

**MINUTES OF THE REGULAR SESSION OF THE
PIPERTON PLANNING COMMISSION
March 14, 2023, 6:00 P.M.**

The Piperton Planning Commission met on March 14, 2023 at 6:00 p.m., at City Hall, with Board members: Chairman John Henszey, Mayor Henry Coats, and Commissioner Mimi Ragon. Vice-Mayor Mike Binkley and Commissioner Bob Archer were absent. City Planner Brett Morgan, Fire Chief Reed Bullock, Building Official Elizabeth Reed and City Recorder Beverly Holloway were also present along with Jim Ragon, Alice Cone, Walter Priddy, and Vicki Hancock in the audience. City Engineer Harvey Matheny 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 Mayor Henry Coats 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, Mayor Coats moved to approve the agenda as presented, seconded by Commissioner Mimi Ragon. The Motion received all affirmative votes.

Agenda item 4. Any changes to the Minutes of the Regular Session of February 14, 2023; Motion to approve the Minutes of the Regular Session of February 14, 2023

Action taken: There were no changes to the Minutes of the Regular Session of February 14, 2023, Commissioner Ragon moved to accept the Minutes of the Regular Session of February 14, 2023 as presented, seconded by Mayor Coats. The Motion received all affirmative votes.

Agenda item 5. Proposed amendments to the Piperton Urban Growth Mapping Discussion

City Planner Brett Morgan stated due to Blue Oval the County is looking to expand the possibility of growth especially in the Braden area but whenever any county in the state of Tennessee starts looking at modifying its urban growth boundary every municipality within that county can also do that and so since the Fayette County Mayor is opening back up the urban growth boundary and calling the coordinating committee back in session to consider this. Piperton is going ahead with looking at the urban growth boundary that it has and Mr. Morgan put the proposed map on the screen and explained the map and the plan for everyone's benefit. The plan abuts the Shelby County Line going up to Hwy 193 (Macon Road) and encompassing the Boyle property, Turley property and 4M Limited property but we are proposing giving back some areas to Rossville.

Mayor Coats stated the reason giving back to Rossville and Rossville agreed, is the roads from Rossville on Hwy 194 goes into those areas and Piperton doesn't have access into those areas so it makes sense to do that and Rossville's urban growth plan is going all the way to Macon also and they will abut against us all the way up to Macon Road.

Mr. Morgan stated Oakland's new proposed urban growth boundary will abut against us to the north of Macon (Hwy 193), so this is the proposed plan that will be submitted providing

two things, in next month's Planning Commission I believe there will be a public hearing on a Resolution by the Planning Commission to recommend this urban growth boundary to the Board of Mayor and Commissioners and then at the Board of Mayor and Commissioners meeting there will be a public hearing on the adoption of this plan.

Mayor Coats stated Oakland is eliminating some of what they previously proposed, they are going north instead of south so they will not be as close to Piperton's urban growth boundary and I would like for you to show where Rossville will be to give everyone a better picture of this. All the Mayors in the County have to agree on everybody's urban growth plan to be approved.

Agenda item 6. Consideration the Design Guidelines Manual (Final)

Mr. Morgan stated there is a change to be made before it goes to the Board next Tuesday, so under VI. Design review checklist, number 3 (Landscaping Plan) we will add "proposed buffering and fencing".

Action taken: Mayor Coats moved that on the Design Review Checklist, item #3 that we add proposed buffering and fencing to the final Design Guidelines, seconded by Commissioner Ragon. The Motion received all affirmative votes.

Agenda item 7. Consideration of Amendment to Article 9 of the Piperton Zoning Ordinance

Mr. Morgan stated part of what we are doing with the Design Guidelines is trying to fulfill the requirements of Ordinance No. 156-08 which gave authority to the Planning Commission by the Board of Mayor and Commissioners to be the Design Review Commission and within that Ordinance made it a requirement of the Design Review Commission to submit a design review manual and that design review manual would have to be approved by the Board of Mayor and Commissioners, this is a request to amend Article 9.1 of the zoning ordinance and under the site plan review requirements add a separate paragraph for Design Guidelines to which Mr. Morgan read for the following for the benefit of all.

Design Guidelines Manual - On December 16, 2008 the Piperton Board of Mayor and Commissioners (BMC) designated the Planning Commission as the Design Review Commission (DRC) by the adoption of Ordinance 156-08. The DRC was authorized "to develop general guidelines for the exterior appearance of nonresidential property, multiple family residential property, and any entrance to a nonresidential development within the municipality". Paragraph 6 of Ordinance 156-08 makes it the responsibility of the DRC to prepare a Design Guidelines Manual, which shall be approved by the BMC, to facilitate the objectives of the Ordinance. All Site Plan applications requiring the DRC approval shall obtain said approval prior to the issuance of a Building Permit. Refer to the Design Guidelines Manual for a general checklist of design elements required for DRC approval". Staff recommends approval of the amendment to Article 9.1 of the Piperton Zoning Ordinance

Action taken: Commissioner Ragon moved that the Planning Commission approve the amendment to Article 9.1 as recommended by staff and recommends it to the Board of Mayor and Commissioners for approval, seconded by Mayor Coats. The Motion received all affirmative votes.

Agenda item 8. Discussion: Short-Term Rental Units

Mr. Morgan stated the City of Piperton is wanting to make sure that short-term rentals are looked at appropriately by the City, currently there is nothing within our ordinances that regulates the use of short-term rentals, the TCA was amended in 2018 to add the Legacy Clause (formerly referred to as "Grandfather Clause") and it basically says that prior to the Board of this City making action that would regulate short-term rentals that any property that is held out to the public as a short-term rental unit prior to that body creating legislation is subject to laws under which it's been governing all along, meaning there is nothing the City can do to

regulate it, there are things that would change that if the property is sold, transferred or ceases being used as a short-term rental unit for a period of 30 continuous months, or has been in violation of generally applicable local laws 3 or more separate times.

Mayor Coats inquired if there is a definition of short-term rental?

Mr. Morgan stated it means the property was held out or offered to the public for use as a short-term rental unit within the jurisdiction, the General Assembly has not provided any of the frame work for regulating short term rental units so it is pretty much up to the City outside of the restrictions that it places upon those that are currently existing and how those would go away and how to determine how it wants to deal with short-term rental unit. Discussion ensued.

Mr. Morgan stated he knows the City wants good regulations and compensation in the form of a hotel tax. I will have to get with the City Manager and the Mayor to formalize an ordinance on this subject.

Agenda item 9. Any other old/new business, questions or matters from the audience

Mayor Coats stated there is a proposal coming of a self-storage area almost at the Rossville city limits on the northside of the Hwy 57 across from the Dollar General.

Mr. Morgan showed the master plan that was approved on the overhead screen and stated when this plan development was put into place and at the time it was approved we knew that was very conceptual and it wasn't necessarily going to be the final master plan. Mr. Morgan showed the plan that is being conceptually looked at on the screen as a plan for self-storage and explained it for the benefit of all.

Mayor Coats stated with this they will run a 1500 to a 1700 foot water line at their expense which will get us just about to Rossville on the northside and sewer is on the southside, it will be landscaped heavily and will generate tax revenue. Discussion ensued.

Mr. Morgan stated the Gateway Plaza Investors also wants to come back for their final on the C-store but they have a lot to do on it but we will meet with them on Friday to go over what they have to do.

Commissioner Ragon inquired on the sewer.

Mayor Coats stated the contract was approved last month.

Mr. Morgan stated it has been approved by the railroad.

Mayor Coats stated the land from the expressway to the Canine facility has been bought by a developer and they are looking at a hotel, some restaurants in there and that can be really good but we have got to get the egresses for it right, the property below the railroad has been purchased and there will be 100,000 square foot building built there and will be coming before the Planning Commission in the next three or four months, it is similar to Marsh Pumps in Collierville.

Alice Cone inquired if Hwy 57 will be four lanes to which the Mayor Coats stated there is talk about three lanes from the expressway to Rossville but it is a 10 to 15 year project so we won't see it for a while.

Agenda item 10. Adjournment

Action taken: Commissioner Ragon moved for adjournment, seconded by Mayor Coats. The Motion received all affirmative votes, and the meeting was adjourned at 6:56 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____