

**MINUTES OF THE REGULAR SESSION OF THE
PIPERTON PLANNING COMMISSION
May 14, 2019, 6:00 P.M.**

The Piperton Planning Commission met on May 14, 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 and Fire Chief Reed Bullock were also present along with Charles McElwee, Hugh Davis (Crown Vista), Alvin Levy (Crown Vista), Bruce and Candy Crane, Dan Rutledge, Mr. and Mrs. Carlson, Steve Gwin, Vicki Hancock, Bonnie Flake and Brenda Zeller in the audience. City Recorder Beverly Holloway was absent.

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 published Agenda, and Vice-Mayor Binkley moved to adopt the Agenda as printed, seconded by Commissioner Bob Archer. The Motion received all affirmative votes.

Agenda item 4. Any changes to the Minutes of the Regular Session of April 9, 2019: Motion to approve Minutes of April 9, 2019.

Action taken: Mayor Coat moved to defer the Minutes of April 9, 2019 to item #7, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

Agenda item 5. Carlson Accessory Structure

City Planner Brett Morgan stated an Accessory Structure application for 80 Southwind Cove (lot 9) in Windbrook Estates Subdivision was received for possible administrative approval, the HOA approval is included, the Carlson's intend is to match all materials that are in the existing structure to this two story garage structure which will have three bays and will include a second floor recreation room (man-cave) that will not serve as a place of residence, accessory structures are allowed a maximum height of 25' and this structure is within the height limitations at 21' (mid-point from ridge beam to top plate), the structure is 1580 square feet and under Article 3 – General Provisions, there is a limitation of no more than 30% of the total gross floor area, this structure meets that but also by Ordinance no accessory structure can be over 1200 square feet without the approval of the Board of Mayor and Commissioners for approval, and so staff recommends to approve the accessory structure and to recommend it to the Board of Mayor and Commissioners for approval with conditions:

- 1) The accessory building shall not be habitable or serve as a place of residence.
- 2) Applicant will comply with all necessary permitting requirements of the City of Piperton and/or the State of Tennessee

Action taken: Mayor Coats moved to approve an accessory structure and recommendation to the Board of Mayor and Commissioners with two conditions, seconded Commissioner Archer. The Motion received all affirmative votes.

Agenda item 6. Crown Vista Estates CD-O

Mr. Morgan stated at the April 9th meeting the Planning Commission approved the Master Development Plan with conditions, this is basically a small gated residential subdivision of 11 lots, and they have applied for a CD-O (Conservation Design Overlay District) on top of the RC zoning district-the Planning Commission approved, the applicants have submitted the landscape plan, elevations along with a sample board of materials and the Crown Vista common open space improvement and maintenance plan and so the applicant has submitted everything to finalize the application and has complied with all the requirements for CD-O Overlay and staff recommends final approval of the plan.

Hugh Davis (255 Brierhills Drive, formerly a Planning Commissioner member, a current member of the Board of Mayor and Commissioners, a part owner and planning to live in Crown Vista Estates) stated his concern with the issue of the road and whether or not we will have to pay for an additional lane and it says an additional lane on Keough but our road plan has changed over the years and I know across the street the Preserves are there and because of all that frontage and we are talking a park like setting (600 feet) and where the road is now from center it gives us 20 feet from the edge of the road that if a new lane was put in, says it's a 11 feet that takes half of that space away from where all the planting is and so his question is if you put in another lane on Keough that questionable is it going to be half of the north side and half of the south side.

Vice-Mayor Mike Binkley inquired if a payment in lieu of would be done.

Mr. Davis stated we don't know.

Mr. Morgan stated more than likely it would be a payment in lieu of because as you know we do not like to patch the streets in a piece at a time for the development.

Mr. Davis stated his concern that is an expensive front gate with all of those shrubs and if the City knows it is going to put in a road or expand it and we will be assessed a fee in lieu of and we have to pay for it, he would rather pay for it now and get the work done now because he would hate to put that much in and then 3 or 4 years from now that is a lot of work to go to pieces so if we know we are going to have a street then let's go ahead and do that improvement down at that end now and we would pay our part, but I just a soon the road get done now because pretty soon you will have that curve put in going across the bridge which still will be two lane and with Mike opening up his northside pretty soon that is going to take some traffic off of Keough I would imagine so this is something to think about.

Mayor Coats inquire to Mr. Morgan to get Mr. Matheny to look at the existing right of way.

Mr. Davis stated it is important because if another lane is installed we are already on a setback because Mike Russell already has a setback so we would probably be asking for a waiver to move the fence line back which means a new road in your assessment that we would be taking space from lot #1 and lot #11 which are both large enough to take 10 feet from them so.

Mr. Morgan stated that is an alignment change and we would want you to move that back 10 feet off of the right of way.

Mr. Davis stated that would be fine with us.

Mr. Morgan stated this getting your zoning in place and you will still have to come back for final subdivision plans and in that we can rectify this situation and stated there was another concern regarding a turn around and Mr. Morgan went over that, and inquired of Mr. Davis if there would be development signage that will be submitted later to the Planning Commission and will be added to the conditions.

Mr. Davis stated yes.

Mr. Morgan inquired if that will be on the gatehouse.

Mr. Davis stated it would be and on the pillars similar to what you see on Forest Grove.

Action taken: Mayor Coats moved to recommend Crown Vista CD-O subject to Board of Mayor and Commissioner's approval with conditions, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

New Agenda item 7. Any changes to the Minutes of the Regular Session of April 9, 2019: Motion to approve Minutes of April 9, 2019.

Action taken: There were no changes to the Minutes of the Regular Session of April 9, 2019 and Mayor Henry Coats moved to approve the Minutes of April 9, 2019, seconded by Commissioner Archer. The Motion received all affirmative votes.

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: Vice-Mayor Binkley moved for adjournment, seconded by Mayor Coats. The Motion received all affirmative votes, and the meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____