

**MINUTES OF THE REGULAR SESSION OF THE
PIPERTON PLANNING COMMISSION
June 12, 2018, 6:00 P.M.**

The Piperton Planning Commission met on June 12, 2018 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, City Engineer Harvey Matheny, Firefighter Lt. Adam Hursh and City Recorder Beverly Holloway were also present along with Ray Shaul, Charles McElwee and Vicki Hancock 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: Commissioner Bob Archer led in the opening Prayer and Mayor Henry Coats led in the Pledge of Allegiance to the American Flag.

Agenda item 3. Any changes to Agenda; Motion to adopt Agenda

Action taken: There were no changes to the Agenda and Vice-Mayor Mike Binkley moved to adopt the Agenda as presented, seconded by Commissioner Gwen Brown. The Motion received all affirmative votes.

Agenda item 4. Any changes to the Minutes of the Regular Session of May 08, 2018: Motion to approve Minutes of May 08, 2018.

Action taken: There were no changes to the Minutes of the Regular Session of May 08, 2018 and Vice-Mayor Binkley moved to approve the Minutes of May 08, 2018 as presented, seconded by Commissioner Bob Archer. The Motion received all affirmative votes.

Agenda item 5. Ray Shaul, Fence Application, DRC – 2010 Keough

Brett Morgan, City Planner, stated this fence application is for a 48 inch tall, 3-rail fence in which pictures have been provided of some examples, if you drive through Keough, this fence along Keough is quite typical and so Mr. Shaul of 2010 Keough is requesting approval of a fence that goes across the frontage and down the sides of his lot to a point even with the rear of his garage and then goes across and ties into the garage according to the map, this lot is unique as it is a part of the Lakes of Greenbrier but it is not within the development, Mr. Shaul has provided documentation that this lot is exempt from the covenants of that development, so the covenants of the development prohibit such a fence from the front yards but because this is a unique lot the covenants exempted this lot.

Chairman Henszey inquired for clarification on exemptions under #35 on second page and then read the statement aloud.

Mr. Morgan stated there are other deed restrictions that go with the deed of property and possibly some of covenants as well, that being the case if they wanted they could make him take the fence out or whomever purchases the lot to remove the fence but by exempting from the covenants of the Association it did not release it from deed restrictions, also included in the staff report are the conditions for fences from the Zoning Ordinance (Article 3.13) and with that Mr. Morgan went over a few of the conditions, also Mr. Shaul has provided pictures and staff recommends approval with 2 conditions as follows; the fencing must comply with all requirement of the City of Piperton Zoning

Ordinance (Article 3.13) and the Lakes of Greenbrier Covenants do not permit fencing in front yards but has indicated that the uniqueness of the lot exempts the lot in this situation and documentation must be provided indicating such to which Mr. Shaul has done.

Action taken: Vice-Mayor Binkley moved that the Planning Commission acting as the DRC approve the DRC application for 48 inch tall 3-rail wood fence with the 2 conditions, seconded by Mayor Coats. The Motion received all affirmative votes.

Agenda item 6. Discussion – Piperton Public Works Building Site Plan

Mr. Morgan stated this is just for information and next month we plan on coming before the Commission with a full site plan for approval and hopefully the full DRC package.

Harvey Matheny, City Engineer, stated the Public Works Building will be located across from City Hall and referred to the enclosed site plan that shows the layout, this layout was settled on to protect the property on the corner and preserve as many of the trees as we can along the property, also with the help of TDEC, we have identified the area where the septic drip field would be located, the location for the material storage area will be towards the back of the property along the gas easement and the proposal is to build a metal frame building much like the buildings on Mann Drive, it would be 50' x 100' with offices and breakrooms for staff with the back part of the building for storage and equipment, the plan is to pave a portion of the property at the front of the building for day to day usage then have other gravel areas for overflow parking for Court, staff did look at paving all of it but with cost considerations we will phase that, the pad and the pre-engineered building metal building is currently being advertised for bids, but we do need to come back to the Commission and to the Board for the formal site plan approval (which would include all the things that we would require of anybody else that is developing land) a finalized site plan, a water-sewer utilities plan, grading and drainage plan, erosion control plan, architectural renderings, color samples etc. but this is a discussion to get the Commission's input on some of those things and to answer questions, we want to dress up the front of the building and wrap it around the sides to some extent much like the Mann Drive businesses, the front would look nice and the back would look more industrial.

Vice-Mayor Binkley stated he would go look at those on Mann Drive but would like to see the brick go all the way up under the gable to which the Mayor agreed if there are examples of brick on Mann Drive. The Mayor suggested a three or four foot high brick all the way around the two sides.

Mr. Matheny inquired on matching City Hall.

Mayor Coats stated we will look but needs samples.

Vice-Mayor Binkley stated he would like to see an earth toned brick and is bricking part of the initial metal building?

Mr. Matheny stated yes, there is two alternates out on this bid document, 1) to finish up the whole building and if that comes in out of our budget range then we may just finish out the rear part of the building so we can move some of the operation to that building while we finish out the office space.

Mr. Morgan inquired on other DRC items, such as landscaping and lighting.

Mr. Matheny stated we will bring something before the Commission but will need to talk about lighting and inquired if the full parking lot is supposed to be fully lit to our photometric standards?

Mayor Coats stated I would think.

Vice-Mayor Binkley stated the front for sure and the back is security lighting.

Mayor Coats stated with all leds and all the same color.

Chairman Henszey stated there are about three homes that are within sight of this and we need to make sure the landscaping protects them and the lighting is not intrusive.

Mr. Morgan inquired is the plan showing an 8 foot tall chain link fence?

Mr. Matheny stated that is not in the bid and we can change that.

Vice-Mayor Binkley stated it is not allowed.

Chairman Henszey stated in our code a chain link is not allowed.

Mr. Matheny stated the fuel tanks are located behind the fence on the southside of the building.

Mayor Coats inquired on the generator, will that be used as emergency.

Mr. Matheny stated that has not been budgeted.

Mayor Coats stated you could still wire it for a generator because it is needed.

Mr. Morgan stated this is zoned O and this is residential so show the buffer in the landscape plan.

Chairman Henszey requested that the residence that are already there located on the plans so that we have some idea of the space and what we are doing.

Mr. Morgan stated we can get together a location map that would show the residences that are immediately adjunct to the property.

Mr. Matheny inquired on the buffer, would it need to be along this entire rear line or just along the rear of the gravel and storage building that are show on the plans for that section.

Mr. Morgan stated along the whole line.

Mayor Coats stated we need a time line for phasing.

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

Vicki Hancock inquired why put new brick on that building and then painting it, doesn't have a good feeling about painting brick.

Mayor Coats stated doesn't think we are going to.

Mrs. Hancock also inquired on putting the fuel tank on the residential side, concerned about the safety factor not the view.

Mr. Morgan stated we can look at that.

Chairman Henszey stated it probably put there because it is the end of the paved area by whoever did the plans.

Mrs. Hancock stated the one you have now is on gravel.

Agenda item 8. Adjournment

Action taken: Commissioner Archer moved for adjournment, seconded by Mayor Coats. The Motion received all affirmative votes, and the meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____