

**MINUTES OF THE REGULAR SESSION OF THE  
PIPERTON PLANNING COMMISSION  
June 8, 2021, 6:00 P.M.**

The Piperton Planning Commission met on June 8, 2021 at 6:00 p.m., at City Hall, with Board members: Chairman John Henszey, Mayor Henry Coats, Vice-Mayor Mike Binkley, Commissioner Bob Archer, and Commissioner Mimi Ragon. City Planner Brett Morgan, City Engineer Harvey Matheny, Fire Chief Reed Bullock, and City Recorder Beverly Holloway were also present along with Vicki Hancock, Jim Ragon, Steven Gwin, Letha Granberry and Rusty Norville (Civil Engineering Solutions) 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:** Fire Chief Reed Bullock 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 Agenda, Mayor Henry Coats moved to approve the Agenda, seconded by Commissioner Bob Archer. The Motion received all affirmative votes.

**Agenda item 4.** Any changes to the Minutes of the Regular Session of May 11, 2021; Motion to approve the Minutes of the Regular Session of May 11, 2021

**Action taken:** There were no changes to the Minutes of the Regular Session of May 11, 2021, Vice-Mayor Binkley moved to approve the Minutes of the Regular Session of May 11, 2021 as presented, seconded by Commissioner Archer. The Motion received all affirmative votes.

**Agenda item 5.** Glenn Farms Phase 2 Final Site Plan

City Planner Brett Morgan stated Glenn Farms was first approved as a PD-O on September 12, 2017 and the first phase approved shortly thereafter, on June 11, 2019 Phase 2 was approved and a development agreement was formulated it but the project was put on hold and so with the time lapse we felt it would be prudent to bring this back before the Planning Commission just to reaccess the final site plan as it is, nothing on the plan has changed from the previously approved plan, the site area is 5.269 acres with an 80,000 square foot building area and a building height of 36 feet and the same previous/impervious ratio and the same amount of parking and so hence the same conditions that we had are still the conditions that we have and possibly another conditions, since then DRC has at least in the design review guidelines mentioned breaking up long parking runs that are more than 10 spaces by inserting an extra island and suggested where the handicap parking are at least on the building side maybe we require that but maybe not necessarily on the street side since there is going to be a heavy street scape though it is not a requirement of our zoning ordinance it is a recommendation of the design guidelines to do such and suggested that be added and the landscape plan would have to be modified, they have provided the landscape plan and it is essentially the same landscape plan that they supplied before and nothing has changed on it, the elevations and the colors are the same as previously approved by this body, on the lighting plan I had requested that they provide another lighting plan since it was not legible and so one of the

conditions of approval is the same condition as before that they resubmit the photometric plan so it may be reviewed (condition #4) and staff will work with the applicant if anything is amiss with regards to the lighting and the Planning Commission did approve that condition the last time, also one of the conditions that we had was we do not have a plan of profile of the extension of Shelby Drive as yet and Harvey has added in the engineering conditions to provide this plan in profile in and design of this so that it can be reviewed and study by him and if you recall on Phase 1, the owner came in afterwards with street lighting for Shelby Drive and I think at this point and time now that we know what the street lighting is let's go ahead and get a separate photometric plan just for the street as mentioned to Rusty Norville earlier (condition #12) using the same fixtures that where in Phase 1 and also the grading and drainage plan was not provided, Mr. Norville stated revisions have been made to the previous plan and Mr. Morgan stated this is something that can be reviewed and shouldn't hold anything up the site planning post Planning Commission but it has to be worked out prior to the development agreement going before the Board otherwise we will not know the cost, and there is no dumpster pad or dumpster enclosure details (condition #5) noted to which Mr. Norville located the sites on the screen and stated the tenant drives these things and those places are earmarked to address the comments and Mr. Morgan stated that information will be needed before we go before the Board or we can condition it for when a tenant comes in that those details be submitted, and if you recall when the PD-O was first approved Shelby Drive had medians and the medians have been taken out I think all the way down to the residential area and so we are showing a median now that our Major Road Plan doesn't show.

Vice-Mayor Binkley stated it needs to be just a turn lane.

Mr. Norville stated ok.

Mr. Morgan stated staff recommends approval subject to the 32 conditions.

City Engineer Harvey Matheny inquired if the drive on the east side will be a shared drive with the future phase 3 to which Mr. Norville replied yes.

Mr. Matheny stated so when we record this site plan this needs to be shown as a shared ingress/egress.

Mr. Norville stated also the south side to which Mr. Morgan stated you will be building the whole thing in this phase to which Mr. Norville stated that is correct which will stretch over that lot line so there will be an ingress/egress on the remaining property that are around it.

Mr. Matheny stated add ingress/egress easement to the site plan prior to recording.

Mr. Morgan stated under condition 3 regarding landscape island; strike that and revise that condition with the ingress/egress on south and east side.

**Action taken:** Commissioner Archer moved to approve Glenn Farms Phase 2 Final Site Plan subject to the 32 conditions, seconded by Commissioner Mimi Ragon. The Motion received all affirmative votes.

#### **Agenda item 6. Sign Ordinance Amendment**

Mr. Morgan stated the office complex where City Administration, Police Department, Merry Maids and the Vet is located the owner, Mr. Shane Strickland, is wanting to place a complex sign on the Hwy 196 frontage to list the various business establishments in the complex, our ordinance allows for a maximum of 200 square feet and the signage that is there now plus the directory sign that they are looking at installing there would break through that ceiling of the 200 square feet allowance so I reviewed what others are doing and realized that a complex sign should be looked at separately and that way they are not necessarily combined together and on page 4 of the staff report, under 8.12 for Maximum Cumulative Sign Area under 8.12.2 to add the following: " For multi-tenant buildings within a non-residential district the maximum cumulative square footage permitted is applicable to business names sign affixed to the building. In such cases up to an additional 32 square feet of signage is allowed for an integrated Complex/Directory sign subject to PC approval. All other requirement of this Ordinance shall apply."

**Action taken:** Mayor Coats moves to approve the amended sign ordinance under 8.12.2 adding the paragraph concerning complex directory signs, seconded by Commissioner Archer. The Motion received all affirmative votes.

**Agenda item 7. New City Seal**

Mr. Morgan stated the Committee on Branding met before the Planning Commission and choose Seal number 3, Century School Book font or approved equal font to be recommended to Planning Commission for recommendation to the Board of Mayor and Commissioners.

**Action taken:** Vice-Mayor Binkley moved to approve Seal number 3 with Century School font or equivalent, seconded by Mayor Coats. The Motion received all affirmative votes.

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

There was none.

**Agenda item 9. Adjournment**

**Action taken:** Vice-Mayor Binkley moved for adjournment, seconded by Commissioner Archer. The Motion received all affirmative votes, and the meeting was adjourned at 6:37 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: \_\_\_\_\_ date: \_\_\_\_\_