



PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
March 10, 2022
5:30 PM

The Paris Municipal Regional Planning Commission met in regular session at 5:30 p.m. Thursday, March 10, 2022, in the courtroom of City Hall to consider the following business:

Present: Chairman Rachel Terrell
Vice Chairman Richard Edwards
Commissioner Tara Wilson
Commissioner Gayle Griffith

Also Present: Kim Foster, City Manager
City Attorney, Fred McLean
Jessica Crouch, Administrative Assistant
Jennifer Morris, Community Development Director
Lowell Schrader, Building Inspector

Absent: Commissioner Vickey Roberts
Commissioner John Etheridge
Commissioner Lynda Searcy

Media: Shannon McFarlin, WENK/WTPR
Glenn Tanner, Post Intelligencer

APPROVAL OF MINUTES: Regular Meeting Minutes – February 10, 2022

DISCUSSION: None

ACTION: Motion made by Commissioner Tara Wilson, seconded by Vice Chairman Richard Edwards to approve the minutes as presented.

VOTE: Unanimous

OLD BUSINESS:

None

NEW BUSINESS:

- 1.) **Rezoning Request:** Medlin/Hassell – Corner of Hillcrest Drive and East Wood Street
- 2.) **Minor Site Plan - PSSD:** Rhea School Accessory Building – South Wilson Street
- 3.) **Site Plan:** Multi Family Residential – Avalon Drive

NEW BUSINESS

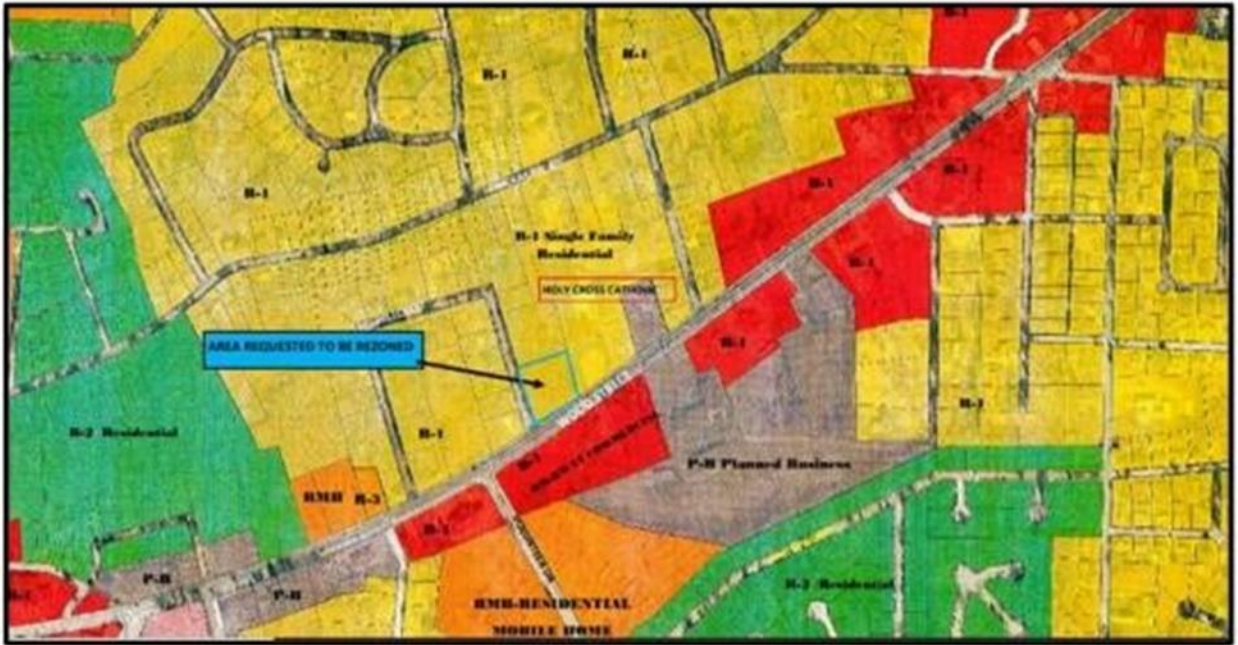
AGENDA ITEM NO. 1: Rezoning Request – Medlin/Hassell at Corner of Hillcrest Drive and East Wood Street

DISCUSSION: Community Development Director, Jennifer Morris, explained the rezoning request from Wesley Medlin for the property at the corner of East Wood Street and Hillcrest Drive. Ms. Morris stated that Mr. Medlin has requested this property be rezoned to B-1 Highway Commercial or P-B Planned Business. She stated that Mr. Medlin is planning to develop an office/retail space on this property. Ms. Morris also stated that the property would require screening requirements due to the property adjoining residential property.

Chairman Rachel Terrell stated that the last time this property had a rezoning request that the Planning Commission voted “no” to rezone. Vice Chairman Richard Edwards stated that only the property considered would be rezoned.

ACTION: Motion made by Vice Chairman Richard Edwards, seconded by Commissioner Tara Wilson to approve the request to rezone the property at the corner of East Wood Street and Hillcrest Drive from R-1-L (Single Family Low Density Residential) to B-1 (Highway Commercial).

VOTE: Unanimous



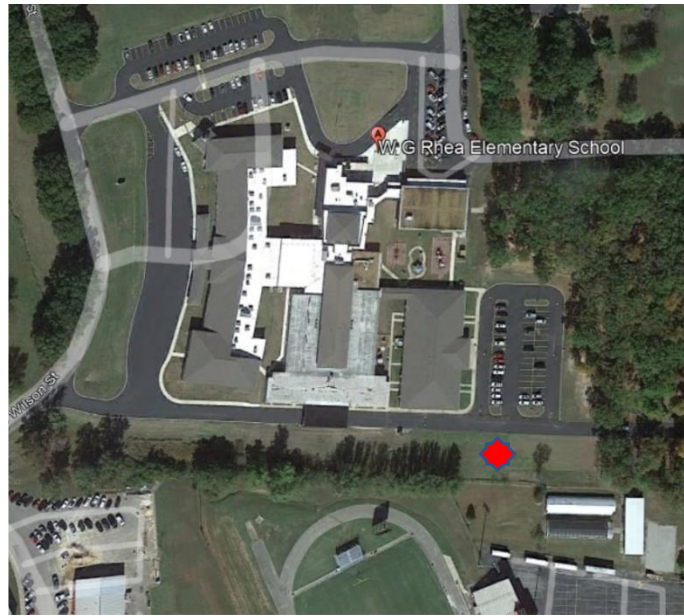
NEW BUSINESS

AGENDA ITEM NO. 2: Minor Site Plan – PSSD Rhea School Accessory Building

DISCUSSION: Community Development Director, Jennifer Morris, explained the Minor Site Plan request submitted by PSSD Rhea School for a 1,200 sq. ft. storage building to be located on the Rhea School Campus. She stated that setbacks are not an issue since the accessory building in any zone is allowed within 5 ft. of any property line or 5 ft. from any other building.

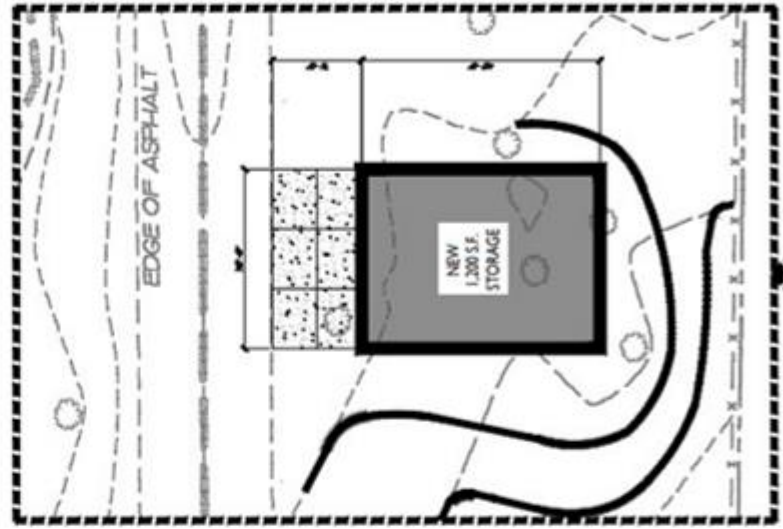
ACTION: Motion made by Commissioner Gayle Griffith, seconded by Vice Chairman Richard Edwards to approve the minor site plan for PSSD Rhea School accessory building.

VOTE: Unanimous

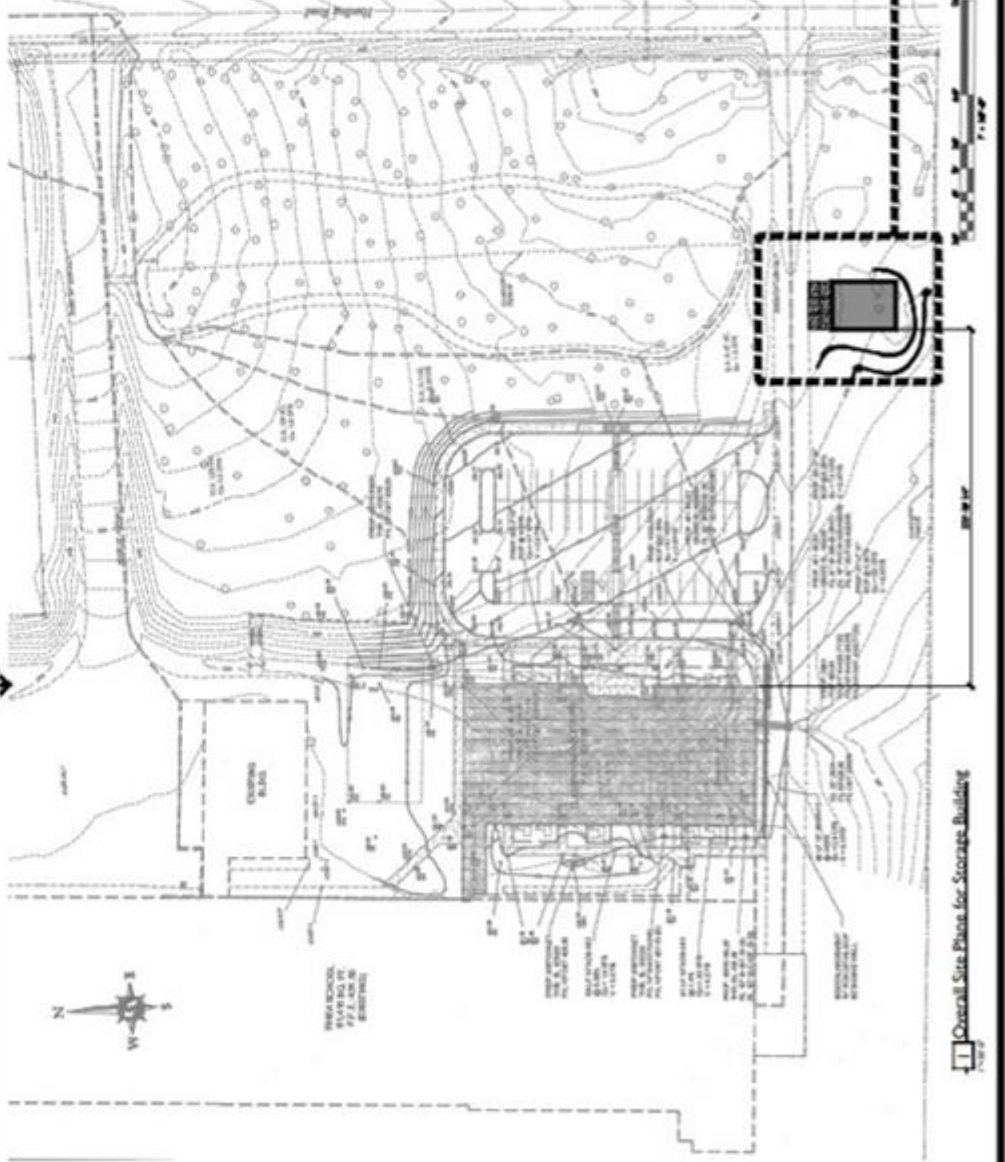


PARIS SPECIAL SCHOOL DISTRICT
W.G. RHEA ELEMETARY SCHOOL
SOUTH WILSON STREET & LONE OAK RD
PARIS, HENRY COUNTY, TENNESSEE

- NOTES**
1. TOTAL AREA OF CONCRETE SHALL BE 7,500 SQ. FT. / AREA OF WORK IS INDICATED. NO REEF SHALL BE REQUIRED.
 2. TOTAL AREA OF ASPHALT SHALL BE 1,200 SQ. FT. / AREA OF WORK IS INDICATED. NO REEF SHALL BE REQUIRED.
 3. TOTAL AREA OF ASPHALT SHALL BE 1,200 SQ. FT. / AREA OF WORK IS INDICATED. NO REEF SHALL BE REQUIRED.



- NOTES**
1. EXISTING ASPHALT SHALL BE REPAIRED TO ORIGINAL CONDITION.
 2. EXISTING ASPHALT SHALL BE REPAIRED TO ORIGINAL CONDITION.



1 Overall Site Plan for Storage Building

NEW BUSINESS

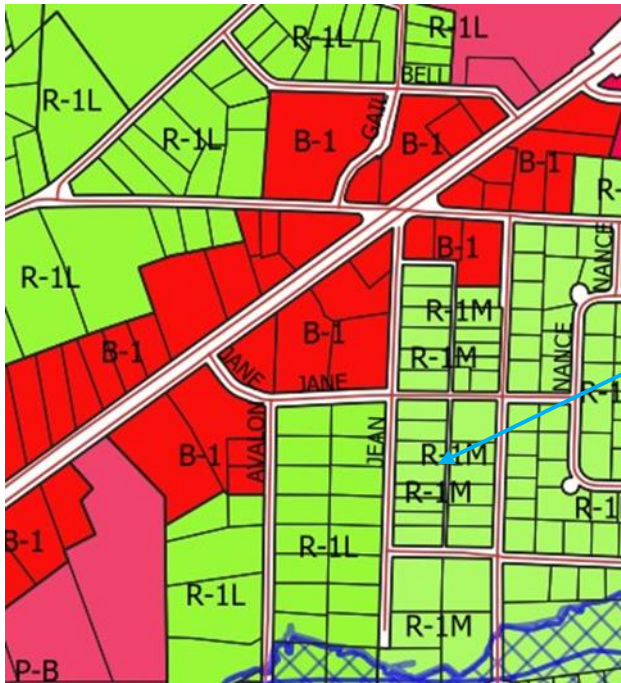
AGENDA ITEM NO. 3: Multi Family Residential – Avalon Drive

DISCUSSION: Community Development Director, Jennifer Morris, explained the Minor Site Plan request submitted by Jamie Orr for a multi-family development to be located on the north end and west side of Avalon Drive. Ms. Morris stated that Mr. Orr’s intentions are to develop two (2) 2,720 sq. ft buildings consisting of four (4) units each. Ms. Morris stated that the buildings would face each other with parking in between. She also stated that Public Works Director, Phillip Jessie and Building Inspector/Stormwater Manager, Lowell Schrader have been on site and did not find any issues. Ms. Morris stated that a notation would need to be made on the site plan for screening purposes due to the adjoining property zoned residential.

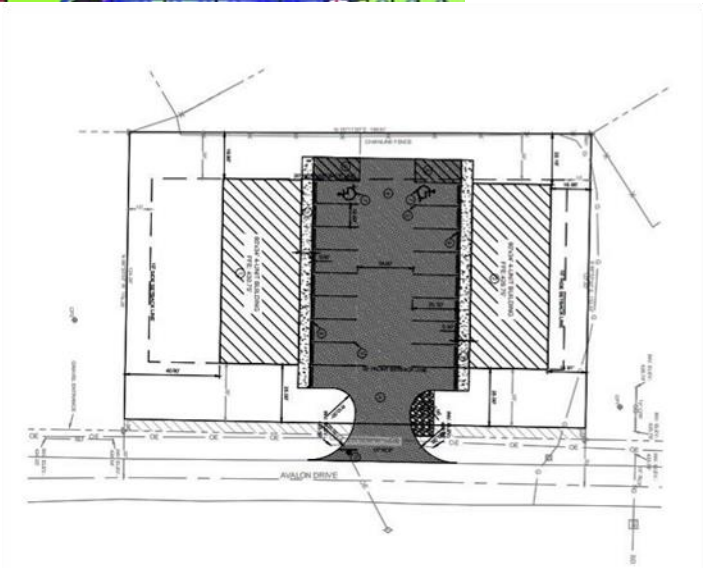
ACTION: Motion made by Chairman Rachel Terrell, seconded by Commissioner Gayle Griffith to approve the site plan as presented contingent upon a notation added to the site plan to address screening along the adjoining residential side.

VOTE: Unanimous

<u>COMMERCIAL DISTRICTS</u>	<u>Minimum Lot Requirements</u>		<u>Minimum Yard Requirements</u>			<u>Maximum % of Lot Area Covered by all Buildings</u>
<u>B-1 Highway Commercial</u>	<u>Area (Sq.Ft.)</u>	<u>Width (Sq.Ft.)</u>	<u>Front (Ft.)</u>	<u>Side (Ft.)</u>	<u>Rear (Ft.)</u>	<u>Percent</u>
1. Selected retail stores, services and transient Lodgings to motorists	None	None	50	20	30	30
NOTE: Within the B-1 District, the width of any side or rear yard which abuts a residential district shall be not less than twenty (20) feet.						
Within the P-B District and the B-1 District there shall be required a minimum width of fifteen (15) feet in one side yard. The remaining side yard shall have no width requirement provided the total width of the two side yards equals a minimum of twenty (20) feet.						
2. Single-family attached & multi-family dwelling						
(See Notes)						
NOTE: For two-family (duplex) dwellings, the minimum required lot area shall be 4,000 square feet for the first duplex plus 4,000 square feet for each additional duplex not to exceed ten (10) duplexes per acre. Notwithstanding the provisions of 11-502 F. (1) and 11-105, Table 2, the minimum yard requirements for single family attached and multiple family dwellings in the B-1 (Highway Commercial) Zone shall be as follows:						
	<u>Front (Ft.)</u>	<u>Side (Ft.)</u>	<u>Rear (Ft.)</u>			
	25	10	20			
For Townhouses (single-family attached), the minimum required lot area shall be 7,000 square feet for the first unit plus 2,400 square feet for each additional unit. For multi-family dwellings, the minimum required lot area shall be 7,000 square feet for the first unit plus 2,000 square feet for each additional unit. In the construction of both Townhouse and multi-family units within the B-1 (Highway Commercial) district all developments must contain six units or more but shall not exceed 15 units per acre. (Ord. #1151, 03/07/13)						



Property Proposed for Development



Upon a motion by Vice Chairman Richard Edwards, seconded by Commissioner Tara Wilson, the meeting was duly adjourned at 5:56 p.m.

Secretary