

**MINUTES OF REGULAR SESSION
PIPERTON BOARD OF MAYOR AND COMMISSIONERS
January 30, 2018, 7:00 P.M.**

The Piperton Board of Mayor and Commissioners met in regular session on January 30, 2018, at 7:00 p.m. at City Hall, with Board members: Vice-Mayor Mike Binkley, Commissioner Hugh Davis, and Commissioner Neil Taylor present. Mayor Henry Coats and Commissioner Preston Trotter were absent. City Manager Steve Steinbach, and Fire Chief Reed Bullock were also present. Those present in the audience were Carolyn and Butch Rhea, Sophia and Mike Bray and Mike Tigner. (Note: The January 16th regular session was cancelled due to inclement weather.)

Agenda item 1. Call to order, establish quorum.

Action taken: Vice-Mayor Mike Binkley called the meeting to order at 7:00 p.m., and established that a quorum was present.

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

Action taken: Commissioner Neil Taylor led in the opening Prayer and Commissioner Hugh Davis Jr. led in the Pledge of Allegiance to the American Flag.

Agenda item 3. Mike and Sophia Bray – Accessory Structure Application

City Manager Steve Steinbach stated the application is for an accessory structure within Windbrook Estates and the size of the structure is 1960 square feet, the City of Piperton's accessory structure Ordinance relate any accessory structure proposal to the size of the principal structure and our ordinance provides for a 30%, the ordinance builds in acceptations or possible acceptations for certain circumstances, the second application this evening from Mike Tigner is the type of application that was contemplated by our accessory structure for acceptation to the size primarily because the applicant has an estate lot (which is defined as a lot that is not part of a platted subdivision, it is a parcel of land that was broken out) and the Brays own a lot within a platted subdivision and so the Board needs to take extra precautions with regard to considering the applications in these particular instances and 30% of the principal structure with Board approval required for any structure regardless of the ratio or the metric that is over 1200 square feet, so in this particular instance we have a principal structure with the understanding is 4500 square feet thereabouts.

Mr. Mike Bray stated that is actually the tax record and the sheet that was submitted states under roof is 6600 and some change.

Mr. Steinbach stated the record will reflect that nevertheless the percentage metric while nearing what the Brays are proposing exceeds the 1200 square feet and the Brays own a unique parcel, it is larger than the typical lots within the subdivision, this contains 3.64 acres and the principal structure is tucked away and so the request is for an accessory structure to the west of the principal structure, the Planning Commission recommended favorable consideration of the proposal with certain conditions and while speaking with Brett Morgan (City Planner) there was a concern that the accessory structure was located within the front yard and the City doesn't generally like to see that but given the circumstances in this particular lot and if you draw a straight line it would appear that the accessory structure is behind the front line and generally we typically see an accessory structure located to the rear of the principal structure and the Brays can elaborate on that, the conditions were to recommend approval to the Board

assuming that the exterior, elevation, materials used was consistent with the neighborhood.

Vice-Mayor Binkley inquired if the materials match what was used on the primary structure.

Mr. Bray stated it will be identical to the house.

Commissioner Hugh Davis inquired if the doors will be facing the existing garage on the house.

Mr. Bray stated there is a bit of an offset, they will face back to the north and Mr. Bray addressed the issue of why the accessory structure will be place there, there is actually a place on the side that it is wooded enough and has a creek that runs down through and they are trying to tuck it back where it is almost hidden from the road with the other site it would have been visible.

Vice-Mayor Binkley inquired if there is a Home Owners Association and if they have approved the plans.

Mr. Bray stated there is and they did approve it and there is a letter in your packet.

Action taken: Commissioner Taylor moved to approve the plans on Mike and Sophia Bray's accessory structure, seconded by Commissioner Davis. The Motion received all affirmative votes.

Agenda item 4. Mike Tigner – Accessory Structure Application

Mr. Steinbach stated the request is from Mike Tigner for an accessory structure that exceeds the required square footage permissible and what is unique with this application is that it is in compliance with the intent of the accessory structure and that is large lots, Mr. Tigner resides on the north side of Keough Road on a parcel that is a little over 13 acres for the construction of a barn with a building size of 1512 square feet with the structure located behind the principle dwelling but visible from the street and the only issue that was brought up in the Planning Commission Meeting was samples for the elevation and the requirements in the accessory structure ordinance is for the architectural style is try to match the principal structure with metal and plastic is prohibited as primary siding materials.

Mr. Mike Tigner stated the exterior will be cypress board and backing, a stain that will match the porches, the roof will be a musket brown which will be a metal roof, any kind of exterior barn doors will be a dark or more of a bronze, any lights in front will be dark or bronze which will compliments the house.

Vice-Mayor Binkley stated the setting for that lot doesn't have to really mimic exactly the house, a nicely done barn will look good on that property.

Mr. Steinbach stated the applicant is seeking approval to construct a 1512 square foot accessory structure that exceeds the 1200 square foot minimum but given the fact that the accessory structure identifies lots of greater than 5 acres as being permissible to the extent that the Planning Commission which did vote favorably on this item and the Board of Mayor and Commissioners accepts that recommendation and staff would concur.

Action taken: Commissioner Taylor moved to approve Mike Tigner's accessory structure as presented, seconded by Commission Davis. The Motion received all affirmative votes.

Agenda item 5: Adjournment.

Action taken: Commissioner Davis moved for adjournment, seconded by Commissioner Taylor. The Motion received all affirmative votes and the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____