

Kim Foster, City Manager
Fred McLean, City Attorney
Jennifer Morris, Community Development
Mike Brown, Building Inspector



Commission Members:
Rachel Terrell, Chairman
Richard Edwards, Vice Chairman
Gayle Griffith, Secretary
Carlton Gerrell
Randy Scholes
Brad St. John
Charles West

**CITY OF PARIS, TENNESSEE
PARIS MUNICIPAL REGIONAL PLANNING COMMISSION**

**CITY HALL COURTROOM
SEPTEMBER 8, 2016
6:00 P.M.**

PUBLIC HEARING

REGULAR MEETING

- I. **Call to Order:** Rachel Terrell, Chairman
- II. **Roll Call:** M.J. Stancook, Recording Secretary
- III. **Pledge of Allegiance and Prayer**
- IV. **Approval of the Minutes of Previous Meeting:** Regular Meeting – 08-11-16
- V. **OLD BUSINESS**
- VI. **NEW BUSINESS**
 1. Major Site Plan: TCAT Improvements – 312 S. Wilson Street
 2. Major Site Plan: Wofford's Nursery – Chickasaw/Gail Streets
 3. Major Site Plan: David Sullivan Office Building – Jim Adams Drive
- VII. **Adjournment**

PUBLIC HEARING

According to the Regulations for the MS4 Permit, the MS4 Annual Permit Report must be available at the meeting and at City Hall for the review and comments from the public. This was published prior to the meeting for public notification.



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
August 11, 2016
6:00 PM**

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, August 11, 2016 in the courtroom of City Hall to consider the following business:

OLD BUSINESS:

None

NEW BUSINESS:

- 1.) Major Site Plan: Chris Scott Office Building – East Wood Street**
- 2.) Minor Site Plan: Premier Nissan – 1490 Mineral Wells Avenue**
- 3.) Final Subdivision Plat: Hunter's Pointe – Lone Oak Road**
- 4.) Rezoning Request: Dan Hassell – East Washington Street**
- 5.) Rezoning Request: Lankford Property – Russell Street**

Present: Chairman Rachel Terrell
Vice Chairman Richard Evans
Commissioner Gayle Griffith
Commissioner Randy Scholes
Commissioner Carlton Gerrell
Commissioner Charlie West

Absent: Commissioner Brad St. John

Also Present: Fred Mclean, City Attorney
Kim Foster, City Manager
Jennifer Morris, Community Development Director
Mike Brown, Building Inspector
M.J. Stancook, Administrative Assistant

Media Present: Bill McCutcheon
Shannon McFarlin
Tim Alsobrooks

Chairman Terrell led the meeting in the Pledge of Allegiance followed by a prayer led by Commissioner Gerrell.

APPROVAL OF MINUTES: July 14, 2016 Regular Meeting Minutes

DISCUSSION: None

ACTION: Motion made by Commissioner Griffith, seconded by Commissioner Gerrell to approve the minutes as presented.

VOTE: Unanimous

NEW BUSINESS AGENDA NO. 1: Major Site Plan: Chris Scott Office Building – East Wood Street

DISCUSSION: Chris Scott has proposed to build two 1,200 sq. ft. buildings suitable for office space. The buildings are to be located on a .93 acre tract located at 1205 East Wood Street. The property is zoned B-1 and the required setbacks are available on the plat as well as the proposed setbacks.

Parking requirements and landscaping are noted on the plat. Parking is based on a Professional Office Space.

Water detention and water quality are noted on the plat. The plat has been forwarded for further review of the MS4 requirements which we are still waiting to hear on this

ACTION: Motion made by Commissioner Gerrell, seconded by Commissioner Griffith to approve based on TDOT's approval of curb cut and favorable comments from engineer in regards to water detention.

VOTE: Unanimous

NEW BUSINESS AGENDA NO. 2: Minor Site Plan: Premier Nissan – 1490 Mineral Wells Avenue

DISCUSSION: Premier Nissan has submitted a minor site plan to increase their parking on the west rear side of their existing building.

This development is located in an SC-1 zoning district which has no bearing on the proposed work. This is located in a portion of the setback area, however, parking is allowed in an area designated as the required setback.

The property is not located in floodplain as noted.

ACTION: Motion made by Commissioner Griffith, seconded by Commissioner Edwards to approve the plat as presented.

VOTE: Unanimous

NEW BUSINESS AGENDA NO. 3: Final Subdivision Plat: Hunter's Pointe – Lone Oak Road

DISCUSSION: The Preliminary Plat for Phase 3 of the Hunter's Pointe Subdivision was approved at the April, 2016 Planning Commission Meeting. Mr. Noble is requesting his Final Plat be approved as he is ready to begin building in this section of his development.

Phase 3 proposes 17 lots on a cul-de-sac. Mr. Noble has developed 27 lots since the inception of this subdivision.

Utilities are in place and the only remaining improvement is the paving of the street. It was determined the Letter of Credit Mr. Noble provided that covers the cost of paving has expired.

ACTION: Motion made by Commissioner Griffith, seconded by Commissioner West to approve the plat contingent on an updated Letter of Credit and the wording being amended to read Final Plat and certifications signed.

VOTE: Unanimous

NEW BUSINESS AGENDA ITEM NO. 4: Rezoning Request: Dan Hassell – East Washington Street

DISCUSSION: Dan Hassell has purchased the old Mid-South Lumber property on East Washington Street, one parcel to the west of Cooper Street. Mr. Hassell is proposing to develop the property as a mini storage facility, this use is not allowed in a B-2 District.

Again, this is a case where the B-2 District extends outside of the downtown (courthouse) area footprint. Most of the businesses in this area are non-conforming with regard to zoning.

The City Commission has referred this request to the Planning Commission for recommendation.

Many of the uses in this area do not actually meet the criteria for the B-2 Zoning classification. Staff recommends the Planning Commission consider rezoning the entire area, possibly from Haynes Street east to possibly a B-1 Zone.

ACTION: Motion made by Commissioner Scholes, seconded by Commissioner Griffith to recommend rezoning all current B-2 properties from Haynes Street east plus lot 3 of Hassell property to B-1.

VOTE: Unanimous

NEW BUSINESS AGENDA ITEM NO. 5: Rezoning Request: Lankford Property – Russell Street

DISCUSSION: Mr. Mike Lankford has requested the City consider rezoning his property located at 607 Russell Street. Mr. Lankford currently resides at this location. This property is currently zoned Planning Business. Mr. Lankford recommended that the City consider zoning the property to Transitional Residential Business. This zone would allow Mr. Lankford to continue use of his property as residential without the restrictions that the PB Zone would require yet still maintain the commercial aspect should there be any interest in the property for commercial.

The City Commission has referred this request to the Planning Commission for recommendation. Staff recommends the Planning Commission consider including the other properties located in the area that continue to be utilized as residential in the TRB Zone.

ACTION: Motion made by Commissioner Edwards, seconded by Commissioner Gerrell to recommend rezoning parcels 5.00, 3.00, 6.01, 7.00, 8.00, 9.00 and 10.00 of Map 1060, Group B.

VOTE: Unanimous

ADJOURNMENT: Motion to Adjourn made by Commissioner Scholes, seconded by Commissioner Gerrell at 6:28 p.m.

APPROVED:

Secretary

New Business Agenda Item No. 1:

Major Site Plan: TCAT Improvements – 312 South Wilson Street

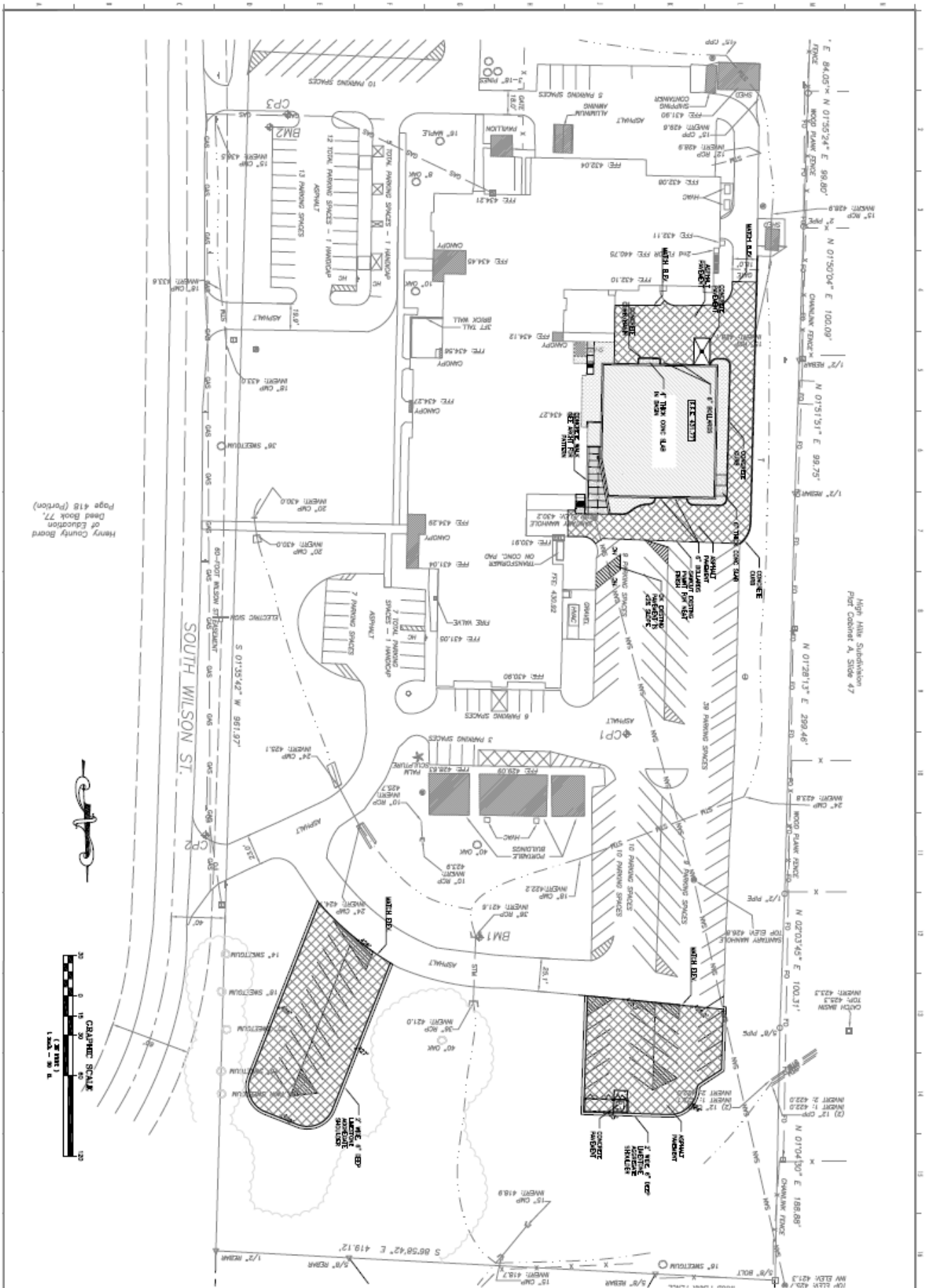
Background and Analysis:

Tennessee College of Applied Technology located at 312 South Wilson Street has submitted a site plan for an addition to the rear of their existing building. The addition is proposed on an area that is currently finished with asphalt. The proposed addition will consist of 8,787 sq. ft.

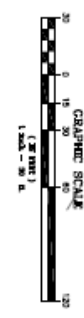
Total existing parking is 200 spaces with 15 handicapped spaces. They are removing 35 spacs and adding 20 in the new expansion and adding an additional 20 in the new lot. The net gain in parking will be 5 regular spaces and 2 handicapped spaces.

Ingress and Egress will remain the same as well as the current traffic pattern.

Less than one acre of disturbance is proposed and proposed drainage is adequate. Additionally, the recent detention feature installed by the City will serve this project and property to improve local drainage.



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TCAT - Paris

TCAT Improvements
 West Region
 166/000-04-2013W4

2013, 2014, 2015
 PERMITS: 166/000-04-2013W4

CHL SITE PLAN

DATE: 10/18/15

C1.2

New Business Agenda Item No. 1:

Major Site Plan: Wofford's Nursery – Chickasaw and Gail Streets

Background and Analysis:

Attached is a Site Plan for Wofford's Nursery for the area located across Gail Street from the existing primary business. There are no proposed grade changes for this project. The only impervious area proposed is the 20x40 building. The storage building sits on grass, and the green houses will have a pervious stone bottom that will allow infiltration, and have an open top 9 months per year.

Points to be made with regard to this Site Plan are:

- The 20 x 40 building should maintain a setback of at least 25 ft.
- Setbacks should be noted.
- No parking is required since this is an accessory use to the business and customer parking has been met for the current needs.
- Screening should be addressed, staff feels that the existing screening should be adequate.
- Drainage is adequate.
- If required utilities should be noted on the site plan.

New Business Agenda Item No. 1:

Major Site Plan: David Sullivan Office Building – Jim Adams Drive

Background and Analysis:

A Site Plan has been submitted by David Sullivan for an 8,480 sq. ft. office building located on Jim Adams Drive. Setbacks, zoning, utilities, ingress/egress are all shown.

Required parking is 38 spaces. The plan proposes a total of 40 spaces with 4 being handicapped. However, the site plan notes parking space with dimensions of 9 ft. x 18 ft. Our ordinance requires parking spaces be 200 sq. ft. each. The dumpster pad has been noted, however, screening for the dumpster should be noted as well.

The Site Plan has been submitted to our 3rd Party engineer for review based on the MS4 Requirements.

