those properties. He stated that Mr. Whitman had an email from Huntsville Utilities granted access to the sewer.

Mr. Whitman stated the developer had agreed to name three of the streets for Collier, Willie Sanders, and Ralph Malone.

Ms. Parvin discussed her concern with the width of the streets on Wall-Triana and Landess Circle. Mr. Matthews stated they had done a visibility study to mitigate drivers pulling in and out. Mayor Caudle stated that DSLD had discussed helping to widen the curve at the NE corner of Landess Circle. Mr. Matthews stated that they can either do the curve on Landess or a turn in for the subdivision.

Mr. Seay asked when construction would start. Mr. Matthews stated within a week or so. Mayor Caudle stated she still needed to review the plat with the building inspector prior to her signature.

Mr. Whitman asked about which direction they would start. Mr. Matthews stated that Phase 1 would start from the Wall-Triana side and be the Southern part of the subdivision. He stated that they would not be able to exit on Landess until towards the end of the development. Mr. Matthews

stated that they expected to sell 4-6 homes per month and therefore the project would take a while to complete.

Motion from Mr. Seay, Second from Ms. Parvin to recommend the Mayor approve the Initial Plat.
Roll Call vote as follows:

Mary Caudle	Aye
Jason Garstka	Aye
Beechel Grays	Absent
Tiffany Miles	Aye
Patsy Parvin	Aye
Christina Rodriguez	Absent
Roy Seay	Aye
Casey Whitman	Aye

Motion carried and Initial Plat approved pending the Inspectors review.

Public Comments

None.

Adjournment

The commission having no further business, Mr. Seay motioned to adjourn.

Date approved: *June 1, 2020*

Casey S. Whitman, President

Mary Caudle, Mayor