



THE PIPERTON PULSE

REPORTING ON THE HEALTH OF OUR COMMUNITY

“The greatness of a community is most accurately measured by the compassionate actions of its members.” - Coretta Scott King



Mayor Henry Coats

Mayor’s Message

As we approach this holiday season, we should take time to count our many blessings. We should be aware of the people that are less fortunate than most of us and reach out to them with a helping hand. Our family and friends are special to us all so cherish these moments and spend as much time as possible with them. We have all been given special skills and we should share them with everyone at this time of year. May God bless each and every one of you. Merry Christmas, Happy Hanukkah, and Happy New Year!

Planning Commission News

John Henszey, chairman

Dollar General’s request for rezoning of property on Poplar Avenue, next to Stacks Stone, was approved and sent to the BMC (Board of Mayor and Commissioners) for its consideration and final approval. Plans for the store are being reviewed and will be on November’s agenda.

Request from Circle K for signage approval was approved with conditions. Circle K recently purchased the Cousins convenience store.

Design and review guidelines were updated to standardize the signage colors.

Group homes zoning ordinance text amendment was approved, sent to the BMC, and has been approved. This amendment spells out the guidelines for group homes in Piperton in accordance with state and federal laws.

Regulations for food trucks were developed and approved. These regulations were sent to the BMC for its consideration and final approval.

The City’s Accessory Structures regulations were reviewed and changes were recommended to the BMC. This amendment would allow lots over 1.5 acres to construct slightly larger accessory structures.



Santa’s News Flash: The North Pole has been contacted to schedule a visit from Santa at the Piperton Fire Hall in December. As soon as Santa firms up his schedule it will be posted on the pipertontn.com website and sent via newsflash for those who receive that service.

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Access to all new and past newsletters can be found at pipertontn.com, under community/newsletter



Public Works

- Mt Zion Road – Pavement Repair:

Work began on 10/28/19, and is now completed, to repair Mt Zion Road from Hwy 57 to the RR tracks. This road provides access for 2 churches, multiple properties, and the City’s wastewater treatment facility.

- Patrick Drive 12-inch Waterline Installation:

Work began on 10/21/19 to install a 12-inch waterline along Patrick Drive. This is the future route of Shelby Drive according to the City’s Major Road Plan. This waterline will provide critical infrastructure for existing needs and future development.

- List of active development projects:

Glenn Farms Ph 1—6.6 acre light industrial development on Shelby Drive, approx. 80,000 square feet

Fayette Trade Center—42.8 acre light industrial development on Hwy. 72, approx. 630,702 square feet

Crown Vista Subdivision—11 lot residential subdivision along the south side of Keough Road, east of Lakes of Greenbrier

Power & Telephone—28.1 acre light industrial development on Keough Road, approx. 220,706 square feet



Police & City Court

Chief Hendricks



In order to use converted golf carts “low speed vehicles” in the subdivisions of the City, certain requirements must be met. The converted golf carts must meet the requirements of 49 CFR 571.500, be registered and the operator must possess a valid driver license. Additional information relating to converted golf carts, and the requirements to utilize them on the roadways of the City may be found at <http://tn-piperton.civicplus.com/CivicAlerts.aspx?AID=315>. After December 31, 2019 individuals operating noncompliant converted golf carts / low speed vehicle on the roadways within the City, will be subject to the issuance of a citation for the violation.

Comparing July through September to the same time period last year there was a 16% increase in call volume from 198 to 230. Arrests increased 120% to 11 as compared to 5 the previous period; motor vehicle crashes decreased 56% from 9 to 4 this period. Residential alarms increased from 34 to 43 or 26%, while there was a 4% decrease in commercial alarms.

As Turkey Day approaches, this means the little fat man in the red suit will not be far behind. As you prepare to travel to meet with family and friends please be safe in your travels. When stopping for rest or refreshments, please reframe from leaving valuables in plain sight. Always lock your doors and pay attention to your surroundings. When shopping, please do not leave items you have purchased visible or plug your phone into the charger while you run in just for a moment to pick up one last thing. If possible, lock items in your trunk. For those who were good this year and receive large 70” 4K televisions from St. Nick, please consider breaking the boxes down and placing them in the trash container. This also applies to other high-dollar packaging, no need to advertise to potential burglars.

Fire and Rescue

Chief Bullock

Are you curious about what's going on in Piperton? The fire department keeps statistics of their calls and below is what has been happening this year...

Call Statistics Through October 2019

305 Calls

276 in the city (90% of calls)

- 111 Fire Responder (40% of total year-to-date)
- 41 Alarms (15% of total year-to-date)
- 35 Odor of Gas
- 27 Motor Vehicle Crashes
- 21 Lift Assists
- 19 Good Intent (False Calls, No Emergency Found)
- 7 Tree Removals
- 7 Wildland Fires
- 4 Miscellaneous Fires
- 2 Structure Fires
- 2 Vehicle Fires

29 Mutual Aid

⇒ **Rossville - 16 Calls (55% of Mutual Aid Calls)**

- 8 First Responder
- 3 Structure Fires
- 3 Lift Assists
- 1 Motor Vehicle Crash
- 1 Gas Leak

⇒ **West Fayette (North of City) - 10 Calls**

- 4 Motor Vehicle Crashes
- 2 Structure Fires
- 2 Vehicle Fires
- 1 First Responder
- 1 Lift Assist

⇒ **Moscow - 3 Calls**

- 3 grass fires

The Piperton Fire Department would like to remind everyone to always practice proper vehicle safety this upcoming holiday season. Statistically speaking, holidays present a higher likelihood for fatal vehicle accidents. Here are some safety reminders to practice all year long, but especially during the holiday season.

- Always wear a seatbelt. All children should be secured in a properly sized child safety seat. **Buckle Up. Every Trip. Every Time.** For more information visit <https://tntrafficsafety.org/cps>
- Never drive under the influence. Utilize carpool, taxi, Uber, Lyft, or other forms of ride-sharing if necessary. Plan Ahead. **If you feel different, you drive different.**
- Check your vehicle. Ensure your vehicle is operating properly. Have an emergency kit in your vehicle in case of a break-down.
- Be aware of changing weather conditions in your area. Dress appropriately, give yourself enough time for commuting, and ensure your vehicle is properly equipped for adverse weather.
- It is the LAW: Do not text, call, browse, record, or perform any actions with a cell phone or other device that takes attention away from driving. In 2018, there were 24,600 crashes involving distracted drivers in Tennessee.

The holiday season is one to be enjoyed with family and friends. Take all appropriate precautions to prevent a tragedy.

Please regularly visit the Piperton Fire Department Facebook Page for additional holiday safety messages, public events, and special announcements.



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

Go to 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.



Administration

Maria George & Bev Holloway

2019 Property tax notices have been mailed, if you have not received your notice please call Bev Holloway at 901-853-4830 ext 3 or request a copy at bholloway@pipertontn.com. The due date is February 29, 2020. Outstanding 2018 taxes must be paid before payment is accepted for 2019 taxes, please note any outstanding 2018 taxes will be sent to Chancery Court on March 2, 2020. The City of Piperton accepts cash or checks as payment for property taxes.

Operating expenses for the first quarter of FYE 2020 budget total \$762,673.20 representing 23.09% of the total budgeted amount of \$3.3 million. Total Revenues for the first quarter are 1,085,855.00 representing 26.44% of the budgeted amount of \$4,106,443.00. The City's cash position in all operating accounts are sound and the savings continue to accumulate. We are anticipating reductions in the City's cash position due to the construction of Public Works Building and the annual paving program that are currently in progress.



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)



Building & Codes

Tommie Johnson

Commercial Projects

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

Bethel Tabernacle Holiness Church
Under Construction

Crown Equipment
Under Construction

Power & Telephone World Headquarters
Under Construction

Public Works Building
Under Construction

In the last four months, 162 permits have been issued, with 21 of those being for new homes. One of those is the first home to be built in the newest phase of Twin Lakes, and two others are located in the newest phase of the Madeline Farms subdivision. There have been 63 Certificate of Occupancies issued for new homes and commercial buildings since January of this year, which is looking to be slightly higher than 2018. The large volume of new construction underway in Piperton doesn't seem to be letting up any time soon. Since October 1, Piperton has been enforcing the 2018 ICC Family of Codes. In addition to their daily duties, employees in the building department have been working hard in continuing education – through the International Code Council, Daniel Hyde achieved his Residential Plumbing Inspector certification, and Elizabeth Reed is a certified Permit Technician.

CODE ENFORCEMENT

Stay up to date!

Piperton has recently amended its ordinance regarding overgrown and dirty lots. You can read the updates for yourself on the City of Piperton website:

<http://www.pipertontn.com/DocumentCenter/View/53/Section-13---Property-Maintenance-Regulations-PDF>

Alternative method to submit code complaints:

Please don't hesitate to call our office regarding code complaints – we are more than happy to take any information you provide. In the event that you would prefer more anonymity, you can use the Request Tracker, which is found on the Piperton website in our Community section. There are forms available to report a concern for the Building and Codes Department, Public Works, and Utilities.

<http://www.pipertontn.com/RequestTracker.aspx>



Founded in 1956 and headquartered in Eighty Four, Pennsylvania, 84 Lumber Company is the nation's leading privately held supplier of building materials, manufactured components and industry-leading services for single- and multi-family residences and commercial buildings. The company operates approximately 250 stores, component manufacturing plants, custom door

shops, custom millwork shops and engineered wood product centers in more than 30 states. A certified national women's business enterprise owned by Maggie Hardy, 84 Lumber was named by Forbes as one of America's Largest Private Companies in 2018 and one of America's Best Large Employers in 2019.

Scott Helvie is the general manager of the Piperton 84 Lumber store, which opened May 2005, currently employing 52 people.. Its location, near I-269/Hwy 385, allows access from Hernando to Millington within 30 minutes. Taking advantage of on-site rail service means buying power and cost savings that can be passed to builders.

Scott leads a team of 9 outside sales persons. Several have 25+ years experience in the industry, and all have at least 5 years. The business is expanding, and land has been purchased for physical expansion. Scott feels that emphasis on service and integrity is the strength of the team. In-house training is provided and each member of the team



understands that their part in the building process must be accurate and precise, with every order double checked, so the operation can avoid delays.



With 3 box trucks, 2 hot shot trucks, and 9 forklift trucks, 84 Lumber deals primarily in lumber, doors, and windows. They have a shop for interior door manufacturing. The business sells to builders and remodelers, and also has a showroom for its customers.

Piperton is proud to be the home of this 84 Lumber store!