

Terry Wimberley, Chairman
Rachel Terrell, Vice Chairman
Gayle Griffith, Secretary

Kim Foster, City Manager
Fred McLean, City Attorney



Commission Members:
Carlton Gerrell
Randy Scholes
Brad St. John
Danny Veazey

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

**CITY HALL COURTROOM
October 8, 2015
6:00 P.M.**

PUBLIC HEARING

- 1) **Proposal to Rename a Portion of Highway 77**

REGULAR MEETING

Call to Order: Terry Wimberley, Chairman

Roll Call: M.J. Stancock, Recording Secretary

Pledge of Allegiance and Prayer

Approval of the Minutes of Previous Meeting: Regular Meeting – September 10, 2015

OLD BUSINESS

NEW BUSINESS

- 1) **Site Plan for McCartney Produce**
- 2) **Board of Zoning Appeals**

Adjournment



PARIS MUNICIPAL REGIONAL

PLANNING COMMISSION MEETING

**MINUTES
CITY OF PARIS, TENNESSEE
September 10, 2015
6:00 PM**

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, September 10, 2015 in the courtroom of City Hall to consider the following business:

OLD BUSINESS:

- 1) **Zoning Ordinance Update**

NEW BUSINESS:

- 1) **Site Plan for Chris Pitt Mini Storage Building No. 4 – Hwy 641 South**
- 2) **Minor Site Plan for West Tennessee Electric and Industrial Supply – Ashli Lane**
- 3) **Site Plan for Auto Drive, LLC – Hwy 79 and Muzzall Street**
- 4) **Guinn’s Revised Site Plan – East Wood Street**
- 5) **Site Plan for Verizon Wireless Co-location of Tower on Volunteer Drive**

Present: Terry Wimberely, Presiding
Brad St. John
Carlton Gerrell
Danny Veazey
Gayle Griffith
Rachel Terrell

Absent: Randy Scholes

Also Present: Kim Foster, City
Fred McLean
Jennifer Morris
M.J. Stancook

Media Present: Glen Tanner, PI
Shannon McFarlin, WTPR

APPROVAL OF MINUTES: August 20, 2015 Regular Meeting Minutes

DISCUSSION: None

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

VOTE: Unanimous

OLD BUSINESS AGENDA ITEM NO. 1: Zoning Ordinance Update

DISCUSSION: The zoning map will be sent to the City Commission for passing and upon approval to become the new, official zoning map. Mike Brown spoke in regards to the density changes that have been made.

ACTION: Motion by Commissioner Griffith, seconded by Commissioner St. John to send zoning map to the City Commission for approval.

VOTE: Unanimous

NEW BUSINESS AGENDA NO. 1: Site Plan for Chris Pitt Mini Storage Building No. 4- Hwy 641 S

DISCUSSION: This is the fourth phase of the Chris Pitt Mini Storage. There are no changes except for the addition of the fourth building. The information needed on drainage has been received and is adequate.

ACTION: Motion made by Commissioner Griffith, seconded by Commissioner St. John to approve the site plan.

VOTE: Unanimous

NEW BUSINESS AGENDA NO. 2: Minor Site Plan for West Tennessee Electric and Industrial Supply-Ashli Lane

DISCUSSION: Chris and Donna Scott are proposing to locate their wholesale business in an existing building located at 134 Ashli Lane. This is a minor site plan since it is an existing building. However, parking will be added. The only item needed is the dumpster pad and screening.

ACTION: Motion made by Commissioner Griffith, seconded by Commissioner Terrell to approve the minor site plan.

VOTE: Unanimous

NEW BUSINESS AGENDA NO. 3: Site Plan for Auto Drive, LLC – Hwy 79 and Muzzall Street

DISCUSSION: This is a site plan for a wholesale car business. Auto repair will be done in the proposed building. Parking spaces have been added. The sewer information is adequate as far as the planning commission is concerned. There will be some things that will need to be worked out with BPU. The width of the driveway has been added on the new site plan. At this time everything has been addressed with the exception of the Retention feature and the dumpster pad and screening. The approval is contingent on Mike's MS4 approval and dumpster pad and screening.

ACTION: Motion made by Commissioner Griffith, seconded by Commissioner Veazey contingent on Mike's MS4 and dumpster pad and screening.

VOTE: Unanimous

NEW BUSINESS AGENDA NO. 4: Guinn's Revised Site Plan – East Wood Street

DISCUSSION: Guinn's submitted a site plan previously approved for the warehouse addition. The only change in this site plan is the driveway entrance. This driveway has been permitted by TDOT. It is recommended that the revised site plan be approved.

ACTION: Motion made by Commissioner Griffith, seconded by Commissioner Terrell to approve the revised site plan.

VOTE: Unanimous

NEW BUSINESS AGENDA NO. 5: Site Plan for Verizon Wireless Co-location of Tower on Volunteer Drive

DISCUSSION: Verizon wireless has submitted a site plan for a co-location for a tower and a generator shelter.

The antenna will be located on the 145 ft. water tower owned by the City of Paris Board of Public Utilities. The proposed shelter is 15 ft. x 30 ft.

ACTION: Motion made by Commissioner Griffith, seconded by Commissioner Veazey for the site plan for a co-location of Tower.

VOTE: Unanimous

ADJOURNMENT: Motion to Adjourn mad by Commissioner Griffith, seconded by Commissioner Carlton at 6:27 p.m.

VOTE: Unanimous

APPROVED:

Secretary

NEW BUSINESS AGENDA NO. 1: Site Plan for McCartney Produce

Background and Analysis:

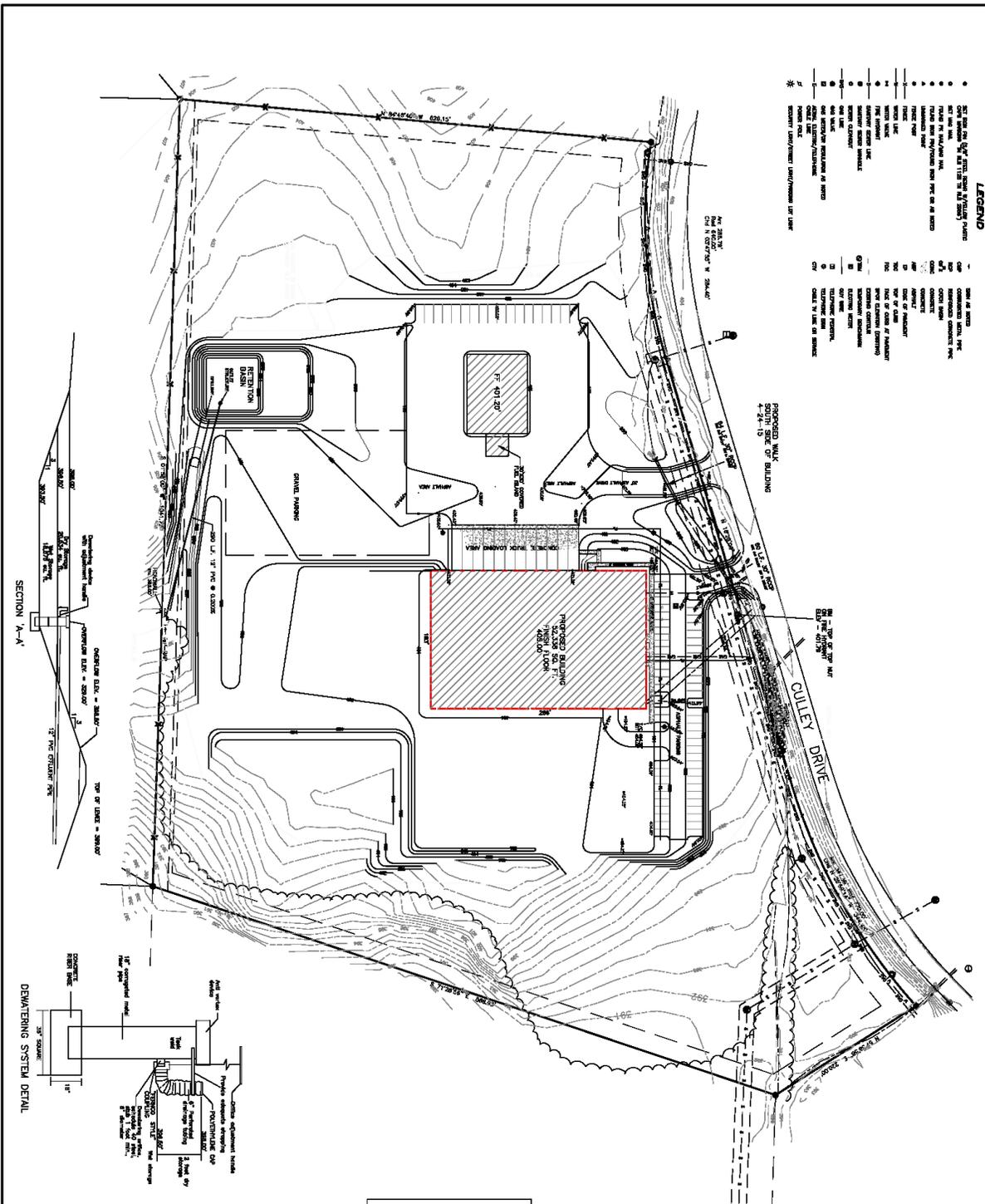
McCartney Produce has submitted a Site Plan for an addition to their original development that is nearing completion. This development is located on Culley Drive in the Industrial Park. This is an 8,400 sq. ft. building with a 900 sq. ft. covered fuel island that will be utilized for their vehicle/fleet maintenance.

The Site Plan as presented is adequate. However, a couple of items have been addressed and need to be added to the Site Plan:

- The size of the building should be noted;
- The area surrounding the building is proposed to be gravel, that should be noted.
- A proposed BMP (Best Management Practice) should be added between the proposed Maintenance building and the Retention Basin. This item can be approved by the Building Inspector.

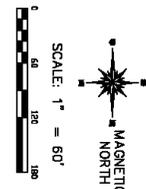
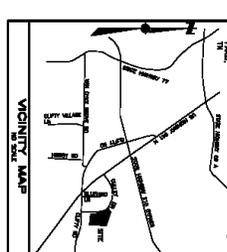
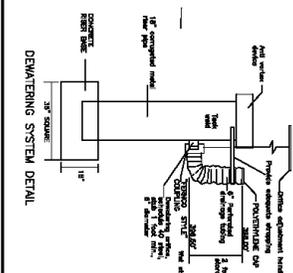
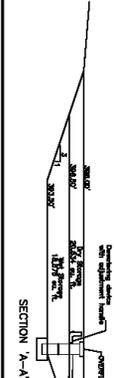
Recommendation:

When these items have been addressed it is recommended the site plan be approved.



LEGEND

1	PROPOSED BUILDING
2	EXISTING BUILDING
3	EXISTING DRIVEWAY
4	EXISTING DRIVE
5	EXISTING SIDEWALK
6	EXISTING CURB
7	EXISTING UTILITY
8	EXISTING FENCE
9	EXISTING CONCRETE
10	EXISTING ASPHALT
11	EXISTING GRAVEL
12	EXISTING DIRT
13	EXISTING GRAVE
14	EXISTING TOWER
15	EXISTING SIGN
16	EXISTING LIGHT
17	EXISTING TREE
18	EXISTING BUSH
19	EXISTING SAND
20	EXISTING GRAVEL
21	EXISTING DIRT
22	EXISTING CONCRETE
23	EXISTING ASPHALT
24	EXISTING GRAVEL
25	EXISTING DIRT
26	EXISTING CONCRETE
27	EXISTING ASPHALT
28	EXISTING GRAVEL
29	EXISTING DIRT
30	EXISTING CONCRETE
31	EXISTING ASPHALT
32	EXISTING GRAVEL
33	EXISTING DIRT
34	EXISTING CONCRETE
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36	EXISTING GRAVEL
37	EXISTING DIRT
38	EXISTING CONCRETE
39	EXISTING ASPHALT
40	EXISTING GRAVEL
41	EXISTING DIRT
42	EXISTING CONCRETE
43	EXISTING ASPHALT
44	EXISTING GRAVEL
45	EXISTING DIRT
46	EXISTING CONCRETE
47	EXISTING ASPHALT
48	EXISTING GRAVEL
49	EXISTING DIRT
50	EXISTING CONCRETE



CERTIFICATE OF OWNERSHIP & DEED

THIS CERTIFICATE OF OWNERSHIP & DEED is hereby given in full satisfaction of the mortgage recorded in the public records of the State of Tennessee, Book 111, Page 115, and is subject to the terms and conditions of the mortgage recorded in the public records of the State of Tennessee, Book 111, Page 115.

IDENTITY OF ACQUITY:

THE ACQUITY OF THE PROPERTY IS IDENTIFIED BY THE DEED OF CONVEYANCE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE, BOOK 111, PAGE 115, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MORTGAGE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE, BOOK 111, PAGE 115.

IDENTITY OF PROPERTY:

THE PROPERTY IS IDENTIFIED BY THE DEED OF CONVEYANCE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE, BOOK 111, PAGE 115, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MORTGAGE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE, BOOK 111, PAGE 115.

IDENTITY OF INTEREST:

THE INTEREST OF THE PROPERTY IS IDENTIFIED BY THE DEED OF CONVEYANCE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE, BOOK 111, PAGE 115, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MORTGAGE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE, BOOK 111, PAGE 115.

IDENTITY OF LIEN:

THE LIEN OF THE PROPERTY IS IDENTIFIED BY THE DEED OF CONVEYANCE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE, BOOK 111, PAGE 115, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MORTGAGE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE, BOOK 111, PAGE 115.

1. TOPOGRAPHIC SURVEY BY CHODER LAND
2. PROPERTY ZONE IS W-1 (LIGHT INDUSTRIAL)
3. 54' - 0" OVER PARKING SPACES, PLUS 2' HORIZONTAL
4. PROPERTY ZONE IS W-1 (LIGHT INDUSTRIAL)
5. PROPERTY ZONE IS W-1 (LIGHT INDUSTRIAL)
6. DEED BOOK 220, PAGE 130
7. DEED BOOK 220, PAGE 130
8. DEED BOOK 220, PAGE 130
9. DEED BOOK 220, PAGE 130
10. DEED BOOK 220, PAGE 130



NOTES

THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE ENGINEERING AND SURVEYING BOARD. THE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PROFESSIONAL ENGINEER'S AGREEMENT WITH THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED HEREON. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE RESULTS OF THE SURVEY. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED HEREON. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE RESULTS OF THE SURVEY.

New Business Item No. 2: Board of Zoning Appeals

This item of business originated with the City Commission and is now being referred to the Planning Commission. The term expires for three Board of Zoning Appeals members in November. There has been consideration in the past for appointing BZA members from the Planning Commission as provided in the Tennessee Code Annotated (found below).

The Planning Commission is much more familiar with Zoning and our local regulations and in most instances is involved in the development of those regulations. Therefore, the Planning Commission is not only familiar, they oftentimes know the reason a regulation was created.

With three appointments expiring, Staff felt that it is a good time for the City Commission to consider this proposal. The City Commission felt that there is enough merit to this suggestion that they have forwarded this to the Planning Commission for their consideration and recommendation.

Under this plan, the Board of Zoning Appeals and The Planning Commission will be two separate boards consisting of the same members for each board.

Chapter 7 Zoning; Part 2 Municipal Zoning; Tenn. Code Ann. § 13-7-205 (2015)

13-7-205. Board of appeals -- Creation -- Appointment of members -- Terms -- Rules governing organization -- Training and continuing education.

(a) (1) The chief legislative body may create a **board of zoning appeals** of three (3) or five (5) members, may specify the mode of appointment of members of such board and their terms, which terms shall be of such length and so arranged that the term of one (1) member shall expire each year, or the chief legislative body may designate the planning commission of the municipality as the **board of zoning appeals**. The compensation of the members of the board shall be as affixed by the chief legislative body; provided, that in those counties having a metropolitan government the chief legislative body may create a board of three (3), five (5), seven (7), or nine (9) members, at least two (2) of whom shall be selected from minorities as well as members of the sex which historically have been under-represented on the **board of zoning appeals**, subject to this section. If a county with a metropolitan form of government having a population of not less than four hundred seventy thousand (470,000) nor more than five hundred thousand (500,000), according to the 1980 federal census or any subsequent federal census, creates a **board of zoning appeals** consisting of nine (9) members, at least two (2) of the members thereof shall be appointed consistent with this subsection (a).

Should the Planning Commission recommend this amendment to the Ordinance, the City Commission would adopt the following:

ORDINANCE NO. _____

AN ORDINANCE to Amend 11-1600 of the Paris Municipal Code

SECTION 1. BE IT ORDAINED by the Board of Commissioners of the City of Paris, Tennessee, that, 11-1600 of the Paris Municipal Code be deleted in its entirety and the following substituted therefore:

11-1600. Creation of the Board of Zoning Appeals – Membership, Appointment and General Rules. A Board of Zoning Appeals is hereby established in accordance with T.C.A. 13-7-205. The Board of Commissioners hereby appoints the Paris Municipal Regional Planning Commission to also serve as the Board of Zoning Appeals. Any person appointed as a member of the Paris Municipal Regional Planning Commission shall also become a member of the Board of Zoning Appeals. The Board of Commissioners and the Board of Zoning Appeals may adopt general rules to govern the organization and procedures and jurisdiction of the Board of Zoning Appeals as is set out more fully in 11-1601 of the Paris Municipal Code and T.C.A. 13-7-205(b)

The Board of Commissioners, pursuant to T.C.A. 13-7-205(c)(9), opts out of the training requirements of T.C.A. 13-7-205(c)(1-8) (Ord. # _____, ____ / ____ /15.)

SECTION 2. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect on and after final passage and adoption.

Passed and adopted _____.

Passed and adopted _____.

Mayor

Finance Director