

A scheduled meeting of the Planning Commission was held on Thursday, May 2, 2024, at 6:00 p.m., in the James H. Lewellen Board Chambers in Town Hall, at 500 Poplar View Parkway.

Staff members present were: Assistant Town Administrator, Mr. Adam Hamric; Fire Marshal, Mr. Todd Johnson; Senior Civil Engineer, Mr. Tim Bierdz; Town Attorney, Mr. Nathan Bicks; Assistant Town Planner, Ms. Donquetta Singleton; Town Planner, Mr. Jaime Groce; and Administrative Specialist, Sr., Ms. Lynette Denzer

Pledge of Allegiance

Chairman Cotton led the Pledge of Allegiance.

Roll Call to establish a Quorum

Worley	Green	Goddard	Jordan	Rozanski	Fletcher	Virani	Given	Cotton
Present	Present	Present	Present	Present	Present	Present	Absent	Present

Quorum Present

Approval of Minutes

Chairman Cotton asked if there were any changes or corrections to the minutes from the April 18, 2024, meeting.

Hearing none, Chairman Cotton called for a motion.

Motion by Commissioner Rozanski, and seconded, to approve the minutes from the April 18, 2024, meeting.

Hearing no discussion, Chairman Cotton asked to call the roll.

Roll call:

Green	Goddard	Jordan	Rozanski	Fletcher	Virani	Given	Worley	Cotton
Yes	Yes	Yes	Yes	Yes	Yes	Absent	Abstain	Yes

Motion Approved

Approval of Agenda

Chairman Cotton asked if there were any additions or deletions to the agenda.

Mr. Groce stated there were no changes to the published agenda.

Chairman Cotton called for a motion to approve the agenda.

Motion by Commissioner Goddard, and seconded, to approve the agenda.

Chairman Cotton asked to call the roll.

Roll call:

Goddard	Jordan	Rozanski	Fletcher	Virani	Given	Worley	Green	Cotton
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes

Motion Approved

Citizen Comments

Chairman Cotton called for citizen comments.

Hearing none, Chairman Cotton moved forward with the meeting.

Approval of Consent Agenda

Chairman Cotton called for a motion to approve the Consent Agenda.

Motion by Commissioner Rozanski, and seconded, to approve the Consent Agenda.

Chairman Cotton called for Discussion.

Hearing no discussion, Chairman Cotton asked to call the roll.

Roll call:

Jordan	Goddard	Fletcher	Virani	Given	Worley	Green	Rozanski	Cotton
Yes	Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes

Motion Approved.

CONSENT AGENDA

7. a. Case # 234313 – Freed Subdivision – Request approval of a Preliminary Subdivision Plat for three residential lots on 2.83 acres located east of Natchez Street and on the south side of Poplar Avenue.

MOTION: To approve the request for a Preliminary Subdivision Plat for the Freed Subdivision, subject to the conditions in Exhibit 1.

CONDITIONS OF APPROVAL

1. This development is subject to all applicable standard conditions of approval as adopted by the Board of Mayor and Aldermen, Resolution 2006-54.
2. No more than three lots are allowed in this subdivision.
3. The site data chart shall be revised to show the accurate bulk requirements for the R-1 Zoning District and any private restrictions being established. The new lots are not 60,000 square feet or larger. Private restrictions, such as minimum lot sizes, can be shown on the plat but shall be marked as “private”. Notes need to be added to explain how these private restrictions are to be enforced.

<p>EXHIBITS</p> <p>The staff report and the following:</p> <ol style="list-style-type: none"> 1. Example Conditions of Approval (4/19/24) 2. Cover Letter (12/12/23) 3. Drainage Statement (12/12/23) 4. Letter to Neighbors About Drainage (4/21/24) 5. Preliminary Plat (March 2024) 6. Construction Drawing Excerpts (March 2024)

FORMAL AGENDA

8. a. Case #241153 – Price Farm PD, Phase 2 – (Pickleball 901) - Request approval of a Conditional Use Permit (CUP) to allow a recreation and entertainment use (indoor pickleball courts) at 4610 Merchants Park Circle.

Ms. Donquetta Singleton reviewed the Staff report which is included in the record as an exhibit. Ms. Singleton stated Pickleball 901 is requesting a Conditional Use Permit (CUP) to allow a recreation and entertainment use at 4610 Merchants Park Circle.

The property is located in Carriage Crossing Mall which is part of Price Farm PD. Area 2 of Price Farm PD allows for uses as regulated in SCC and MPO zones. Uses such as recreation and entertainment are only allowed with a CUP in SCC zones.

The CUP would allow the recreation and entertainment use anywhere on the 62 acres of the Price Farm PD, owned by Edwards Realty, and the CUP runs with the land.

Conceptual plans were provided, no exterior alterations are planned at this time. The plans include adequate parking on the site. No adverse impacts to traffic or sewer have been identified.

The PC will need to determine if an indoor recreation and entertainment use is appropriate for this location. The applicant and property owner agree with all conditions of approval.

Chairman Cotton asked if there were questions for Staff.

Discussion ensued about the existing (former occupant) sign, proposed signage for the proposed use, and the possibility of additional security.

Hearing no further questions for staff, Chairman Cotton asked the applicant to come forward.

Adam Clay, 564 Lambs Brook Lane with Pickleball 901, came forward.

The applicant stated the existing sign will be removed.

Chairman Cotton asked if there were questions for the Applicant.

Discussion ensued about security and how noise concerns may be addressed if the issue arises. The applicant stated sound baffling will be installed and noise reducing paddles or balls will be used inside.

Hearing no additional discussion, Chairman Cotton called for a motion.

Motion by Commissioner Rozanski, and seconded, to recommend approval of a Conditional Use Permit for an indoor recreation and entertainment use (indoor pickleball courts) in Phase 2 of the Price Farm PD at 4610 Merchants Park Circle, per the conditions in Exhibit 1.

EXHIBITS

The staff report and the following:

1. Conditions of Approval (4/26/24)
2. Applicant’s Cover Letter with 6 Prong Test (3/27/24)
3. Applicant’s Supportive Exhibits (3/27/24)
4. Staff Analysis of Standards for a CUP (4/26/24)
5. Price Farm Planned Development Outline Plan (2018)
6. Map of Area 2 - Price Farm PD

CONDITIONS OF APPROVAL:

1. This development is subject to all standard conditions of approval as adapted by the Board of Mayor and Aldermen, Resolution 2006-54.
2. The Conditional Use Permit (CUP) allows for indoor recreation and entertainment uses (indoor pickleball courts) and applies only to the 62.348-acre tract known as Carriage Crossing within Area 2 of the Price Farm Planned Development.
3. The retail sale of merchandise and food are considered customary accessory uses for this use.
4. The applicant shall demonstrate that the building complies with all applicable building and fire codes, subject to the approval of the Building Department through the Certificate of Occupancy process.
5. Any activities that would increase the intensity of the use shall not be allowed without an amendment to this CUP. Increases in intensity shall be considered expanding beyond eight (8) indoor courts, adding permanent outdoor courts, or outdoor events expected to have over 250 people at any one time attending or comprised of any series of related events on consecutive days, weekends, or dates that are expected to have a cumulative total of over 500 people attending during the course of a calendar year.
6. There shall be no outdoor display of products on the subject property.
7. There shall be no outdoor storage on the subject property.
8. This Conditional Use Permit (CUP) initially allows for this use within the tenant space located at 4610 Merchants Park Circle; however, the Development Director could allow for the use to relocate somewhere else on the 62.348-acre Carriage Crossing campus if all of the Conditional Use Permit (CUP) conditions are met and if a Certificate of Occupancy is issued for the tenant space by the Building Official.
9. Approval of this Conditional Use Permit (CUP) will become void if the use is not established within 2 years of the BMA approving the request. Obtaining a Certificate of Occupancy shall constitute establishment of the use.
10. The existing building shall have Town-approved, sound baffling equipment/mechanisms installed prior to the issuance of the Certificate of Occupancy.

Hearing no discussion, Chairman Cotton asked to call the roll.

Roll call:

Fletcher	Virani	Given	Worley	Green	Goddard	Jordan	Rozanski	Cotton
Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes

Motion Approved.

Other Business:

Chairman Cotton asked if there was any Other Business.

Mr. Groce gave an update on the agenda for the June 6, 2024, Planning Commission meeting. Cases on the agenda tentatively include:

- Grand Oaks of Collierville Subdivision – Preliminary Plat
- Villages at Porter Farms, Phase 26 – Preliminary Plat
- Music Box – 1950 Poplar Avenue – Conditional Use Permit (CUP)
- Indoor World @ Carriage Crossing – Conditional Use Permit (CUP)
- Gallina Centro PD – Principle Toyota – Conditional Use Permit (CUP)

Mr. Groce demonstrated where development information can be found on the Town website using the Development Activity Map.

The July meeting will be on Tuesday, July 2 because of the July 4th holiday.

Hearing no further business, Chairman Cotton adjourned the meeting at 6:18 pm.

Secretary, Commissioner Jeremy Given

APPROVED