

**Town of Triana  
Planning and Zoning Commission  
Monday, July 6, 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.

Minutes from Jun 1, 2020

Motion from Mayor Caudle, Second from Ms Miles to approval. Minutes approved with unanimous consent.

Sewer Easements for Malvern Hill

Mayor Caudle opened the discussion stating that she wanted to have this discussion this evening because two of the potentially affected land owners for sewer easements for Malvern Hill had contacted the Council at the last Council Meeting asking questions about the easements and stating they had not been contacted by the developer. Mayor had stated that her understanding was that the developer had been in contact with the developer based on past emails and discussion with the developer.

Nate Matthews stated that they had hired Lanier Ford to work the easements and had been assured that they had been worked. The current status is that the Rhett family has granted an easement. The other properties that need to be crosses are either the Griffins or the Ayers property. He stated he has spoken to the Griffins. Originally, they plan was not to cross the Griffin's property and go from the Ayers to the Rhetts.

Ms. Parvin asked about the Ayers property. Nate Matthews stated that Lanier Ford had told them they Easement was in place with the Ayers. After further digging, it turned out not to be the case. Ms. Parvis asked if the surrounding neighbors were notified for the project. Mayor Caudle discussed the current process of notification procedures, Public Hearings and notices. She reiterated that the Town had said on multiple occasions that they would not be doing any condemnations and all easements would need to be obtained by the developer.

Mr. Whitman stated that Malvern Hill was zoned as R-3 when the Town passed the original zoning ordinance in 2018, that area was zoned as R-3 because a contract was already in place with the original land owner.

Ms. Miles asked about current status. Mayor stated that they are currently working with the Griffins to obtain the last easement.

Mr Grays joined the meeting at this time.

Ms. Madge Griffin stated that they had spoken with the developer but for the property she is one of six that has to decide on matters for that property and it won't be a quick process.

Mr. Richard Ayers stated that he felt their original offer was too low. Mayor Caudle stated that she understood his position.

Mr. Grays stated he was tied up in another meeting in Huntsville and was glad he could make it and hear the residents' concerns.

Mayor Caudle asked for written documentation for resolution on the easements from both parties. She stated she didn't need to know any dollar amounts, just to know it was resolved.

Mr. Whitman brought up the curve on Landess circle or the Turn-ins/Turn-outs for Malvern Hill. Nate Matthews stated he has plans for widening and needs to hear from the Town. Mayor stated we needed to bring it to the council and expressed her preference for the curve widening.

#### Public Comments

Ms. Griffin expressed concerns for Landess Circle roadway damaged from heavy trucks. Nate Matthews stated they he has asked their contractors to try to go out Wall-Triana.

Ms. Parvin stated that they drainage would be an issue for that curve.

Nate Matthews stated that they would be designing and signing the development to drive traffic to Wall-Triana entrance vs Landess Circle.

Mayor Caudle stated that their homes will be similar to Rivers Landing Subdivision. Nate Matthews stated the starting price would be approximately \$225K.

#### Adjournment

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

Date approved: *Oct 5, 2020*

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Casey S. Whitman, President

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Mary Caudle, Mayor