

**MINUTES OF THE REGULAR SESSION OF THE
PIPERTON PLANNING COMMISSION
April 9, 2019, 6:00 P.M.**

The Piperton Planning Commission met on April 9, 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, City Engineer Harvey Matheny, Fire Chief Reed Bullock, firefighters Dwayne Cochran and Michael Weidy and along with Kurt Nelson (Hillwood), Blair Parker (Blair Parker), Wesley Ashworth (Ashworth Engineering), Al Levy (Crown Vista), Charles McElwee, and Vicki Hancock. Gil Gunn, Lorraine Hall, and Brooke Delgado were in the audience. City Recorder Beverly Holloway was not present.

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

Agenda item 4. Any changes to the Minutes of the Regular Session of March 12, 2019; Motion to approve the Minutes of the Regular Session of March 12, 2019.

Action taken: There were no changes to the Minutes of the Regular Session of March 12, 2019 and Commissioner Bob Archer moved to approve the Minutes of March 12, 2019, seconded by Commissioner Gwen Brown. The Motion received all affirmative votes.

Agenda item 5. Hillwood/Fayette Trade Center – DRC review

3 Elements presented – **Building Elevations and Materials** -Elevation and Material samples were provided by the applicant. The applicant explained the neutral color palette to be used; **Landscaping** – The landscape plan using native plants and a large number of residential plants is more than adequate. The trees are 2" which meets the Piperton Zoning Ordinance requirements. Blair Parker also did the landscaping at Pyramex.; **Lighting** – Property line lighting is ok. There is a discrepancy between the square footage that was approved at the last PC meeting, 628,315, and that shown on the Site Lighting Plan, 630,810, that has to be resolved. Mayor Coats asked about lighting requirements at each ingress/egress point. The Site Lighting Plan is to be resubmitted to the City Planner and it will be handled by Staff.

An additional question was asked about the retainer wall. The height and design need to be looked at to determine if a safety issue exists.

These items must be resolved before Final Site Plan Review and the Plans can't be recorded until all the conditions are met.

Action taken: Vice Mayor Mike Binkley moved to approve final site plan for Fayette Trade Center subject to 3 conditions, seconded by Mayor Coats. The Motion received all affirmative votes. Approved with recommendations of staff to resubmit lighting plan and add street lights at points of egress/ingress. Also submit section on retainer wall height, design and fencing. Subject to MCR-PDO and City Zoning Ordinance

Agenda item 6. Crown Vista Estates CD-O – Development Plan

City Planner Brett Morgan advised that Crown Vista Estates is to be a 19 acre, 11-lot, private gated development. The developer has asked that this area be rezoned from RC to CDR. Crown Vista Estates, LLC has been created to maintain ownership of the development. The Applicant has met the General Requirements of Article 14.9 of the Piperton Zoning Ordinance. City Engineer Harvey Matheny *advised that there is a 12" main water line.* He recommends that a Pressure Flow Test be performed. The sewer for this development will go to a Centralized Sewer Facility.

An Open Space Plan needs to be submitted to the DRC prior to next month's meeting. This plan needs to include details on the gate system, the gatehouse and the private road system. The Open Space Plan also needs to address improvement and ownership of all open space and the plan for maintaining the spaces according to Article 14.9.

Action taken: Mayor Henry Coats moved to approve rezoning subject to 2 conditions, seconded Vice Mayor Binkley. The Motion received all affirmative votes.

Agenda item 7. Discussion – Sign Ordinance Commercial Developments

The Planning Committee will work toward a very specific Ordinance for all commercial signage, permanent signs, attached signs, and detached ground signs. Design characteristics will specify color and background, such as dark background with white lettering. A company logo will be allowed, but will be limited to a specific percentage of the total square footage of the sign. Different fonts within a strip mall may be allowed for branding. The content will have to conform to the new state laws. Once the Ordinance is complete, it will come back to the Planning Commission for approval before going to the BMC.

Agenda item 8. Any other old/new business, questions or matters from the audience.

Mr. Archer had 2 questions –

- 1. How long is the approval for the sewer through Piperton Hills?

The answer is 1 year. The city can waive this. For now, TDEC wants more information from the Mayor. The developer's engineer is working on the needed information.

- 2. With the projected growth of the city, are we looking ahead at more fire and police coverage?

In the future, Piperton will have a joint Fire/Police/Community Center. The Fire Chief is currently putting together plans for this project.

Charles McElwee asked if there is discussion on a second and third fire station. Mayor stated we are looking at locations based on projected growth and zoning.

Agenda item 9. Adjournment

The Chair thanked those in the audience for their attendance.

Action taken: Commissioner Archer moved for adjournment, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes, and the meeting was adjourned at 7:14 p.m.

Respectfully submitted,

Linda Lowrance, Finance Assistant

Approved: *Lwendaleyn Brown* date: 14 MAY 2019