

**MINUTES OF THE REGULAR SESSION OF THE
PIPERTON PLANNING COMMISSION
October 10, 2023, 6:00 P.M.**

The Piperton Planning Commission met on October 10, 2023 at 6:00 p.m., at City Hall, with Board members: Chairman John Henszey, Vice-Mayor Mike Binkley, Commissioner Bob Archer and Commissioner Mimi Ragon. City Planner Brett Morgan, City Engineer Harvey Matheny, Building Official Elizabeth Reed, and City Recorder Beverly Holloway were also present along with Jim Ragon, Susan Truitt, Aneel Siddiqui, John McCarty, Vicki Hancock, Letha Granberry, and et al in the audience. Mayor Henry Coats was absent. Fire Chief Reed Bullock arrived late.

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: Commissioner Bob Archer 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 the Agenda

Action taken: There were no changes to the Agenda, Vice-Mayor Binkley moved to approve the agenda as presented, seconded by Commissioner Mimi Ragon. The Motion received all affirmative votes.

Agenda item 4. Any changes to the Minutes of the Regular Session of September 12, 2023; Motion to approve the Minutes of the Regular Session of September 12, 2023

Action taken: There were no changes to the Minutes of the Regular Session of September 12, 2023, Commissioner Archer moved to accept the Minutes of the Regular Session of September 12, 2023 as presented, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

Agenda item 5. Consideration of Preliminary Site Approval of the Tuscan Iron Entries site plan at the northwest corner of Hwy 72 and Milton Drive (a portion of Parcel 184 062.00) Applicant: Tuscan Iron Entries, Inc.

City Planner Brett Morgan stated Tuscan Iron PD-O had come before this Body initially for a rezoning application. The request was to rezone a portion of parcel 184 062.00 from R-C (Rural Conservation) to a PD-O (Planned Development Overlay) district. That was approved on August 8th by this Body and recommended to the Board of Mayor and Commissioners (BMC) for approval. In the initial rezoning, we indicated there would have to be a subdivision that was provided along with this. On September 9th the BMC approved the first reading of the rezoning of this lot and the public hearing/second reading is scheduled for October 17th. The preliminary site plan approval is conditional upon final approval of the zoning next week by the BMC. If the BMC doesn't approve for some reason, then the preliminary site plan would be null; but

if it is approved, they can come back before this body next month with final site plan. Being a PD-O, it sets its own bulk requirements. We were concerned with the entrance being too close to Hwy 72 and whether or not TDOT would approve the entrance. Since the Fire Chief requires 360 degrees access to this building, he suggested moving the drive from the previous location shown on the previous site plan at the highway and moving it to Milton Drive. I did send the revised plan to the Fire Chief for his review and his initial thought was this drive will need to be significantly closer in order for him to have full access around this building.

John McCarty stated it is 270 feet, which we laid that out based on their 150-foot hose lay.

Mr. Morgan stated I told him that and he said that doesn't get me in the building and so he was thinking it needed to be shorter than that but I still think we can still move forward with the Fire Chief working that out with the applicant because they will still have to come back for final site plan approval with this Board. Discussion ensues concerning the access. Everything works as far as bulk requirements and typical subdivision regulations regarding the parking spaces and the drive isle widths. So, working out the access points are what needs to happen and that would be a condition approving the final site plan.

Mr. Aneel Siddiqui stated we wouldn't be opposed to just letting that driveway just continue around. The first entrance off of Milton would be nice to leave it there and continue the drive to connect with the truck entrance.

Mr. Morgan stated before you come back with the final site plan, show that; and if we could get it by the end of this week, we can include it in the ordinance for the BMC.

Mr. McCarty stated he will call the Fire Chief and work that out and resubmit it to you.

Mr. Morgan stated the other issue continues to be the improvements to this intersection: the addition of a drive lane.

Mr. McCarty stated we didn't show it on this plan. Usually, adjacent road improvements are part of the final site plan. When we get approved here and next week, we would start the conversation with TDOT because TDOT would be involved in that intersection as well.

Mr. Morgan stated we need to add the streetscapes to show the improvements to Hwy 72 and Milton before we get to final approval because that is a zoning issue.

Mr. McCarty stated we will do that.

Chairman Henszey inquired on signalization on Hwy 72 on this?

City Engineer Harvey Matheny stated TDOT did a warrant analysis and it currently does not meet any warrants for a signal. We have talked internally about some formula for developments like this as they come along to pay some prorata share of a future signal. We currently do not have that provision in our policies or ordinances but that is on my to do list.

Mr. Morgan stated with the final site plan, the DRC material should be included.

Action taken: Vice-Mayor Binkley moved to approve preliminary site plan with the 29 conditions with adding 1 additional condition to work with the Fire Chief to get 360 around the entire building for access, seconded by Commissioner Archer. The Motion received all affirmative votes.

Agenda item 6. Update status of projects and City's growth plans

Mr. Morgan passed out information regarding available sites for the education requirements for the Planning Commission and the Board of Zoning and Appeals.

Mr. Matheny stated there is two parts to this regarding the Gateway Plaza; the subdivision re-platting to create the new lot configurations and the plat has been recorded. Secondly, the site plan approval for the convenience store was approved sometime ago; but we have been going through the process on getting the construction plans ready and they are ready for Mr. Matheny to sign as soon as we get TDOT's final approval of the restriping along the highway and TDEC's approval of the stormwater permit. We are expecting those any day. We would be ready to sign the site civil development plans soon.

Building Official Elizabeth Reed stated the building plans are still out for review to both our third-party reviewer and I go over the plans myself with the other department heads. It is still in the process of review but it is moving along.

Vice-Mayor Binkley inquired if the bore has been done under the railroad tracks.

Mr. Matheny stated related to this was a City CIP project to put a sewer bore under the railroad and that was completed a couple of months ago. So, with that bore, sewer will be extended to the east behind all the new lots and will serve the C-store and other developments along the highway as well as other properties beyond that as well. The west line will extend to the north.

Mr. Morgan stated with that we also required a staging plan which was received; and part of the approval of lot 1a, they will be cleaning up of everything else that is going away right now all the way down to the interstate.

2) Ameriflo - Mr. Matheny stated the site civil development plans have been signed. Building plans are in review status per the Building Official but they are getting close.

Mr. Matheny stated Ameriflo has worked with Commercial Filter to improve the drainage swale across the lot next door. They have actually agreed to pipe it across that property with input from the Public Works Director and myself.

3) Piper House Rezoning - Mr. Morgan stated that will be an ordinance that comes before the Board for 1st reading next Tuesday night for the area where the Piper House and the new park is located. The zoning is currently R-C and R-1 and the rezoning will be for O (Office).

4) Piperton Preserve Phase 6 - Mr. Matheny stated is under construction. A lot of the waterlines has been installed and may have already laid sewer and drainage. I anticipated that being recorded first quarter of next year.

Mr. McCarty stated the Highway 57 improvements are almost finished and most of the pipes are in the ground. I believe they are getting ready for curb and gutter if it is not all in. Trying to get the paving in before winter sets in and record the plat next year.

Chairman Henszey stated most of the curb and gutter is in.

5) Piperton Hills Phase 1 – Mr. Matheny stated they have the final punch list in their hands and they are working on items to correct and address before we are ready to record the plat but I would say we are within a month of recording the plat.

Mr. McCarty stated more than likely but they may wait until the end of the year too. I haven't heard if their builders are ready to start this year.

Mr. Matheny stated I believe Piperton Preserve Phase 6 and Piperton Hills Phase 1 are both roughly 30 or 35 lots to which Mr. McCarty stated Piperton Preserve may be a little larger.

Chairman Henszey inquired on the fence on Keough Road.

Mr. Matheny stated the fence in front of Crown Vista. The eastern portion of that fence was installed at the wrong location initially and we are trying to get that addressed but the road is in place whether or not we can accept the road with the fence in its current location, I don't know it is pretty close but ultimately that fence needs to be relocated to its proper location. The developer is aware of this, it was never staked out at the right location.

6) Lakes of Greenbrier Phase 3 – Mr. Matheny stated it is under construction. I believe all the sewer is in or at least the main trunk sewer is in and they are starting on other infrastructure (drainage, etc.) so they are still several months away. I would anticipate them being ready early summer.

Chairman Henszey inquired on the status of the construction road to which Mr. Matheny stated I don't know the answer to that.

Mr. Morgan stated Beruk Properties who is doing this, did get an easement from the owner of the parcel for the construction road. It should be in place even though they have not purchased the property yet. They have purchased the southside and they are working on the north piece; and I believe once they get that done, they will come back with a site plan development.

7) Madeline Farms Phase 3 – Mr. Matheny stated they have just started construction within the last four to six weeks.

Mr. McCarty stated grading is 90% done and they were laying storm drainage.

Mr. Matheny stated they are in the early stages of laying pipe and ready for plat recording sometime in the early summer of next year. That depends on how the construction season is during the winter.

8) Yancey Self Storage – Mr. Morgan stated final site plan has been approved, absent the DRC plans. So, they can't get the plans finalized without the DRC. There was discussion as to where to place the sewer.

Mr. Matheny stated basically the project is on hold.

Mr. Morgan stated it is on hold but is still current on our list as being unfinished as far as the entitlements are concerned.

9) Hwy 72 C-store – Mrs. Reed stated they are nearly completed, they have a few outstanding landscape issues, erosion control issues from their temporary CO. Harvey just recently looked at the retention basin next to it and say it looks good, and we are awaiting updates from their easement on the access road.

Chairman Henszey inquired if they are operating under a temporary to which Mrs. Reed stated correct.

Chief Reed Bullock stated it opened as Sbarro's today.

10) Heavy Machines – Mr. Matheny stated the steel is up. Mrs. Reed stated they do have inspections underway and their framework is starting to go up.

11) Infrastructure updates – Mr. Matheny stated Hwy 57 widening (which is a Collierville project) will extend all the way from Eastley Street in Collierville out to the previous improvements which are just inside of Piperton. TDOT is in the right-of-way acquisition phase and that can take quite a while. They are aligning Eastley and

Collierville-Arlington roads and the convenience store on the southeast corner I believe will go away. I think the anticipation is now in October of 2024 bid letting so we are probably a year away from the start of construction and those dates can change.

12) Mr. Morgan stated we have received bids on our signage, we are looking to bid out three of the individual location signs under the bids that we received. We are also going to start looking for a gateway sign as well. Those will have to be budgeted a little bit every year. Hoping to get two or three of those made up under this year's budget and hopefully get a gateway sign in next year's budget. We will hold off going to the west until all of the widening that Harvey was speaking about it completed. We will also be getting back on the land use chart, trying to streamline it which is not an easy task to do. And then I don't think we ever finished coming up with legislation for the short-term rentals, so we need to look into that.

Returning to Agenda item 5. Tuscan Irons – Mr. Morgan stated since the Fire Chief is here now, let's go back to Tuscan's plan. Mr. Morgan stated the applicant is no longer here but he is willing to connect the two driveways will that solve your problem.

Fire Chief Reed Bullock stated that will solve his problem.

Mr. McCarty stated he said he would do that if he had to.

Chief Bullock stated he need access all around.

Mr. Morgan inquired what is the distance you wanted to see between the drives.

Chief Bullock stated it was bringing that drive within a hundred foot roughly of the other drive and then calculating that I could reach an incident inside.

Mr. McCarty stated we can add a door if you need a door, the architect is not finished with the site.

Mr. Matheny stated it sounds like connecting the drives solves it.

Mr. McCarty stated we will do what we discussed by leaving the drive to Milton where it is at and make it a straight through connection and we will do the south drive as heavy-duty pavement and keep it labeled for trucks. We don't want trucks coming up into the front.

Mr. Morgan stated you could even move the drive further up Milton since you are doing that connection, if you wanted to distinguish between the two drives more clearly.

Mr. McCarty stated we may move it up a little bit but I have a little bit of room. When we talked to TDOT, they had forgotten Piperton on the functional classification maps but they told us to do it as a major collector calculation for the distance even though it is not. It is a minor collector in most people's eyes. We will just plan on connecting it.

Agenda item 7. Any other unfinished/new business, questions or matters from the audience

There was none.

Agenda item 8. 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: _____