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 – 03-08-18

V. OLD BUSINESS

VI. NEW BUSINESS

   1. Site Plan: McCartney Produce – 459 Culley Drive
   2. Site Plan: Eurotranciatura – 2700 West Wood Street
   3. Final Plat: Hunter’s Pointe Subdivision Phase 4 – Lonnie Noble

VII. Adjournment
The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, March 8, 2018 at the Paris Henry County Chamber of Commerce to consider the following business:

OLD BUSINESS:

NEW BUSINESS:

1.) Site Plan: Cornerstone Medical – Tyson and Woods Streets
2.) Minor Site Plan: Eurotranciatura – 2700 West Wood Street
3.) Site Plan: NAPA Auto Parts – 200 South Russell Street
4.) Rezoning Request: Darmesh Patel – Mineral Wells Avenue

Present: Chairman Rachel Terrell
Vice Chairman Richard Edwards
Commissioner Gayle Griffith
Commissioner Charles West
Commissioner Carlton Gerrell

Absent: Commissioner Brad St. John
Commissioner Randy Scholes

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

Media Present: Bill McCutcheon
Shannon McFarlin

Chairman Terrell led the meeting in the Pledge of Allegiance followed by a prayer led by Commission Gerrell just prior to the Planning Commission Meeting.

APPROVAL OF MINUTES: February 8, 2018 Regular Meeting Minutes

DISCUSSION: None
**ACTION:** Motion made by Commissioner Gerrell, seconded by Commissioner Griffith to approve the minutes as presented.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA ITEM NO. 1:** Site Plan: Cornerstone Medical – Tyson and Wood Streets

**DISCUSSION:** Dr. Joe Mobley of Cornerstone Medical submitted a site plan for a 30’ x 50’ or 1,500 sq. ft. addition to their building located at the corner of Tyson Avenue and East Wood Street. Community Development Director Jennifer Morris stated that the addition will decrease their parking. However, they have reconfigured the parking spaces and added 11 spaces as well as two handicapped spaces. Parking requirements are adequate.

The location of the addition is less than 650 feet from the right of way of Tyson. Staff researched and they were granted a variance when this site plan was originally presented and approved so the variance stands.

Staff recommends approval of the site plan contingent on the approval of a minor subdivision plat.

**ACTION:** Motion made by Commissioner Griffith, seconded by Commissioner Edwards to approve the site plan.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA ITEM NO. 2:** Minor Site Plan: Eurotranciatura – 2700 West Wood Street

**DISCUSSION:** Eurotranciatura submitted a minor site plan for an existing building adjacent to their property on West Wood Street. They are proposing to utilize this building for their manufacturing process. They are planning a 25’ x 15’ addition for office and restroom as well as a 20’ x 20’ addition for a quality lab. The additions fall under the 1,000 sq. ft. benchmark for a minor site plan.

Community Development Director Jennifer Morris stated that Euro is planning to utilize the existing gravel drive in the front of the building and will be resurfacing the area with concrete. There will be no changes in the egress and ingress. They will be accessing the adjacent property within the development to avoid trucks entering and exiting on the highway on a regular basis.

The company holds their own NPDES permit directly with TDEC and they will update that permit for drainage.

Based on their shift calculations the proposed parking spaces will be adequate.

Staff would recommend approval of the minor site Plan

**ACTION:** Motion made by Commissioner West, seconded by Commissioner Griffith to approve the site plan.
NEW BUSINESS AGENDA ITEM NO. 3: Site Plan: NAPA Auto Parts – 200 South Russell Street

DISCUSSION: NAPA Auto Parts submitted a site plan for their proposed development at 200 S. Russell Street. The site plan shows a 9,287 sq. ft. building on a 1.22 acre site. The site was recently rezoned to B-1 and the proposed use is allowed.

Community Development Director Jennifer Morris stated the size of the building requires 20 parking spaces and the plan shows 21 spaces. The setbacks are adequate.

Building Inspector Mike Brown spoke in regard to drainage stating that SSR recommended on change. Mr. Brown stated that Adam with ?? will modify the plan to show the necessary changes to deal with ??

Staff recommended approval of the site plan contigent on the amendment to the creek area.

ACTION: Motion made by Commissioner West, seconded by Commissioner Griffith to approve the plan contigent on amendment to “creek” area.

NEW BUSINESS AGENDA ITEM NO. 4: Darmesh Patel – Mineral Wells Avenue

DISCUSSION: Darmesh Patel submitted a request to the City to rezone his property located on Mineral Wells. The property in question is located behind his properties that front on Mineral Wells Avenue. Community Development Director Jennifer Morris stated these properties are currently zoned M-2 (Heavy Industrial) and Mr. Patel is requesting it be rezoned to B-1 (Highway Commercial) to be included with his property that is currently zoned B-1. Mr. Patel plans to develop the property in retail.

Staff recommended approval of the rezoning request.

ACTION: Motion made by Commissioner Griffith, seconded by Commissioner Gerrell to approve the request.

Upon a motion by Chairman Griffith, seconded by Commissioner Gerrell, the meeting was duly adjourned at 7:13 p.m.

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Secretary
New Business Agenda Item No. 1:
Site Plan: McCartney Produce – 459 Culley Drive

Background and Analysis:
McCartney Produce located at 459 Culley Drive in the Paris Industrial Park off Highway 641 South has submitted a site plan to expand their parking at their existing facility. The proposed parking area is 0.9 acres. The proposed surface is gravel. This parking area will be utilized for truck and trailer storage and does not affect the number of parking spaces required by our ordinance. We should note that parking was adequate when the original site plan was approved. Without any expansion to the existing buildings, additional parking is not required.

Recommendation:
Staff recommends approval of the site plan contingent on the approval of SSR for MS4 requirements.
New Business Agenda Item No. 2:

Site Plan: Eurotranciatura—2700 West Wood Street

Background and Analysis:

At the March meeting, EuroTranciatura submitted a minor site plan for an existing building with a “future” addition shown on the plat. Euro has submitted a site plan to construct a 6,020 sq. ft. addition to the existing building. Because this is an addition, utilities and a portion of the parking are already in place. The addition will have no effect on the ingress/egress to West Wood Street. Additional parking is proposed to the rear of the addition.

Euro holds their own NPDES permit directly with TDEC and they will update that permit for drainage.

We are waiting on approval from SSR with regard to MS4 requirements and an amended site plan to include the number of parking spaces.

Recommendation:

Staff would recommend approval of the site plan contingent on the MS4 review and parking notations.
Paris Municipal Regional Planning Commission  
Regular Meeting – April 12, 2018

**New Business Agenda Item No. 3:**

Final Plat: Hunter’s Pointe Subdivision Phase 4 – Lonnie Noble

**Background and Analysis:**

The Planning Commission approved a Construction Plan for Hunter’s Pointe Subdivision at the October 12, 2017 meeting with contingencies for drainage. The SWPPP permit required by TDEC has been submitted by the engineers and the developer is waiting for approval.

Prior to approval of a Final Plat, all improvements must be in place and approved. The utilities have been installed. Our Subdivision Regulations (shown below) does allow the developer to provide a security bond or approved letter of credit to cover any improvements yet to be completed.

“An escrow account has been established or a security bond has been posted and accepted by the Planning Commission in an amount equal to the estimated cost of installation of the required improvements, whereby improvements may be made and utilities installed without cost to the City and/or County in event of default of the sub-divider.

*Estimated costs are to be obtained by the developers from the public utility company, the local gas company, the county road department or city street department or other body as shall be specified by the Planning Commission.*”

**Recommendation:**

Staff recommends the Planning Commission approve the Final Plat contingent on the approval from TDEC for the SWMPP permit and a bond or approved letter of credit by the City Attorney. Staff will present estimates at the meeting to cover gravel and street base prep; paving and drainage improvements.