

**Town of Triana
Planning and Zoning Commission
Monday, June 5, 2023
6:00 P.M.**

MINUTES

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

Roll Call:

Mayor Mary Caudle	Absent
Barry Davis	Absent
Beechel Grays	Present
Brenson Parks	Absent
Teresa Nelson	Present
Patsy Parvin	Present
Roy Seay	Present
Alicia Toney	Absent
Casey Whitman	Present

Members present constituted a quorum.

Approval of Minutes from May 1, 2023

Ms Parvin moved to approve the minutes, seconded by Mr. Grays. Unanimously approved.

Opening Comments

None.

Preliminary Plat Approval for Village Townhomes (DBP LLC & Phillips Engineering)

Mr. Whitman stated the utilities have all signed off on the plans and only the Building Inspector and Mayor needed to review and approve. Mr. Whitman stated the property was originally zoned as R-3, and then was zoned R-2, and now R-2A. Mr. Whitman stated the features that were requested under the previous apartment concept was retained such as a single entrance to Record St, large retention pond, fencing along the back facing Stone St. Jason Phillips states that the pond is sized to handle a 100-year rain event and includes a pond to pump water East along the 8th St RoW over to Indian River Creek. Mr. Grays asked for clarification on the number of units, Mr. Phillips stated 47 townhomes. Mr. Phillips stated that he believes that currently, the water sinks down into the ground. Mr. Grays asked about how the end of the pipe would be constructed. Mr. Phillips stated it would be an 8" diameter pipe placed in the easement with a concrete collar and stone rip-rap into an existing water draining path. Ms. Parvin asked about parking space, Mr. Phillips stated there was a garage and a driveway. Mrs. Nelson asked about the lot width. Mr. Phillips stated all of them were 29' except a few lots at the end that were 32' due to side lot requirements, but all the units were the same width. Mrs. Parvin asked if all the mailbox CBUs were in the same location, Mr. Phillips said yes. The water and sewer connections into the existing infrastructure were discussed. Mr. Phillips

pointed out the multiple connections to the water system on Record and Stone and that three hydrants would be required. The sewer would be connected near 8th Street. Mr. Seay asked about multiple exits. Mr. Whitman stated that we haven't set a standard but Huntsville requires two for over approximately 190 homes. Mr. Phillips stated that Madison County requires two for over 100 but a split entrance can be used to mitigate that. Mr. Whitman stated that the HoA or Condo Association would need to be aggressive in enforcing street parking. Mr. Whitman recommended approving the Preliminary Plat approval. Mr. Whitman asked if Huntsville Utilities stated if they would run Natural Gas. Mr. Whitman stated it would be a big help if they can request Natural Gas to get it expanded further into town. Mr. Phillips stated he would go back and look into it.

Mr. Seay made a motion to approve the Preliminary Plat for Village Townhomes. Motion seconded by Mr. Grays. Unanimously approved.

Public Comments

None.

Adjournment

Motion from Mr. Seay to adjourn.

Date approved: *Jul 3, 2023*

Casey S. Whitman, President

Mary Caudle, Mayor