

**MINUTES OF THE REGULAR SESSION OF THE  
PIPERTON PLANNING COMMISSION  
October 12, 2021, 6:00 P.M.**

The Piperton Planning Commission met on October, 2021 at 6:00 p.m., at City Hall, with Board members: Chairman John Henszey, Vice-Mayor Mike Binkley, Commissioner Mimi Ragon and Commissioner Bob Archer. Mayor Henry Coats 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, and Alice Cone, et al, in the audience.

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

**Action taken:** Chairman John Henszey called the meeting to order at 6:00 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 Vice-Mayor Mike Binkley 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 Agenda, Commissioner Bob Archer moved to adopt the agenda, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

**Agenda item 4.** Any changes to the Minutes of the Regular Session of September 14, 2021; Motion to approve the Minutes of the Regular Session of September 14, 2021

**Action taken:** There were no changes to the Minutes of the Regular Session of September 14, 2021, Vice-Mayor Binkley moved to approve the Minutes of the Regular Session of September 14, 2021 as presented, seconded by Commissioner Mimi Ragon. The Motion received all affirmative votes.

City Planner Brett Morgan stated before we get into this agenda, as you know there has been an application made to amend the Lakes of Greenbrier and we had the worksession last month anticipating that the application would be heard on this agenda however the applicant and staff didn't feel comfortable with the application moving forward and the applicant requested to table until November so that is why it was not included on tonight's agenda but that will be coming back to us likely in November.

Chairman Henszey inquired if we were able to get the construction road permission (the gentleman's agreement) in writing to which Mr. Morgan stated evidently they were not able to get that in writing.

**Agenda item 5.** Madeline Farms Entrance Design

Mr. Matheny stated this is only informational tonight, the request by the applicant to reconfigure the entrance, to which Mr. Matheny explained the circumstance of the change and the net effect of all of this is if this main north-south road if it were made to curve to come out here both of the existing lots (lot 1 & 66) are reconfigured and the median would have to torn out and there are some water and sewer changes that would have to be made and to make the existing road curve and hook out and tie in would be problematic so what the applicant would like to do is that the existing east-west road that goes over to other entrance come around and

swing and tie into the north-south road at a certain point and it would tee into it at a certain point, there would be a stop sign at that point, this is a better configuration. They will put in left turn lanes so if you are going west bound on Raleigh LaGrange you would get into the turn lane and would not be blocking traffic and most people will probably use this entrance so that is the proposal.

Mr. Morgan stated one of the things we did want to see if a secondary turn lane might be needed here to go left but that is something that we are looking at and we have told them that the Planning Commission had given staff the authority to accept design and moved it to this high point but we did want to bring it to your attention if there were any problems that the Planning Commission had we could take it back to the applicant.

Mr. Matheny stated there will be a deceleration lane coming east bound and an acceleration lane going out, this drive isle exiting is going to be widen to prevent any blocking.

**Agenda item 6.** Discussion of 2<sup>nd</sup> Re-subdivision of the Piper Subdivision at the SE corner of I-385 and Hwy 57

Mr. Morgan stated this also informational and may be coming in November, this group is not planning on doing a PD-O, and the design is already B-2 there and they want to use the straight B-2 zoning and will be coming back to resubdivide these lots, they are anticipating a convenience store/gas station, possibly a hotel and some retail and staff has told them that the uses were fine for the B-2 but it being a resubdivision of an existing development that the DRC will be weighing in on this and will probably place conditions on the subdivision, they have submitted a concept plan and we want to have a concept plan recorded with the subdivision and their concept plan doesn't show the access easement that is being used and I have emailed and told them because of the limited access that there is on Hwy 57 unless you are going to the State to get another point of access which we don't think the State will allow that this needs to be incorporated and the Planning Commission will need to see a concept that incorporates this easement, this plan shows a road that will act as a frontage road but they need a secondary access to Commerce Drive as well.

Chairman Henszey inquired on easements, so how do they get to Commerce because that is a private drive I think. To which Mr. Morgan stated it is a public egress/ingress easement for all the lots in Piper Subdivision.

Discussion was held requiring a future signalized intersection.

Mr. Morgan stated they have some things to work out but the zoning does work for what they want to do but they fact they are coming back to resubdivide gives the Planning Commission the ability to condition the subdivision.

Fire Chief Bullock stated on a safety note: I counted up roughly just over 50 spaces for this hotel and I have got 1 point of ingress/egress and should I have an emergency that is problematic and I would like a second entrance, that is tight and encumbered by the interstate, the highway with no ingress from it and the railroad tract there.

Mr. Morgan stated I am anxious to see how they will incorporate this easement into and that hopefully will get complete circulation around all of these buildings and that is what is supposed to come to us next month.

**Agenda item 7.** Discussion of upcoming Piperton Planning projects

Discussion ensued on the following:

- 1) Land Use Tables
- 2) Planning Commission/BZA required training dates
- 3) RFP for Signage
- 4) Air B&B's and Short Term Rentals
- 5) Community Mailboxes in new subdivisions

**Agenda item 8.** Any other old/new business, questions or matters from the audience  
There was none.

**Agenda item 9.** Adjournment

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

Respectfully submitted,

Beverly Holloway, City Recorder

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