

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: May 11, 2026

FROM: Jaime W. Groce, AICP, Town Planner

SUBJECT: Ordinance 2026-01 - **Third and Final Reading** - An Ordinance to Amend Title XV, Chapter 151, of the Town of Collierville Code of Ordinances by Amending §151.003 Definitions; §151.006(C) Fences, Walls and Hedges; §151.008 Traffic Impact Analysis; §151.021 Uses Permitted in Each Zoning District; §151.024 Specific Provisions for Conditional Uses; §151.025 Accessory Uses Permitted in Each Zoning District; §151.026 Temporary Uses, Activities, and Structures; §151.027(D) Site Development Standards for Traditional Zoning Districts; §151.049(A) TN: Traditional Neighborhood District; §151.050(A) MU: Mixed Use District; §151.115 Accessory Off-Street Parking Regulations; §151.116 Accessory Off- Street Loading Regulations; §151.160 Procedures for Planned Development Approval; §151.190 Exterior Lighting; §151.210 Single Family Design Standards; §§151.248 - 151.249 Design Review Commission; §151.268 Tree Planting Specifications; §151.308 Board of Zoning Appeals; §151.310 Conditional Use Permits; §151.311 Site Plan Review; §151.312 Amendments; §151.313 Vesting; and §151.314 Public Notice, Related to a Variety of Development Standards and Processes

INTRODUCTION:

The Board of Mayor and Aldermen (BMA) is considering, on Third and Final Reading, Ordinance 2026-01(Exhibit 4), a staff-initiated amendment to the Zoning Ordinance addressing a variety of development standards and processes.

BACKGROUND:

The BMA discussed the proposed amendments at a non-voting retreat in January 2026 and provided guidance to staff. The Planning Commission (PC) discussed the proposed amendments at its December 2025 and February 2026 meetings and made a formal recommendation of approval on March 5, 2026. At the March 2026 PC meeting it was suggested Attachment F related to swimming pools be amended to better address stormwater runoff impacts for adjacent properties during the permitting process.

Based on comments received at the Second Reading/Public Hearing held April 13, 2026, and feedback from a BMA work session held April 30, 2026, changes have also been made to Attachments A, C, D, E, F, R, and V to Exhibit 4 related to the approval criteria for Site Plans, Conditional Use Permits (CUPs), traffic studies, standards for drive throughs, the expiration of inactive Planned Developments, and commercial drone delivery staging areas. Exhibit 1 summarizes each change made since Second Reading. Ordinance 2026-01 and its amendments have been reviewed by the Town Attorney.

DISCUSSION:

1. Town Staff routinely prepare “cleanup” changes to the Zoning Ordinance and Town Code to address changes in State Law, changing technology, or enforcement concerns.

2. A summary of the proposed amendments can be found in Exhibit 1. Topics to be addressed by Ordinance 2026-01 include.

- Recent Changes to State Law;
- Submittal Requirements & Processes;
- Parking & Traffic;
- Emerging Trends;
- Strengthening Enforcement & Improving Consistency;
- Reducing Frequent Board of Zoning Appeals (BZA) Variance Cases; and,
- Better Land Use Plan Implementation.

3. The changes will take effect on adoption of the ordinance on Third and Final Reading, however, language has been added to the ordinance stating the regulations will not apply to any pending applications.

NEXT STEPS: The BMA will also consider separate amendments to the Town Code in a “companion” amendment (Ordinance 2026-03) later this spring or summer. Such amendments require three separate readings. The PC will not have a formal role in the changes to the Town Code.

STAFF RECOMMENDATION: Approval of Ordinance 2026-01 is recommended, as it is consistent with the Grounds to Amend the Zoning Ordinance (Exhibit 3).

ATTACHMENTS:

- [Exhibit 1 - Edits Summary Table 3rd reading 5-1-26.pdf](#)
- [Exhibit 2 - Preapp Requirement Table 2-27-26.pdf](#)
- [Exhibit 3 - Staff Analysis of Grounds for Amendment 5-1-26.pdf](#)
- [Exhibit 4 - Ordinance 2026-01 with attachments 5-1-26.pdf](#)

PROPOSED MOTION:

To approve Ordinance 2026-01 on Third and Final reading (Exhibit 4).

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						