



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES  
CITY OF PARIS, TENNESSEE  
November 12, 2015  
6:00 PM**

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

**OLD BUSINESS:**

**None**

**NEW BUSINESS:**

- 1) Minor Subdivision Plat – 2324 Lakeway Circle/Cashway Building, Inc.**
- 2) Minor Subdivision Plat – Willowbrook Road/Deer Creek Subdivision**
- 3) Minor Subdivision Plat – Paris Harbor Drive/Paris Harbor Subdivision**
- 4) Minor Subdivision Plat - Patterson Street/Mooney Replat**
- 5) Minor Subdivision Plat – Fairview Street/Garner-Boyd**
- 6) Site Plan – Spruce Street for Flex Fitness Parking Expansion**
- 7) Site Plan – 409 N. Wilson Street for Trinity United Methodist Church**
- 8) Site Plan – East Wood & Chickasaw Street for Owens/Convenience Store**
- 9) Site Plan – Renewal – Mockingbird Lane Mini Storage – Phillips**

Present: Commissioner Terry Wimberley, Presiding  
Commissioner Rachel Terrell  
Commissioner Brad St. John  
Commissioner Gayle Griffith  
Commissioner Randy Scholes  
Commissioner Danny Veazey

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

Media Present: Bill McCutcheon  
Shannon McFarlin

**APPROVAL OF MINUTES:** October 8, 2015 Regular Meeting Minutes

**DISCUSSION:** None

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

**VOTE:** Unanimous

**PUBLIC HEARING:** Review of the Annual Report of the Paris MS4 Program

**DISCUSSION:** Update on the MS4 Program was given by Mike Brown. Mr. Brown stated that we are approaching year two of the implementation phase. There is a five year implementation period in this permit cycle.

**ACTION:** No action required

**VOTE:** N/A

**NEW BUSINESS AGENDA NO. 1:** Minor Subdivision Plat – 2324 Lakeway Circle/Cashway Bldg.

**DISCUSSION:** Cashway Building Products, Inc. submitted a minor subdivision plat to create two tracts from a 3.19 acre existing tract. All of the structures are within required setbacks with the exception of the shed located in the center of Tract 2 which will be affected by the new property line. All other sheds are already non-conforming.

**ACTION:** Motion made by Commissioner Griffith seconded by Commissioner Veazey to approve the site plan contingent on making the necessary corrections regarding non-conforming shed.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA NO. 2:** Minor Subdivision Plat – Willowbrook Rd/Deer Creek Subdivision.

**DISCUSSION:** Wyatt and Cindy Owens requested a replat of their lots located on Willowbrook Road of Deer Creek Subdivision. Lot 87 will be abolished. Tract 86 will add .34 acres for a total of .83 acres. Tract 88 will add .19 acres for a total of .73 acres.

**ACTION:** Motion made by Commissioner Scholes, seconded by Commissioner St. John to approve the Minor Subdivision Plat.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA NO. 3:** Minor Subdivision Plat- Paris Harbor Dr./Paris Harbor Subdivision

**DISCUSSION:** Gene Baker has submitted a minor subdivision plat to amend lots 23 thru 29 of the Paris Harbor Subdivision. After the re-subdivision the seven lots would be redrawn to create three lots. Each lot will consist of a .64 acre, .60 acre and .30 acre parcel.

Additionally, two lines will be removed from lots 38, 39 and 40, therefore creating one lot. Lots 53 and 54 will be combined to create one lot.

**ACTION:** Motion made by Commissioner Terrell, seconded by Commissioner Griffith to approve the Minor Subdivision Plat as presented.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA NO. 4:** Minor Subdivision Plat-Patterson Street/Mooney Replat

**DISCUSSION:** The property owner is proposing to remove a property line in Lot 2 of their parcel located at the end of Patterson Street. The total lot after the line is removed will be .62 acres. All of the required information has been added.

**ACTION:** Motion made by Commissioner Veazey, seconded by Commissioner Griffith to approve the Minor Subdivision Plat

**VOTE:** Unanimous

**NEW BUSINESS AGENDA NO. 5:** Minor Subdivision Plat-Fairview Street/Garner-Boyd

**DISCUSSION:** The Garner lot is currently an “L” shaped lot. In the resubdivision of the lot, the Boyd lot will add an additional area to the rear of third lot. The Garner lot will decrease in size leaving the Boyd lot to have access to Fairview Street as well. All of the required information has been added.

**ACTION:** Motion made by Commissioner Scholes, seconded by Commissioner Griffith to approve the Minor Subdivision Plat.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA NO. 6:** Site Plan – Spruce Street for Flex Fitness Parking Extension

**DISCUSSION:** Flex Fitness is an existing development seeking approval for additional parking to be located on the south side of the building. They are proposing to add 16 spaces at the present time while proposing an additional 13 spaces at a later date if needed.

**ACTION:** Motion made by Commissioner Griffith, seconded by Commissioner Terrell to approve the Site Plan as presented with the stipulation that Phase II must be resubmitted to the Planning Commission.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA NO. 7:** Site Plan – 409 N. Wilson St. for Trinity United Methodist Church

**DISCUSSION:** Due to a fire that destroyed the Trinity United Methodist Church building they are submitting a Site Plan to rebuild on the original site. The Site Plan proposes an 11,756 square

foot building on virtually the same footprint as the original building. The same asphalt and travel patterns will be used.

The only issue with the overall plan is the required parking. The required parking according to the ordinance is 102 spaces, only 83 are proposed in the plan. It was recommended that Trinity Church make notation on the plat that the area to the rear of the development be designated for future parking. The Church formerly did not have a problem with parking. However, they do have space to develop more parking if the need arises.

**ACTION:** Motion made by Commissioner Scholes, seconded by Commissioner St. John to approve the Site Plan.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA NO. 8:** Site Plan- E. Wood & Chickasaw St. for Owens/Convenience Store

**DISCUSSION:** Wyatt Owens has submitted s Site Plan for a Convenience Store development located at the intersection of East Wood/Chickasaw/Fairground intersection. The plan shows a 2,480 square foot building with five fuel islands and a canopy. There will be a drive-thru window. The only issue is that the state has not approved the curb cuts at this time. The state may require one or two entrances but are not ready to do so as of yet. Staff has reached out to TDOT to obtain any feedback from their office regarding the entrances.

**ACTION:** Motion made by Commissioner Terrell, seconded by Commissioner Griffith to approve as submitted to allow the developer to be given site preparation. The Site Plan should be resubmitted when the state has approved the driveways.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA NO. 9:** Site Plan – Renewal – Mockingbird Lane Mini Storage – Phillips

**DISCUSSION:** This is a Site Plan for Ed Phillips for the Mini Storage on Mockingbird Lane that was approved during the May 2013 meeting. Mr. Phillips is requesting to build two more buildings. The Ordinance states that after an 18 month period you must come back before the Planning Commission for approval. Ms. Morris noted that the paving be completed before a Certificate of Occupancy is issued.

**ACTION:** Motion made by Commissioner Griffith, seconded by Commissioner Veazey to be passed with contingency that the paving be done before a Certificate of Occupancy is issued.

**VOTE:** Unanimous

Ms. Morris made mention that at the last Planning Commission Meeting the board was concerned with the City Commission's desire to appoint the Planning Commission Board Members as the Board of Zoning Appeal Board. This passed on first reading during the City Commission meeting last month. The BZA Board will meet as needed on the same date as the Planning Commission

just prior to the 6:00 p.m. meeting time. Attorney McClain stated that we would wait until the first meeting is held to conduct the organizational meeting.

**ADJOURNMENT:** Motion to Adjourn made by Commissioner Griffith, seconded by Commissioner Scholes at 6:37 p.m.

**VOTE:** Unanimous

APPROVED:

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Secretary