

**MINUTES OF THE REGULAR SESSION OF THE
PIPERTON PLANNING COMMISSION
June 11, 2019, 6:00 P.M.**

The Piperton Planning Commission met on June 11, 2019 at 6:00 p.m., at City Hall, with Board members: Chairman John Henszey, Mayor Henry Coats, Vice-Mayor Mike Binkley, Commissioner Gwen Brown and Commissioner Bob Archer present. City Planner Brett Morgan, City Engineer Harvey Matheny, Fire Lt. Adam Hursh and City Recorder Beverly Holloway were also present along with Charles McElwee, Vicki Hancock, Rusty Norville, Mike Hoffman, Scot Woodard, Terry Sowell, Preston Trotter, David Crislip, Josh Burnette, John McCarty, Terry Moss, Noonan and Barbara Greene in the audience.

Agenda item 1. Call to order, establish quorum

Action taken: Chairman John Henszey called the meeting to order at 6:00 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 Bob Archer led in the Pledge of Allegiance to the American Flag.

Agenda item 3. Any changes to Agenda; Additions/Deletions; Motion to adopt Agenda

Action taken: There were no changes to the published Agenda, and Commissioner Bob Archer moved to adopt the Agenda as presented, seconded by Mayor Henry Coats. The Motion received all affirmative votes.

Agenda item 4. Any changes to the Minutes of the Regular Session of May 14, 2019: Motion to approve Minutes of May 14, 2019.

Action taken: Vice-Mayor Mike Binkley moved to approve the Minutes of May 14, 2019, seconded by Commissioner Archer. The Motion received all affirmative votes.

Agenda item 5. Piperton Business Center Subdivision

City Planner, Brett Morgan stated Piperton Business Center is located east of the interstate on Hwy 72 on the southside of the road, Phase 1 is a three lot subdivision, and the applicant is requesting re-subdivision of lots 2 & 3 into smaller B-2 minor commercial lots, the overall acreage is 20.77, the proposed plan provides 8 lots, 5 of which can be accessed by a new 60' wide cul-de-sac road (Mann Cove), the zoning ordinance allows commercial lots to be reduced to a minimum of 1 acres and this meets bulk requirements.

City Engineer, Harvey Matheny stated it is set up for utilities now, there is a sewer line in Mann Drive and they will be running the sewer line down the Cove to service these lots and they will come off the existing water line and run into the cul-de-sac installing hydrants on both sides at the proper spacing, the requirements on the plat for these three lots is to have a detention on site for the properties, this is currently shown as a two lane road with shoulders, no curb and gutter so there are roadside swales on each side along the road, and one thing that has been talked about internally is with this potentially being retail would it be a better setup if it were curb and gutter and not have the roadside drainage swales on either side, it would have a different look than you would have on the industrial portion to the south of this which is something to consider and discuss.

Mr. Morgan stated there are a few things that have to be addressed as far as the plat is concerned, all lots would have to be renumbered or this has to be a different phase of the overall

plan and there are a few other engineering items, the curb and gutter situation could be looked into more intently to see if it is needed. Discussion was held on curb and gutter, suggestion of looking at the possibilities of it.

Mr. Morgan stated staff recommends approving the re-subdivision with 26 conditions.

Action taken: Vice-Mayor Binkley moved to approve the Piperton Business Center Minor Plan Commercial Phase 1 Re-Subdivision subject to 25 conditions with the new condition (#26) to consider curb and gutter as we move forward with staff, seconded Mayor Coats. The Motion received all affirmative votes.

Agenda item 6. Glenn Farms Phase 2 Final Site Plan

Mr. Morgan stated the current application is for the review/approval of the Glenn Farms PD-O Phase 2 Final Site Plan and for the Design Review elements of that plan, Phase 2 is located on the SE Corner of future Shelby Drive and Glenn Farms Cove directly across from the building occupying the approved Crown Equipment Corporation facility, the site is 5.269 acres and the proposed facility is an 80,000 sq. ft. with associated fields of parking, per the applicant 20,000 s.f. has been pre-leased to a major region HVAC contractor that will employ 15-20 full-time people, the remaining 60,000 s.f. has not been leased at this time, there is one change from the original recorded outline plan-it does not show a drive isle going through and they have added it which may go out to Mann Drive as Phase 3 comes on which would be beneficial, also on DRC Guidelines - on the approved outline plan the parking is broken up with landscape islands and the DRC Guidelines suggest 1 island every 10 space and it is incumbent to put these islands back in to break up the long stretches, also reviewed the landscaping plan and the elevation plan (which meets the height requirements), also the applicant would like to change back to the charcoal gray for Crown due to the fact blue is one of their major competitor's colors under a separate vote, reviewed the driveway offset and there is not a dumpster area shown on the plan to which the applicant stated there will be but they don't know where that site will be located yet and Mr. Morgan stated we will need to see what the materials will be made of which can be approved by staff unless this Body wants to see them.

Mr. Matheny stated the engineering aspects are similar to the previous project, everything is setup for water and sewer connections to serve the building, and dentition is also setup to tie into the existing drainage being installed with Phase 1 that will serve the vast majority if not all of the development.

A small discussion ensued on Shelby Drive and decided to convene the Advisory Committee before next month's meeting.

Mr. Morgan asked the applicant to resubmit the lighting plan due to difficulty in reading the plan for internal approval, so staff recommends approval with conditions on both the site plan and the DRC applications.

Action taken: Vice-Mayor Binkley moved to approve the Glenn Farms Phase 2 site plan subject to the 32 conditions and also as the DRC to approve Phase 2 with the design review considerations, seconded by Commissioner Archer. The Motion received all affirmative votes.

Action taken: Mayor Coats moved to approve the change of awning color to charcoal for Crown, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

Agenda item 7. Major Road Map Revision Application Discussion

Mr. Morgan stated on February 12, 2019 the Planning Commission voted to amend the Major Road Plan through the proposed Piper Hollow MUPD by removing the Divided Collector designation and to allow the connection from Old Stateline Road to Keough Drive to be achieved by a series of local connector roads and at that time the Planning Commission decided to leave the location of the intersection of the local connector at Keough Drive intact and so the applicant (Trey Sowell, Grove Investments LLC) is requesting that the Major Road Plan be amended to move the location of the centerline of the local connector to approximately 174' east of the proposed Piper Hollow west line, this change will have an impact on the location of the divided collector south of Keough Drive and

with this Resolution it is staff's recommendation to make a modification to the Major Road Plan that removes the divided collector and replaces it with an undivided collector all the way down to Russell Road.

Agenda item 8. Any other old/new business, questions or matters from the audience
There was no old/new business, questions or matters from the audience.

Agenda item 9. Adjournment

Action taken: Commissioner Archer moved for adjournment, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes, and the meeting was adjourned at 6:53 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____