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**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES  
CITY OF PARIS, TENNESSEE  
September 8, 2016  
6:00 PM**

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, September 8, 2016 in the courtroom of City Hall to consider the following business:

**OLD BUSINESS:**

**None**

**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 Dr.**

Present: Chairman Rachel Terrell  
Vice Chairman Richard Edwards  
Commissioner Gayle Griffith  
Commissioner Randy Scholes  
Commissioner Carlton Gerrell  
Commissioner Charles 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: Glenn Tanner  
Shannon McFarlin

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

The Public Hearing was called to order at 6:00 p.m. by Chairman Terrell. The Public Hearing was held regarding 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. There were no comments and the Public Hearing was duly closed.

**APPROVAL OF MINUTES:** August 11, 2016 Regular Meeting Minutes

**DISCUSSION:** None

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

**VOTE:** Unanimous

**NEW BUSINESS AGENDA NO. 1:** Major Site Plan: TCAT Improvements – 312 S. Wilson Street

**DISCUSSION:** 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 proposed addition is 8,787 sq. ft. Community Development Director Jennifer Morris stated that the parking is adequate. She also mentioned that the ingress/egress will remain the same as well as the traffic pattern.

Because the proposed improvements are less than one acre of disturbance it does not have to be reviewed for the MS4.

**ACTION:** Motion made by Commissioner Edwards, seconded by Commissioner Griffith to approve the Major Site Plan for TCAT.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA NO. 2:** Major Site Plan: Wofford's Nursery – Chickasaw/Gail Streets

**DISCUSSION:** Wofford's Nursery has submitted a Site Plan for the area located across Gail Street from the existing primary business. The plan is to use this area for some green houses and storage. Community Development Director stated that the 20x40 building should maintain a setback of at least 25 ft.

This particular lot has three sides of frontage in which we do not have an ordinance that addresses this particular situation. According to the ordinance there is a provision for a double frontage lot. A corner lot is required to have a front setback of 50 ft. on one frontage and half of setback on the other. City Attorney Fred McLean stated as long as one side is identified as the front and the other two are identified as sides he doesn't see a problem. Mrs. Morris stated that if we take Attorney McLean's recommendation the 20x40 building will not meet the 25 ft. setback and would need to be moved.

Ms. Morris recommended approval contingent on the 20x40 building maintaining a setback of at least 25 ft. and setbacks be noted. Since this is an accessory use to the business that no parking is required. Staff feels that the existing screening should be adequate as well as drainage. Ms. Morris stated should utilities be required it will need to be noted on the site plan.

**ACTION:** Motion made by Mayor Gerrell, seconded by Commissioner West to approve the plan contingent on bringing a new plan that shows the building has been moved with the setbacks noted on the new plan. Should they decide to add utilities, they should be added to the plan.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA NO. 3:** Major Site Plan: David Sullivan Office Building –Jim Adams Drive

**DISCUSSION:** David Sullivan submitted a Site Plan for an 8,480 sq. ft. office building located on Jim Adams Drive. Setbacks, zoning, utilities, ingress/egress are all shown.

The Site Plan has been submitted to our 3<sup>rd</sup> party engineer for review based on the MS4 Requirements.

The required parking is 38 spaces. The plan proposes a total of 40 spaces. However, the site plan notes parking space with dimensions of 9ft. x 18 ft. Our ordinance requires parking spaces be 200 sq. ft. This does not meet our requirement. After talking to the engineer regarding this matter, it was determined there is no way to adjust the parking in the front to meet the requirements. Community Development Director Jennifer Morris spoke with Mr. Sullivan and his solution is the 13 spaces along the street become a green space and an additional row of parking with asphalt.

Ms. Morris commented that a notation will need to be made as to what type of screening the dumpster pad will have.

**ACTION:** Motion made by Commissioner Scholes, seconded by Mayor Gerrell to approve contingent on parking and proper screening of the dumpster.

**VOTE:** Unanimous

**ADJOURNMENT:** Motion to Adjourn made by Commissioner Edwards, seconded by Commissioner West at 6:24 p.m.

APPROVED:

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Secretary