

**MINUTES OF THE SPECIAL CALLED SESSION OF THE  
PIPERTON PLANNING COMMISSION  
June 25, 2019, 6:30 P.M.**

The Piperton Planning Commission met on June 25, 2019 at 6:30 p.m., at City Hall, with Board members: Chairman John Henszey, Mayor Henry Coats, Vice-Mayor Mike Binkley, and Commissioner Bob Archer present. Commissioner Gwen Brown was absent. City Planner Brett Morgan, City Engineer Harvey Matheny, Fire Chief Reed Bullock and City Recorder Beverly Holloway were also present along with, Vicki Hancock, Terry Sowell, Preston Trotter, Bill Kilp, John and Karen Pierson, Brenda Zeller, Bonnie Flake, William Meacham, Liz McCommon, Bruce and Candy Crane, Lt. Adam Hursh, David Beesinger, Pete Pinckney Jr., Noonan and Barbara Greene, et al, 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 Mayor Henry Coats led in the Pledge of Allegiance to the American Flag.

**Agenda item 3.** Recess, hold Public Hearing concerning adoption of the proposed new Major Road Plan, reconvene meeting

**Action taken:** Mayor Coats made the motion to recess, seconded by Commissioner Bob Archer. The Motion received all affirmative votes.

City Planner Brett Morgan stated there are a number of changes to the Major Road Plan that the Planning Commission has taken up in the recent past and there are a few other changes that staff would like to recommend making to the plan and the Major Road Plan will be making to the Planning Commission and there is an application by Mr. Trey Sowell to requesting a change to the Major Road Plan and to cover all of the changes Resolution 19-210 is coming before the Commission to adopt the updated 2019 Major Road Plan for the City of Piperton, this Resolution will cover the previous changes made by this Body and any changes that are made this evening, and so tonight there are three considerations, the first is the application of Trey Sowell which concerns the connection to Keough Drive for the proposed Piper Hollow application that has been made to the City, previously the Planning Commission voted to remove a divided collector designation and all the connection by a local connector road, Mr. Sowell's application request to move the intersection as it cross to approximately 174' east of the west line of his proposed development, the Major Roads Committee meet and agreed that is a proper location for this intersection so staff recommends approval of that change, and the second change for your consideration would be if this change was made then the discussion has been how do we reduce some of the burden of the City on maintaining the medians throughout areas that are not necessarily and so it is staff's recommendation along with the Major Roads Committee to remove the divided collector designation and make it a undivided collector from Keough Drive to Russell Road, so the two parts to this are the change of designation and then the change of where it intersects at Keough Drive, and the third item for consideration is the divided arterial of Shelby Drive which has medians planned and we have the approved Glenn Farms development which is light industrial, the Major Road Committee reviewed and recommended changing the designation from the city limits line to the beginning of residential to an undivided

arterial (which removes the medians) these changes would reduce any conflicts with truck traffic and the maintenance the City would have to provide to maintain the medians.

Bruce Crane inquired on the orange line running north to south relative to the new proposed entry into Piper Hollow-do those come in at the same intersection, so you are shifting the orange line 175' from the west property line and that is a divided road or non-divided and will there be a turn lane into Piper Hollow on Keough an inquired about the east and west line-it was proposed to be a divided but now you are proposing a portion of it to go to undivided.

Mr. Morgan stated yes sir, we are changing it to an undivided, Piper Hollow has a design showing a turn lane but it has not been before the Planning Commission yet, on Shelby Drive it will be undivided in this section where there is a development approved that has minor industrial in it but continues to be divided from here to Parnell Road.

Vice-Mayor Binkley stated the residential areas would be divided and the commercial areas would be undivided because of access to a turn lane for the larger trucks.

Mayor Coats stated we would like to leave a few roads divided and feels like Shelby Drive will be one of the main east-west roads eventually and the one going north-south we changed to undivided because of the extra expense in the upkeep of a median.

Mr. Morgan stated you can maintain the arterial roads and still keep a rural feel to them and that is what we want to do in the residential areas and it not look like an industrial area.

Mayor Coats stated we are also looking at proposed bike lanes which we would come back and modify the roads if they haven't been built, so we might as well plan ahead.

Karen Pierson inquired whose property is that going through on either side of Keough and have they already agreed to give up their property.

Mr. Morgan stated with Major Road Plans, this is not set in stone-we have to plan for them and as they come to us it will be the property owner that kicks that into gear so until that property owner decides anything this will never happen and on the north side of Keough, it is Mr. Sowell that owns this property and he is wanting to move it there.

Mayor Coats stated the road is proposed to go to the west of the gingerbread house.

Mr. Morgan stated the road was planned to be a major collector but not it will local traffic only,

Mrs. Pierson inquired about a turn lane put into Keough there and a street light.

Chairman Henszey stated I would say yes but it has not come up yet but if that development went in there would have to be a turn lane.

Mayor Coats stated yes to the street light.

David Beesinger stated it's about 30 feet outside my dad's bathroom.

John Pierson inquired you are gonna put that road in there does that mean 100% that this subdivision is a done deal.

Chairman Henszey stated this is a road plan and so you work on the road plan and if someone develops something then that development has to get it approved and it follows the road plan.

Mr. Pierson stated so Piper Hollow is not a done deal, it keeps on being put off and put off and no one is informed of when it actually is, so we don't know if we are coming down here missing anything about what is going on.

Chairman Henszey stated that will be next month and I feel sure it is on schedule for the second Tuesday in July.

Mayor Coats stated it has been put off several times because the developer wasn't ready and we tried to inform everyone of that and when I told you it would be in June, I thought it was but a week or two before the meeting, we still weren't ready so it was called off, I think everything is ready for the next planning session in July, the second Tuesday of the month.

Mr. Pierson inquired if we would be informed.

Mayor Coats stated everything we do is public and everything we do is on the City's website.

Mr. Pierson inquired if these people that own that land if they decide they don't want it to you, are you going to take it by eminent domain.

Mayor Coats stated no.

Mr. Pierson stated so if Steve Gwin doesn't want you going through his property you are just out of luck you not going to be able to put a road from Keough down to Shelby Drive.

Chairman Henszey stated you are correct, the City isn't building roads it's the people who are doing the developments pay for the roads and until someone wants to develop land south of Keough then it will be exactly like it is right now.

Mayor Coats stated it will go through the whole approval process just as everything else does.

Mr. Morgan stated this plan is just a guiding plan for the City's road infrastructure which is how development occurs and so it is incumbent upon the developer for road improvement, so if the property south of Keough gets ready for development and whoever is developing that has to use the City's Major Road Plan as the guide for how the road system will work through there or make an application to change it as Mr. Sowell has done in the development he is planning.

Barbara Greene inquired if at the last meeting that this Piper Hollow road will not go through to Stateline Road and there would be only one exit and that is from Keough.

Vice-Mayor Binkley stated it will.

Chairman Henszey stated sooner or later it will go through to Stateline if it is approved.

Vice-Mayor Binkley stated there will be phases, the subdivision will be built in phases so it would not go there immediately.

Mrs. Greene stated there would be two entrances.

Mayor Coats stated yes ma'am and they would work from the south to the north so that would be the last session that they do.

Chairman Henszey stated that is what he saw the last time and we will find out the second Tuesday of the month because nothing has been approved we have looked at the plans and unfortunately or fortunately we have had to defer these until a later date but thinks the date is in July.

Bonnie Flake inquired if this road will be next door to her.

Chairman Henszey stated no, if someone developed the land behind and the person that owns the lot that is beside you decide to develop it, the existing road plan would have it going right next to your home but this plan has it going it down pretty close to that farm drive.

Mrs. Flake stated so it would not be next door to me then.

Chairman Henszey and Mayor Coats stated no ma'am, not if this is approved.

Mrs. Flake inquired on the turn lane on Keough, wouldn't that mean we have to widen the street.

Chairman Henszey stated yes.

Mrs. Flake stated so you will be taking yards.

Mr. Morgan stated the right of way has already been approve through there.

Mrs. Flake stated she understands that but if you widen and you tear down my entrances do you put them back up.

Chairman Henszey stated if that happens then yes, but in this particular case it would probably be widen on the Sowell side since he is the one that is proposing the change.

Vicki Hancock inquired you had mentioned previous changes, what are they.

Vice-Mayor Binkley stated one is where the yellow line is and x's are showing, that was previously approved and there was changes to Mike Russell's subdivision.

Chairman Henszey stated this is cleaning up the last little pieces of Piperton Preserve.

**Action taken:** Vice-Mayor Mike Binkley moved to reconvene, seconded by Commissioner Archer. The Motion received all affirmative votes.

**Agenda item 4.** Adoption of proposed new Major Road Plan, Resolution 19-210

**Action taken:** Vice-Mayor Binkley moved to approve Resolution 19-210 amending the Major Road Plan to include previously approved revisions in addition to: #1) changing location of Keough Drive intersection at proposed Piper Hollow development, #2) changes designation of a divided

collector from Keough Drive to Russell Road to an undivided collector, #3) changing to designations of Shelby Drive north of Glenn Farms from a divided arterial to undivided arterial, 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 5.** Adjournment

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

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: \_\_\_\_\_ date: \_\_\_\_\_