

Rachel Terrell, Chairman
Richard Edwards, Vice Chairman
Gayle Griffith, Secretary
John Etheridge, Planning Commissioner
Vickey Roberts, Planning Commissioner
Lynda Searcy, Planning Commissioner
Tara Wilson, Planning Commissioner



Kim Foster, City Manager
Fred McLean, City Attorney
Jennifer Morris, Community Development
Lowell Schrader, Building Inspector
Jessica Crouch, Recording Secretary

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

**City Hall Courtroom
April 14, 2022
5:30 p.m.**

REGULAR MEETING

- I. Call to Order:** Rachel Terrell, Chairman
- II. Roll Call:** Jessica Crouch, Recording Secretary
- III. Pledge of Allegiance and Prayer**
- IV. Approval of the Minutes of Previous Meeting:** Regular Meeting – March 10, 2022
- V. OLD BUSINESS**
- VI. NEW BUSINESS**
 1. Minor Site Plan - The Point BBQ Paris at 215 N. Market Street
 2. Minor Site Plan – The Loft on Mineral Wells at 908 Mineral Wells Ave.
 3. Site Plan – The Farmer’s Cooperative at 2948 East Wood Street
 3. Subdivision Regulations Amendment - Article V; Section A, 4., d. Roadway Improvements for Paris Planning Region/Urban Growth Boundary
- VII. Adjournment**



**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



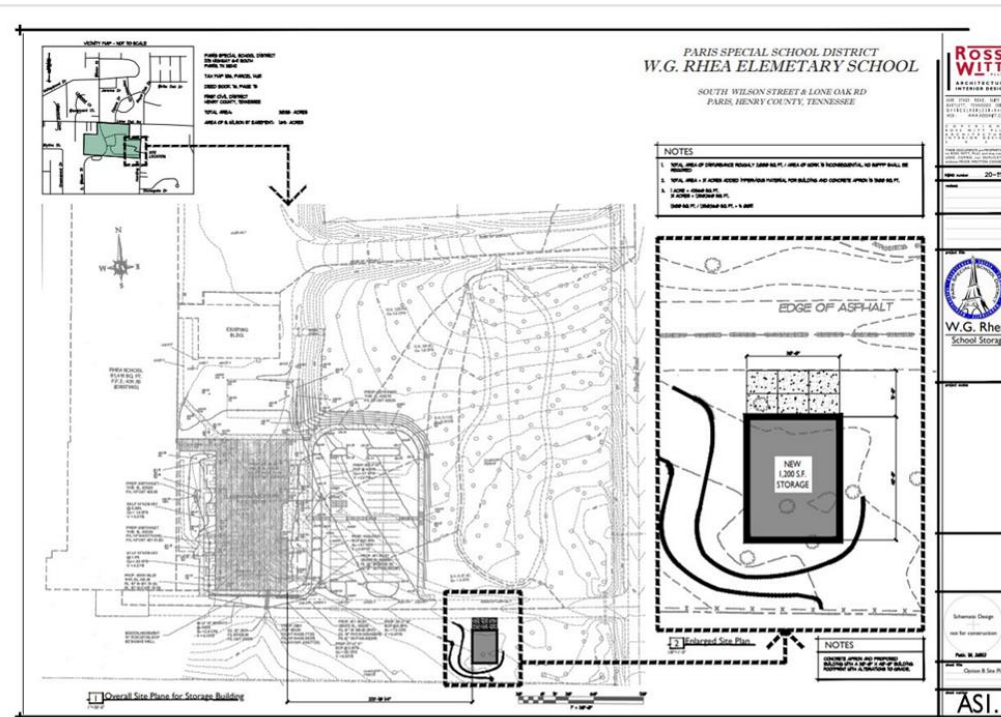
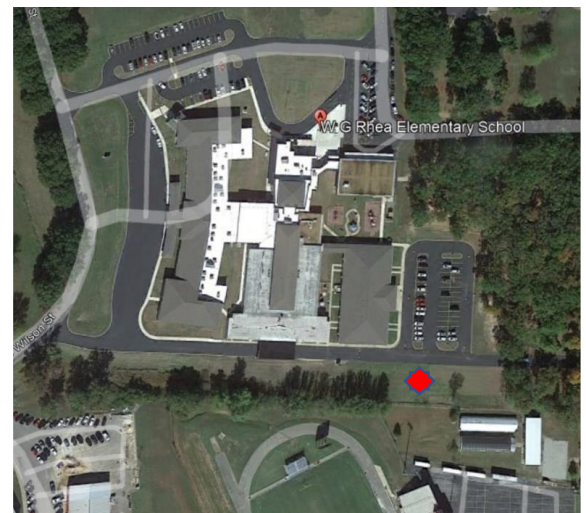
NEW BUSINESS

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



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

COMMERCIAL DISTRICTS	Minimum Lot Requirements		Minimum Yard Requirements			Maximum % of Lot Area Covered by all Buildings
	Area (Sq.Ft.)	Width (Sq.Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)	Percent
B-1 Highway Commercial 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.

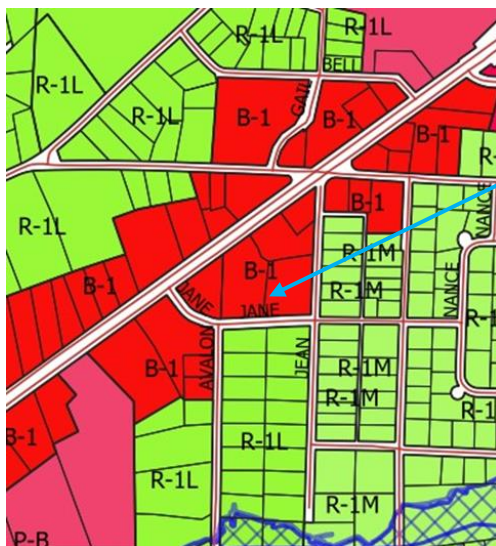
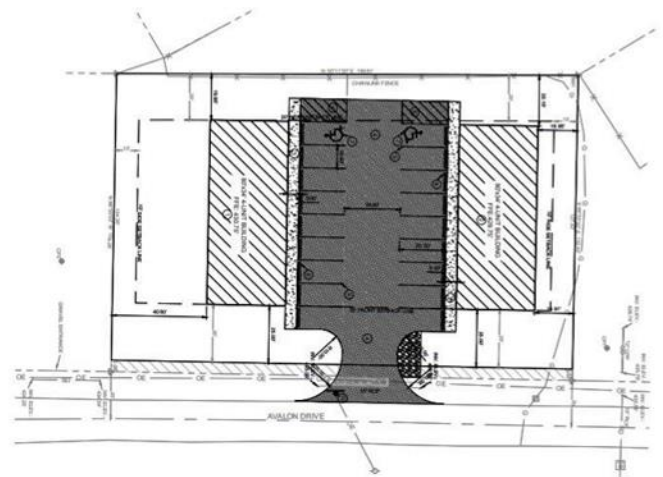
Within the P-B District and the B-1 District there shall be required a minimum width of fifteen (15) feet in one side yard. The remaining side yard shall have no width requirement provided the total width of the two side yards equals a minimum of twenty (20) feet.

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:

Front (Ft.)	Side (Ft.)	Rear (Ft.)
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



AGENDA

**Paris Municipal Regional Planning Commission
Regular Meeting
April 14, 2022**

Old Business Agenda Item No. 1:

Minor Site Plan - The Point BBQ Paris at 215 N. Market Street

Background and Analysis:

Point BBQ located at the corner of North Market and Ruff Streets has submitted a minor site plan for proposed additions to the property. The principal building on the property located in the corner is a 20 ft. x 19 ft. structure. They are looking to add a 12 ft. x 10 ft. storage building, a 14 ft. x 16 ft. tent/covering and a 22 ft. x 28 ft. deck located adjacent to the property line/sidewalk on North Market Street.

The previous owner applied for and received permission to add a storage building on the property. In addition they did use a tent for their cooking process. There are no setbacks in the B-2 Downtown Business District zone, therefore they are not required.

Our ordinance states in the B-2 District a site plan is not required for development if the building area coverage for the development is ninety percent (90%) or more of the lot area. If the building area coverage of the development is less than ninety percent (90%) of the lot area, a site plan shall be required pursuant to 11-1101, et.seq.

Recommendation:

We have no regulations that would prohibit this request, however, an approval by the Planning Commission is required.

Minor Site Plan – The Point BBQ Paris

Vicinity Map



Applicant:

Keith Brawner
 The Point BBQ Paris
 215 N. Market Street
 PARIS, TN 38242

Applicant

ZONING:

Zoning Designation: B-2 – Central Business District

Setback Requirements:

Front: None
 Side: None
 Rear: None

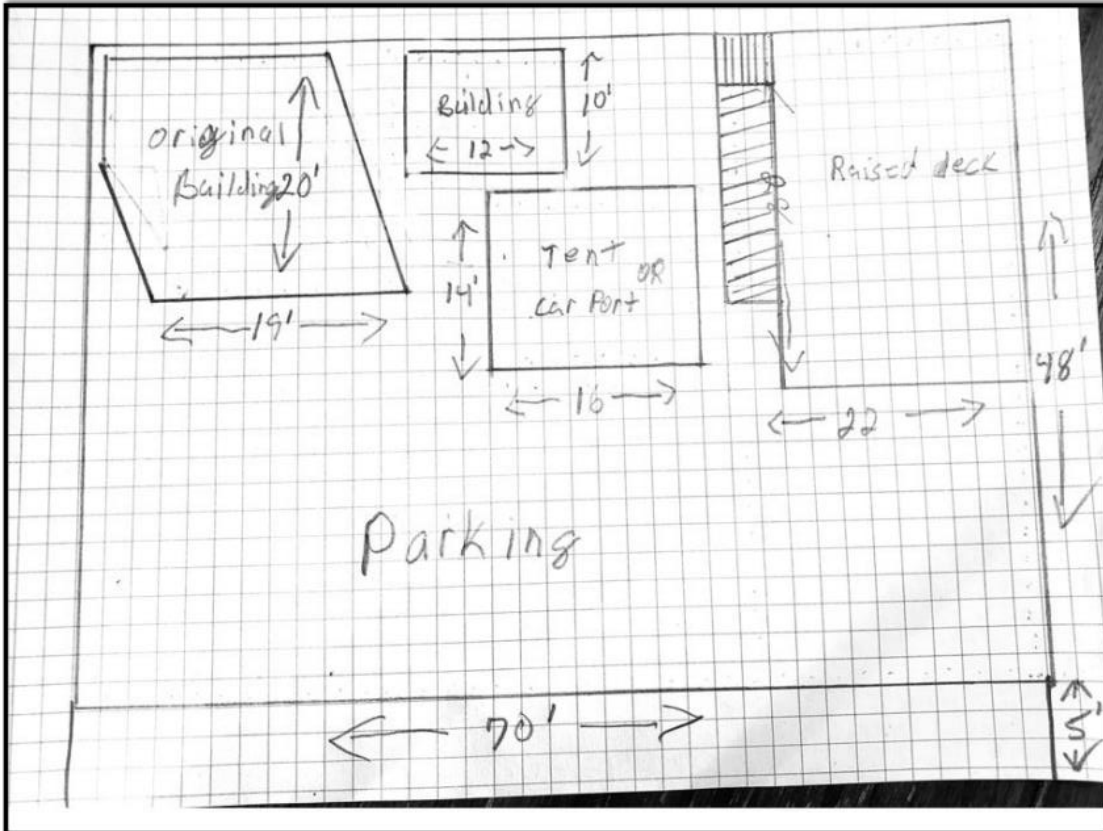
Certificate of Approval of Site Plan:

Secretary, Paris Municipal Regional Planning Commission

Property Address:

Keith Brawner
 The Point BBQ Paris
 215 N. Market St.
 PARIS, TN 38242

Map 106A, Group N, Parcel 7.00



**Paris Municipal Regional Planning Commission
Regular Meeting
April 14, 2022**

Old Business Agenda Item No. 2:

Minor Site Plan – The Loft on Mineral Wells at 908 Mineral Wells Ave.

Background and Analysis:

The Loft on Mineral Wells (formerly Mineral Wells Package Store) at 908 Mineral Wells is under new ownership. Matt Michael, Owner, has submitted a minor site plan to install a drive thru window to the rear of the property. As you can see by the plan, traffic would enter the parking lot from Mineral Wells Avenue on the north side of the property, travel to the rear of the property where the window is located and exit on Spruce Street. Neither the access on Mineral Wells nor the access point on Spruce Street will be changed and no parking spaces will be eliminated to add this feature. The building will not be expanded, only the wall will be modified to insert a window.

They will meet the minimum requirement of 12 ft. for a travel lane extending around the building.

Recommendation:

The only recommendation by staff would be proper signage for clear directions showing only a one way travel lane around the building to avoid vehicles entering the rear of the building from Spruce Street. By locating the window to the rear of the building it would avoid any stacking of traffic into the Mineral Wells right-of-way.

Minor Site Plan – The Loft on Mineral Wells

Vicinity Map



Applicant:

Matt Michael
 The Loft on Mineral Wells
 908 Mineral Wells Ave.
 PARIS, TN 38242

Applicant

ZONING:

Zoning Designation: B-1 Highway Commercial

Setback Requirements:

Front: 50 ft.
 Side: 20 ft. cumulative
 Rear: 30 ft.

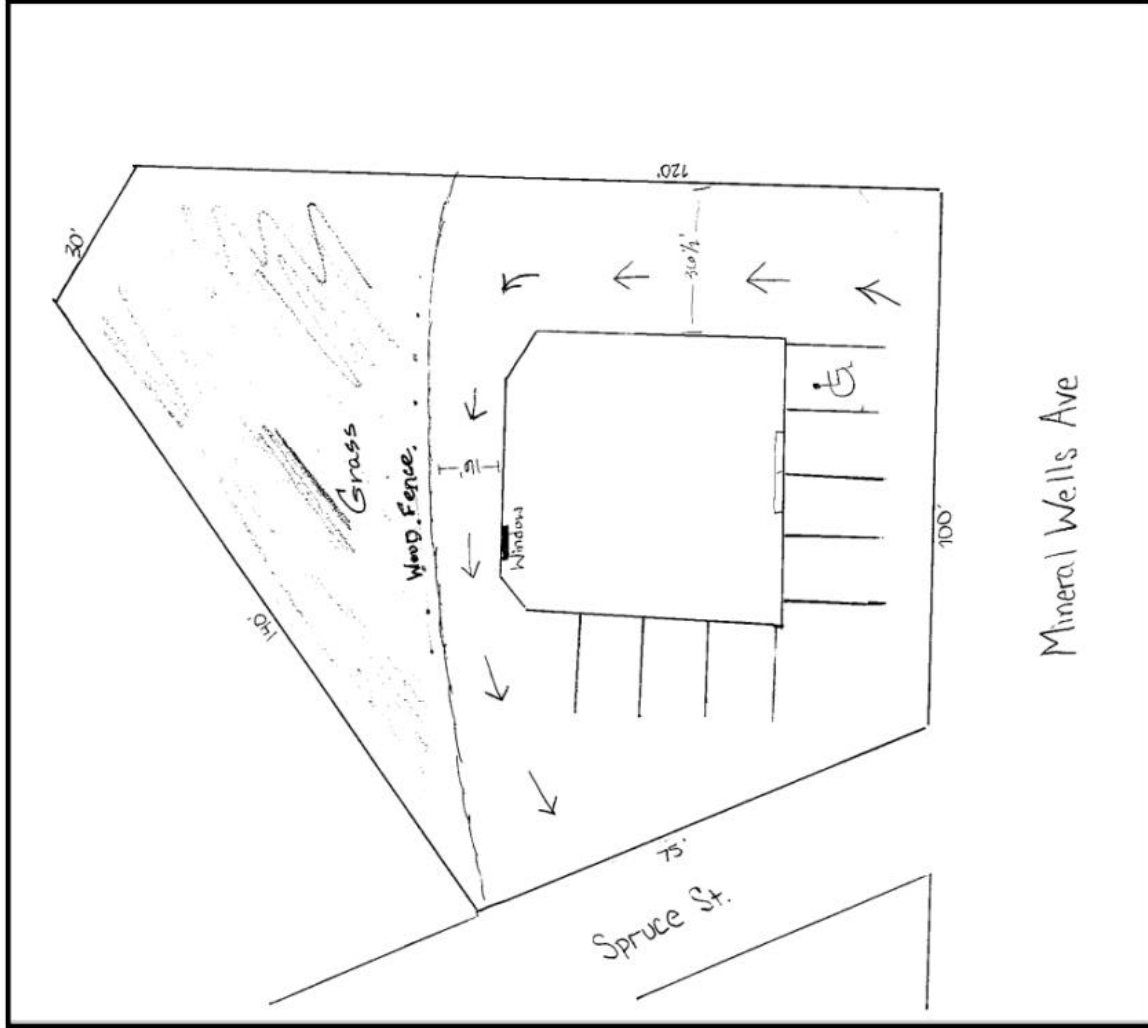
Certificate of Approval of Site Plan:

Secretary, Paris Municipal Regional Planning Commission

Property Address:

The Loft on Mineral Wells
 908 Mineral Wells Ave.
 PARIS, TN 38242

Map 106j; Group C; Ctrl Map 106i; Parcel 2.01



**Paris Municipal Regional Planning Commission
Regular Meeting
April 14, 2022**

Old Business Agenda Item No. 3:

Site Plan – The Farmer’s Cooperative at 2948 East Wood Street

Background and Analysis:

Tennessee Farmer’s Cooperative has submitted a site plan and drainage information for a proposed development at 2948 East Wood Street (former location of Keith Baker Homes). According to the site plan they are proposing a 22,722 sq. ft. building on 8.93 acres.

The drainage calculations have been submitted to SSR for review. We are working with the developers this week to insure that all information required by the Planning Commission has been submitted and reviewed.

Recommendation:

A recommendation will be available at the meeting.

**Paris Municipal Regional Planning Commission
Regular Meeting
April 14, 2022**

Old Business Agenda Item No. 4:

Subdivision Regulations Amendment - Article V; Section A, 4., d. Roadway Improvement (Paris Planning Region/Urban Growth Boundary)

Background and Analysis:

In our subdivision regulations it basically states that in the Paris Planning Region the Planning Commission would consider a double bituminous surface treatment (DBST). Which means that as a minimum we would accept a surface known as tar and chip. The City nor the County allow this type of road surface. Staff feels that we should amend this paragraph in the Subdivision Regulations to specify the type of surfacing that would be acceptable in the planning/urban growth boundary, however, the regs should be clear that all road/street requirements will be required in both the City and the Planning Region.

- d. Within the Paris Planning Region, the developer shall, as a minimum, provide a Double Bituminous Surface Treatment (DBST) meeting TDOT specifications. FAILURE OF THE DEVELOPER TO GET ANY OF THE APPROPRIATE INSPECTIONS DONE BY THE CITY MANAGER OR THE STREET SUPERINTENDENT SHALL CAUSE THE STREET TO BE CORE DRILLED EVERY ONE HUNDRED (100) FEET AND CERTIFIED BY A CERTIFIED AND APPROVED TESTING LABORATORY WITH THE EXPENSE BEING PAID BY THE DEVELOPER.

Recommendation:

The Planning Commission has the authority to adopt and amend the subdivision regulations with a public hearing. We would be required to advertise the place and time of the public hearing within 30 days of the hearing. If the Planning Commission agrees that this should be amended, Staff will make arrangements to advertise for the public hearing at the May meeting.