# MINUTES OF REGULAR SESSION
# PIPERTON PLANNING COMMISSION
# January 12, 2016, 6:30 P.M.

The Piperton Planning Commission met on January 12, 2016 at 6:30 p.m., at City Hall, with Board members: Chairman John Henszey, Commissioner David Crislip and Commissioner Denise Browder and Vice-Mayor Hugh Davis present. Mayor Henry Coats, City Engineer Harvey Matheny and Fire Chief Reed Bullock were absent. City Planner Brett Morgan, and City Recorder Beverly Holloway were present along with Paul Ryan, Bill Hancock, Charles McElwee and Gwen Brown in the audience.

**Agenda item 1.** Call to order, establish quorum

**Action taken:** Chairman John Henszey called the meeting to order at 6:30 p.m., and established that a quorum was present.

**Agenda item 2.** Prayer and Pledge of Allegiance to the American Flag

**Action taken:** Chairman Henszey led in the opening Prayer and Commissioner Crislip led in the Pledge of Allegiance to the American Flag.

**Agenda item 3.** Any changes to Agenda; Motion to adopt Agenda

**Action taken:** There was a change to the Agenda, item 5 should read "Revision of Conditions instead of Revision & Conditions per Mr. Morgan." Commissioner Crislip moved to adopt the Agenda with the correction to item 5, seconded by Commissioner Browder. The Motion received all affirmative votes.

**Agenda item 4.** Any changes to the Minutes of the December 8, 2015 meeting: Motion to approve Minutes of December 8, 2015

**Action taken:** There were no changes to the Minutes of December 8, 2015 and Commissioner Browder moved to approve the Minutes of 12/08/15 meeting as presented, seconded by Commissioner Crislip. The Motion received all affirmative votes.

**Agenda item 5.** Shaw's Creek Phase 1 & 1A, request for Revision of Conditions of Approval – Paul Ryan

Brett Morgan, City Planner, stated Paul Ryan has submitted a request for the revision to the conditions that were made in 2009 for Phase 1 and 1A, there is a letter dated July 8, 2009 in which Mr. Ryan was given the conditions for approval of Phase 1 and 1A for lot release, there were 8 conditions at that time and the two conditions that he is requesting that the Commission omit are conditions 5 and 7, condition 5 reads as such: the Developer hall install a secondary access road to Raleigh LaGrange Road, consisting of al an "all weather" surface; the material, length, and location of which shall be approved by the City of Piperton. Said secondary access road shall be constructed at the time the Developer closes a total of 48 lots in Phases 1 and 1A. The Developer shall be responsible for the continuous maintenance of said secondary access road until said road is converted to a public roadway constructed to all required applicable City of Piperton standards and then condition 7, the Developer shall submit to the City a quarterly report on the status of lot sales in the subdivision and then it was signed by Paul Ryan and by the Mayor of Piperton in 2009 and so Mr. Ryan wants to omit conditions 5 and 7, there are 30 closed lots right now and to do this Mr. Ryan has offered to provide a secondary access road to properties to the east and when the Master Plan of Development was first approved this was

missed and this is something that should have happened to have interconnectivity between this adjacent development and the Major Road Plan would show something similar to this and so the secondary access that was requested in 2009 was mainly for emergency access but the width of the existing road suffices for that, most Cities allow for a road of a certain width to stand as the primary road and secondary road in case of emergency and Mr. Ryan meet with Chief Bullock about this and Chief Bullock is fine with this as far as services are concerned and agrees this is wide enough and by doing this the City will gain access to the properties to the east which is needed, staff recommends that the Planning Commission advise the Board of Mayor and Commissioners to approve the deletion of Conditions 5 and 7 from the Shaw's Creek Reserve Phase 1 and 1A plat condition and to add the following condition: The Developer shall submit for approval by the Board of Mayor and Commissioners an updated Master Development Plan illustrating an east/west connector road in Phase 2 of Shaw's Creek Reserve that provides access to adjacent properties east of the development. This road shall meet current City of Piperton standards and shall be approved by the City Engineer. The Developer shall be responsible for the continuous maintenance of said road until it is converted to a public roadway, staff feels this is in the best interest of all to make these changes and if this Body agrees that Mr. Ryan would forego coming back to this Body with the updated Master Development Plan and conditions after staff has reviewed it and goes straight to the Board of Mayor and Commissioners.

Commissioner Crislip inquired if this will change any of the lots.

Mr. Morgan stated yes, it will change the lots and may even change the lot number to a lesser number.

Mr. Ryan stated in Phase 2 that cove would lose a lot.

Chairman Henszey stated that Phase 2 has not been approved and there is still an opportunity to deal with this in dealing with Phase 2 on a new submission and this access road basically will not be done until Phase 2.

Mr. Morgan stated this Board can reapprove the Master Development plan with this change of the access road and with the updated conditions which will now be 7 conditions and when they bring in final plans for Phase 2 and the other will be done administratively so Mr. Ryan will not have to come back before the Commission.

**Action taken:** Commissioner Crislip moved to approve for Phase 1 and 1A plat conditions of the deletion of Conditions 5 and 7 and add a new number 7 that the Developer shall submit for approval by the Piperton Board of Commissioners an updated Master Development Plan illustrating an east/west connector road in Phase 2 of Shaw's Creek Reserve that provides access to adjacent properties east of the development and this road shall meet the current City of Piperton standards and shall be approved by the City Engineer and the Developer shall be responsible for the continuous maintenance of said road until it is converted to a public roadway, seconded by Vice-Mayor Davis. The Motion received all affirmative votes.

**Agenda item 6.** Any other old/new business, questions or matters from the audience

Under old business: Mr. Morgan gave an updated on the corridor information and has broached the subject with Jaime Gross in Collierville about possibly meeting with them to discuss working with Collierville regarding the Poplar Corridor and there was a study done a few years back on the Poplar Corridor from the Fairgrounds are railroad intermodal to the new intermodal in Fayette County and Mr. Morgan stated that he was the project manager of that corridor study and there is data for this area that we need to look into so he will try to pull from the study and present to this Body in the near future and get with the Town of Collierville to see how they want to apply that data and see if we can all work together to do a really nice corridor.

Chairman Henszey stated we need to coordinator the type of development and the speed of the development with Collierville so we can have some input and he had a

discussion with Randy Gross and he is supposed to be in town this week and is supposed to call; we have provided him with some commercial brokers names and as far as the study's completion, he felt that he would have some basic information to share with us by April.

Vice-Mayor Davis stated under new business that Chairman Henszey or Brett contact them and find out the cost if we decide we would like to upgrade, we should have ask for a comprehensive plan, there was a lot of good stuff that came out of the neighbor meetings and it is evident that we don't know what type of community we want to be and in a comprehensive plan they would still look at our planned infrastructure and utilities as well as existing and they would also look at economic and fiscal market realties in commercial, an upgrade could be between $5,000 and $8,000 dollars to get a complete plan and then they don't come back here anymore, it will give us a plan to work from and go forward.

Chairman Henszey stated he will followup with both of them.

Vice-Mayor Davis stated on the corridor study; during the State of Tennessee in the Rural Transportation meeting last month and recommendations were made to TDOT to spend money in Fayette County and the one area where there is money is to do corridor study and MAAG will help you write the application.

Mr. Morgan stated it would be a great opportunity for Piperton and Collierville as a team to pursue this and will need to get with the State of Tennessee on this.

Charles McElwee stated there was a rumor of a truck stop in Piperton.

Chairman Henszey stated a truck stop was broached to us to go down on 72 and nobody was excited about it and a far as he knows it has not come up again, it was kind of promised by the State Government and this truck stop would provide 275,000 in taxes a year in fuel tax and would be a source of wonderful source of income but it turns out the tax is divided out by population and not where it is and so it was a very, very misleading proposition.

Mr. Morgan stated he has not heard anybody on the rumor of a truck stop.

Vice-Mayor Davis commented what he was hearing about I-269 and Collierville and they are looking on that side.

Chairman Henszey stated that is why we need to meet with Collierville and get a joint plan to know what both communities would like to have and what not to have.

Commissioner Crislip stated he was asked to head up a Greenbelt effort and he would like to place an ad in the Fayette Falcon looking for people who would be interested in developing and have some skills to bring to the table, and has reached out to Mayor Taylor on this subject and offered a synopsis of the Greenbelt project for the audience's benefit and ask for people to make others aware.

Vice-Mayor Davis stated we want the Developers to be a part of this, as they develop, they have to develop with Greenprint in mind.

Bill Hancock stated that some of the general public does not want to see Piperton turn into another Collierville, we are not Collierville and a lot of the residents like it the way it was.

Chairman Henszey stated part of what a Planning Commission should do is control it, you can't stop it but you can control it, guide it and direct it and this is sort of what our job is here and agrees that probably 50% of the people would actually just a soon the rest of the world stayed away and leave me alone.

Vice-Mayor Davis stated we have an obligation to protect and preserve the rural ambience of Piperton and as a former Mayor said about 90% of Piperton is rural and will basically stay that way and beyond certain developments for example Shaw's Creek and the other part of Raleigh LaGrange even when they start to build we want them to build similar to what Mike Russell is doing in terms of keeping the wilderness where it is and

keeping all the high traffic away from us and we have an obligation to fight off anything that looks like Germantown or Collierville.

Mr. Morgan stated it is set up to be a low destiny community.

Commissioner Crislip stated that is why we want to help the Greenbelt be developed so it is not more business and more residents so it is a place to go and relax without being tromped on.

**Agenda item 7.** Adjournment

**Action taken:** Commissioner Browder moved for adjournment, seconded by Vice-Mayor Davis. The Motion received all affirmative votes, and the meeting was adjourned at 7:08 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____date:_____