

**Town of Triana
Planning and Zoning Commission
Monday, May 1, 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	Present
Barry Davis	Absent
Beechel Grays	Present
Brenson Parks	Present
Teresa Nelson	Present
Patsy Parvin	Present
Roy Seay	Present
Alicia Toney	Present
Casey Whitman	Present

Members present constituted a quorum.

Approval of Minutes from April 4, 2023

Mr. Whitman corrected the statement “was therefore zoned B-1” to “was therefore zoned R-1”. Mr. Seay motioned to accept the minutes with corrections. Mrs. Nelson seconded. Motion carried unanimously.

Opening Comments

None.

Rezoning Request from Mr. Paul Bracy for 636 and 658 Landess Circle from R-1 (Single Family) to B-1 (Commercial)

Mr. Whitman stated the request was to rezone from R-1 to B-1. The rezoning request was received in March. Mr. Bracy presented the request on April 4, 2023. A public hearing was held on April 17, 2023. Mr. Whitman stated the action was now to either recommend approval or denial to the Town Council. Mr. Whitman opened the floor to the Planning and Zoning members. Mr. Seay asked about Mr. Bracy’s previous statements that a contractor had estimated \$300,000 to widen Landess Circle. Mr. Bracy presented a written estimate from SJ&L to the Planning and Zoning Commission. Mr. Seay thanked Mr. Bracy for providing something in writing. Mayor Caudle stated that there was a lot of things on the estimate that was excluded that would be necessary for a widening project. She stated that the estimates she had received were \$3-4M. Ms. Parvin stated that she has some concerns and questions based on the resident’s comments that live in that area and for future residents. She stated concerns about the road, police coverage, she stated that alcohol was a

concern. She stated that she could only vote for it if it was a family restaurant without pool tables, alcohol, etc.

Ms. Parvin made a motion to recommend the Town Council deny the rezoning request. Motion died for lack of a second.

Mr. Parks made a motion to recommend the Town Council approve the rezoning request from R-1 to B-1 for PPIN 68748 (636 and 658 Landess Circle). Motion seconded by Mrs. Nelson.

Roll Call Vote:

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

Four ayes, 1 nay, 3 abstentions, motion carried.

Mr. Whitman stated the Town Attorney would now draft a rezoning ordinance and he would present it to the Council for their first read at the next council meeting and a vote would be taken at the subsequent council meeting.

Public Comments

Ola Ayers asked if there was a purpose to restate her objection given that the vote was just held. Mr. Whitman said it would be carried forward to the council. She stated her concerns were the roads and police/fire coverage. She stated her concern that it would turn into a nightclub.

Councilmember Ragland stated that more houses were coming to Landess and it would be another ten years before the road would be addressed. He stated that the times for alcohol licensee could be in the ordinance to prevent it from becoming a lounge/club.

Mr. Grays asked about the existing liquor ordinance which sets closing time at 2AM. Mr. Whitman said yes, that was correct.

Others members of the public stated they were in favor of the rezoning.

Adjournment

Motion from Mr. Seay to adjourn.

Date approved: *Jun 4, 2023*

Casey S. Whitman, President

Mary Caudle, Mayor