

**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL COURTROOM**

**REGULAR MEETING
March 12, 2015
6:00 P.M.**

- I. Call To Order**
- II. Roll Call**
- III. Approval of Minutes of Previous Regular Meeting – February 12, 2015**
- IV. OLD BUSINESS**
 1. Zoning Ordinance Amendments: Sign Ordinance Revisions
- V. NEW BUSINESS**
 1. Zoning Map Update:
- VI. Adjournment**

**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL COURTROOM
Regular Meeting Minutes
February 12, 2015**

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, February 12, 2015 in the courtroom of City Hall to consider the following business:

OLD BUSINESS:

- Zoning Ordinance Amendments: Sign Ordinance Revision

NEW BUSINESS:

- Rezoning Request: Corner of East Wood St/Hillcrest Drive from Residential to Commercial
- Minor Subdivision Plat: Mockingbird Lane
- Minor Site Plan: Griffey – 901 East Wood Street
- Major Site Plan: Owens Construction of Paris – Volunteer Drive
- Major Site Plan: Guinn’s Building Addition – Highway 79/East Wood Street
- Major Site Plan: Eddie Robert Building Addition – Mockingbird Lane
- Training Opportunities for Planning Commission Members
- Harold Bass to move property line 10’
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Present: Jim Hayes, Presiding
Carlton Gerrell
Dan Veazey
Terry Wimberley
Gayle Griffith
Rachel Terrell

Also Present: Kim Foster
Fred McLean
Jennifer Morris
Kathy Horner

Mr. Hayes called the meeting to order. Mr. Griffith made a motion which was seconded by Mr. Gerrell to approve the minutes from the previous meeting held Thursday, January 15, 2015. The motion carried unanimously.

OLD BUSINESS

Zoning Ordinance Amendments:

This item of business was deferred to be discussed following New Business.

NEW BUSINESS

Rezoning Request: Corner of East Wood St/Hillcrest Dr. From Residential to Commercial

There were comments from citizens living in the Hillcrest neighborhood that spoke against rezoning of this property. They suggested that this would cause a traffic problem and they did not wish to have a business in their neighborhood. Mr. Hassell commented that rezoning would make the value of their property go up. After a discussion Ms. Terrell made a motion, seconded by Mr. Veazey to recommend to the City Commission that the property located at East Wood and Hillcrest Drive not be rezoned at this time. The motion carried unanimously.

Minor Subdivision Plat for Mockingbird Lane

Tammie Roberts and the Bass Group submitted a Minor Subdivision Plat for property on Mockingbird Lane. There are two lots. Ms. Roberts (lot 1) wants to add a 12 ft. strip in the rear of Lot 1 from Lot (2 Mr. Bass.) A motion was made by Mr. Griffith and seconded by Mr. Wimberley. The motion carried.

Minor Site Plan for Griffey at 901 East Wood

After a motion made by Mr. Wimberley and seconded by Ms. Terrell, this item was deferred until the next meeting.

Major Site Plan Owens Construction – Volunteer Drive

Owens Construction submitted plans for a 17 unit mini mall in front of Fred's Pharmacy on Volunteer. Mr. Owens proposes at least one, possibly two restaurants in the mall. There was discussion regarding the need for a signal light at Jim Adams Drive and Volunteer. Staff explained that installation of a traffic light would need to be addressed by the City Commission. Staff further explained in determining the need for a traffic light presently and the proposed development expediting the need, there might possibly be a scenario whereby the developer shares the cost of the installation of a traffic light. Upon a motion Ms. Terrell and seconded by Mr. Griffith. The Planning Commission unanimously approved the Owens Construction Site Plan on Volunteer Drive.

Major Site Plan Guinn's Building Addition on East Wood (Highway 79)

Melanie Guinn submitted a Site Plan for a 48' x 96' addition to the current building at 1710 East Wood Street. Ms. Morris explained that the site plan initially submitted shows the addition encroaching into the floodplain. An amended site plan was before the Planning Commission for review. After a brief discussion, Mr. Griffith made a motion, seconded by Mr. Wimberley, to approve the revised site plan contingent on approval by Mike Brown with regard to the floodplain regulations. The motion carried unanimously.

Major Site Plan Eddie Roberts Building Addition – Mockingbird Lane

Mr. Roberts submitted a site plan for a proposed 2,592 sq. ft. addition to an existing building at 415 Mockingbird Lane. A Minor Subdivision plat approved earlier in the meeting adds an additional 12 ft. from the adjoining property owner to allow ample space setbacks with the new addition. A motion was made by Mr. Wimberley and seconded by Mr. Veazey. The Motion carried unanimously.

Training Opportunities for Planning Commission Members

Ms. Morris explained that training is available at no charge to the Planning Commission. Ms. Morris stated she plans to attend. Mr. McLean stated that the Planning Commission members were no longer required to receive continuing education as we have opted out in accordance with the Tennessee Code Annotated requirements.

Minor Subdivision Plat – Harold Bass-Highway 77

The Planning Commission agreed to consider a Minor Subdivision Plat submitted after the Planning Commission Agenda was prepared and distributed. Harold Bass had submitted a Minor Subdivision Plat to move a property line on the Harold Bass, Sr. property located on Highway 77. After a brief discussion a motion was made by Mr. Griffith and seconded by Mr. Veazey. The Motion carried unanimously.

Sign Ordinance Meeting

Ms. Terrell stated that the next sign ordinance meeting would be on Friday, February 27, 2015 at Noon.

Nominations for officers:

Mr. Hayes opened the floor for nominations. The following officers were elected.

- Chairman – Mr. Hayes – Motion by Mr. Griffith and second by Mr. Wimberely. Motion carried.
- Vice Chairman – Mr. Wimberely – Motion by Ms. Terrell and second by Mr. Veazey. Motion carried.
- Secretary – Mr. Griffith – Motion by Mr. Veazey and second by Ms. Terrell. Motion carried.

The meeting adjourned at 6:50 PM

Old Business Agenda Item 1: Sign Ordinance Revisions

Background and Analysis:

Attached you will find information based on comments received at the Public Hearing prior to the February meeting. The Sign Ordinance Committee will be meeting prior to the March meeting to discuss the comments as well as the proposed revisions.

A recommendation should be presented at the March meeting. If the Planning Commission is comfortable with the Committee's recommendations, a recommendation could be sent to the City Commission to initiate the process to adopt a revised Sign Ordinance.

New Business Agenda Item 1: Zoning Map Revisions

Background and Analysis:

As many of you know, in the past the Local Planning Office had provided the City with maps and more specifically with our Zoning Map. For some time now we have been working to develop our own system whereby we will develop and update our mapping in-house.

Mike Brown has been working to get the Zoning Map ready for publication. In working with the map we have determined that there are many places on the map that are unclear. Staff will have a presentation available at the meeting to discuss.