



# THE PIPERTON PULSE

REPORTING ON THE HEALTH OF OUR COMMUNITY

“I alone cannot change the world, but I can cast a stone across the waters to create many ripples” - Mother Teresa



Mayor Henry Coats

## Mayor's Message

Welcome to the second edition of *The Piperton Pulse*. There is a lot of interesting information aimed at improving your knowledge of events occurring in our community. Crown Forklift has started construction of their new 80,000 sq. ft. building at the end of Shelby Drive. Power and Telephone Supply Company has commenced site preparation work for its planned 243,000 sq. ft. warehouse/office world headquarters. Both projects are prominently visible from I-269.

Please don't forget to sign up for this publication so you will receive it via email instead of "snail mail". Receiving *The Piperton Pulse* via email also decreases city costs, so please don't forget to sign up. You can also sign up for City News to stay informed about current events, emergencies, and other pertinent information pertaining to our city.



## Public Works

The weather has thrown the City's Public Works crews a curve ball, with near record rainfall which complicated its scheduled grass cutting and stressed our sewer system with the increased surface water runoff; this caused manpower to be diverted to assure that the sewer system functions properly. Two additional public works employees have been hired to assist in getting caught up and handle the increased workloads in our growing City.

Re-paving Mt. Zion Road is currently out for bid, and after review and Board approval, we plan to complete this project as soon as possible, weather permitting. Other road issues are being addressed throughout the City as well as drainage projects which the recent storms have brought to light.

Construction on our new public works building is finally underway after many weather delays; this much needed facility should be ready this Fall along with the additional parking for Court and City meetings.

## Planning Commission News

*John Henszey, chairman*

The Hillwood Trade center has been approved, with conditions. It will be located on the balance of MCR's property southeast of the existing MCR facility located in the designated light industrial area along Hwy 72. The 628,000 sq. ft structure will be a multi-tenant facility.

Crown Vista Estates CDO was approved, with conditions. Rezoning was recommended and sent to the Board of Mayor and Commissioners who approved the rezoning and development plan at its July 16 meeting. This will be a small gated development with 11 lots, located off of Keough Dr. across from the Piperton Preserve.

Glenn Farms, Phase 2, was approved. This building will be similar to the previous building approved for Crown Equipment and will be located on the corner of Shelby Drive and Glenn Farms Dr. The 80,000 sq. ft building will be the home for a regional HVAC contractor and other future tenants.

Piperton Business Center, Phase 1, along Hwy 72 request for re-subdividing providing 8 lots utilizing a new 60 ft. wide cove (Mann Cove) was approved, with conditions. Mann Cove will exit on Mann Drive.

Discussions were held on sign standards and changes to the Major Road Plan. Changes to the Major Road Plan were approved. Major Road Plan can be viewed on the City's website ([www.pipertontn.com](http://www.pipertontn.com)).

A six phase 175 lot residential development (Piper Hollow) was approved and sent to the board of Mayor and Commissioners for zoning approval. This development will eventually run between Keough and Old Stateline Rd. with the Keough Rd. entrance near the Marathon pipeline crossing. A construction entrance will be utilized off Commerce Rd. and closed when construction is completed.

This is the second and final of two City-wide mailings of our City newsletter. Future newsletters (*Piperton Pulse*) will be digital. For those who chose to have it emailed, you will receive an emailed copy. This month you will also be able to get your newsletter on [pipertontn.com](http://pipertontn.com), under [community/newsletter](http://community/newsletter); this will include access to all new and past newsletters. For those who selected to continue to receive the printed version, your request will be honored.



## Administration

*Maria George & Bev Holloway*

The Board of Mayor and Commissioners, at its June 25<sup>th</sup> meeting, adopted the City's Fiscal Year ("FY") 2020 budget which began July 1<sup>st</sup>. The \$3.3 million operating budget represents a five percent increase over last year's FY 2019 operating budget and includes two new positions in the Public Works Department to aid with the ever increasing maintenance responsibilities throughout the City. An accompanying \$1.6 million capital improvements budget was additionally adopted that includes \$798,000.00 for the City's new Public Works building, to be completed this Fall; \$200,000.00 for the City's annual paving program; \$100,000.00 for water line improvements along Patrick Road; and, \$100,000.00 in equipment upgrades for the Fire and Public Utilities Departments.

Please be advised that permits are required for yard/garage sales per City Ordinance No. 63-05, Ch.2. (Unless prohibited by HOA rules) Permit Fee is \$5.00. 9-203 Permit Required. No garage sale shall be conducted unless and until the individuals desiring to conduct such sale obtains a permit therefore from the City Recorder. Members of more than one residence may join in obtaining a permit for a garage sale to be conducted at the residence of one of them. Permits may be obtained for any nonresidential location.

Please contact Bev Holloway at (901)853-4830 ext. 3 to review or obtain a copy of said ordinance. The permit application can be found on the City's website at [www.pipertontn.com](http://www.pipertontn.com) under forms and applications, or you may obtain one at the City Administration Office located at 3725 Highway 196, Suite B. Thank you for your cooperation.

The City remains committed to a fiscally conservation approach to managing its growth and was able to balance its FY 2020 financial obligations while maintaining the City's current \$0.37 property tax rate. Sales tax receipts have remained strong and the City is continuing to experience tremendous growth in its commercial and industrial tax base, with three new buildings to be constructed over the next year, which mitigates the burden on the residential tax base.

## Police & City Court

*Chief Hendricks*



Help us serve you...

Criminals avoid the spotlight. Trim shrubbery around doors and windows so it will not provide protective screens for burglars. Porches and all entrances to your home and garage should be well lit. Make sure police, fire and medical agencies can locate your house in an emergency. Your house number should be clearly visible from the street - day or night. Use numbers made of reflective materials that are 6 inches high or black numerals against a white background.

Keep your garage door closed and locked, whether you're at home or not. Do not leave property unattended in your yard- lawnmowers, garden tools, bicycles. When you are out in the yard, lock your doors. Daylight burglaries, while people are at home, are common.

Keep a record of model and serial numbers of such items as television sets, radios, stereos, firearms, etc. Make sure locks are in working order on all doors and windows.

### New Law

Effective July 01, 2019:  
Public Chapter No. 412  
"Hands Free Law"

A person, while operating a motor vehicle on any road or highway in this state, shall not physically hold or support, with any part of the person's body, any wireless communication device, including:

- Write, send, or read any text-based communication, including, but not limited to, a text message, instant message, email, or internet data on a wireless telecommunications device or stand-alone electronic device.
- Reach for a wireless telecommunications device or standalone electronic device in a manner that requires the driver to no longer be in a seated driving position; or properly restrained by a safety belt.
- Watch a video or movie on a wireless telecommunications device or stand-alone electronic device other than viewing data related to the navigation of the motor vehicle.
- Cannot record or broadcast video on a wireless telecommunications device or stand-alone electronic device.

A traffic citation that is based solely upon a violation of the law is considered a moving traffic violation, class C Misdemeanor.



## Building & Codes

*Tommie Johnson*

Since the March 2019 issue of The Piperton Pulse, the City has issued 33 new residential building permits, along with commercial building permits for the following high profile projects:

**Elite Storage** – Commerce Rd, completed renovations

**Fayette Trade Center** – SW corner of Hwy 72 and Milton Dr

*Pending permit issuance*

**Power and Telephone World Headquarters** – 200 Keough Dr

*Commencing construction*

*Under Construction:*

**Piperton Public Works Building** – Hwy 196

**Bethel Tabernacle Holiness Church** – Patrick Dr

There is a large volume of new construction activity underway in the City. The near future will also see the emergence of new residential subdivisions and phases opening up in existing ones. The Building Department is handling a high volume of calls from citizens, and would like the public to know it is aware of the many concerns regarding erosion control on development sites and residential lots under construction. Every new construction project in Piperton is required to obtain a Tennessee Department of Environment and Conversation (TDEC) stormwater runoff permit and erect proper erosion control measures prior to the issuance of a building permit. If you suspect that these measures may not be in place or witness excessive erosion emanating from a construction site, please call and voice your concerns to TDEC at 901-371-3025.

The City's Code Compliance Officer and newest inspector, Daniel Hyde, has recently obtained his certification for Residential Building Inspector.



## Fire and Rescue

*Chief Bullock*



The Piperton Fire Department is currently training recruit class #2. This class will see four reserve firefighters complete their initial training to perform firefighting operations. Seven Piperton reserve firefighters, comprised of class #1 and #2, have completed their first level hazardous materials training, with five successfully receiving state level certification by the TN Fire Commission.

The Piperton Fire Department would like to remind all homeowners of the importance of closing their doors in the home. Home fire sprinklers provide rapid containment of fires in the home, and doors will create a barrier protecting each room from smoke, heat, and fire should such an emergency ever occur. Remember, CLOSE THE DOOR at night when sleeping or when leaving the residence unattended.

### Upcoming Meetings and Events

All meetings are open to the public and attendance is encouraged

2nd Tues (monthly), 6pm Planning Commission at City Hall (fire station)

3rd Tues (monthly), 7pm Mayor and Commissioners at City Hall (fire station)

**\*\*\* How to sign up to receive The Piperton Pulse by email \*\*\***

Go to [pipertontn.com](http://pipertontn.com). Click on the *notify me* green box. Enter your email address and click the *sign in* button. Then scroll down to the **NEWS FLASH** section and click on *City News to subscribe via email*. You will receive an email asking you to confirm your email address. After you confirm you will automatically receive each new edition of The Piperton Pulse when released.

