

Kim Foster, City Manager
James Smith, City Attorney
Jennifer Morris, Community Development
Director
Jessica Crouch, Admin Asst. to City Manager
Rebecca Renkel, Admin Asst. to Building,
Codes, & Stormwater
Mike Brown, Building Inspector
Caleb Murnane, Stormwater Manager



Rachel Terrell, Chairman
Richard Edwards, Vice Chairman
Brent Greer, Secretary
Kathy Ray, Planning Commissioner
Jackie Jones, Planning Commissioner
Tara Wilson, Planning Commissioner
Dickie Mobley, Planning Commissioner

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

**CITY HALL COURTROOM
December 12, 2024
5:00 P.M.**

Regular Meeting

Call to Order: Rachel Terrell, Chairman

Roll Call: Rebecca Renkel, Recording Secretary

Pledge of Allegiance and Prayer

Approval of the Minutes of Previous Meetings: November 14, 2024 – Regular Meeting

Board Will Hear Comments from Citizens

Board Will Hear Comments from the Commission

OLD BUSINESS

- 1.) Site Plan – TNA Holdings, LLC - 1116 N Market Street

NEW BUSINESS

- 1.) Rezoning Request – Grant Guinn – S Bell Ave & Fairgrounds Rd.
- 2.) Site Plan – Seven Brew – Mineral Wells Avenue

OTHER BUSINESS

- 1.) None

Adjournment

OLD BUSINESS

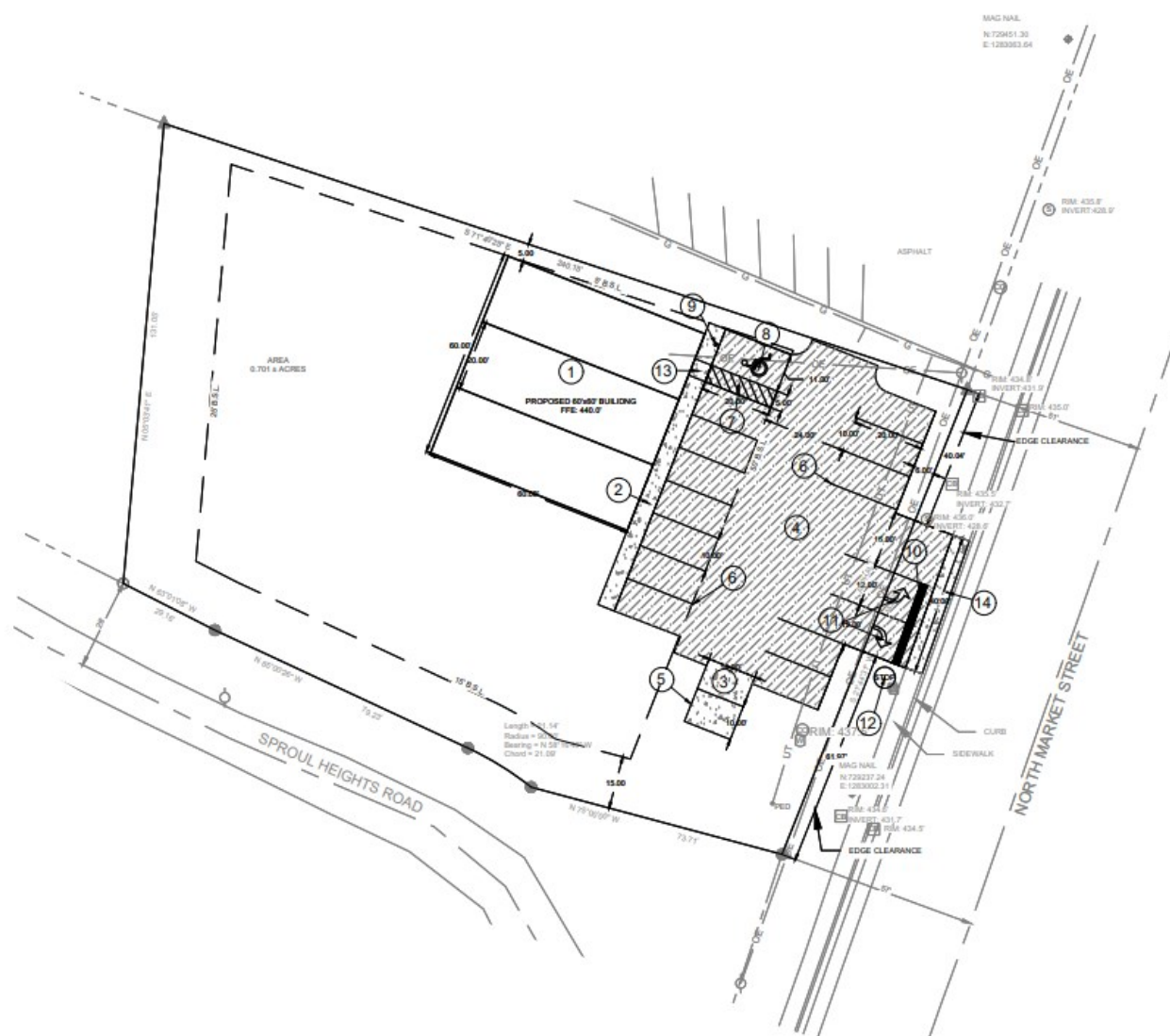
AGENDA ITEM #1

Site Plan – TNA Holdings, LLC - 1116 N Market Street

Background: TNA Holdings, LLC has submitted a site plan for 1116 N Market Street. The proposed development is a retail building.

Analysis and Recommendation: The proposed development consists of a commercial retail building for a combined total square footage of 3,600 square feet. The total land area of the proposed development is 0.70-acre site. This site meets all zoning requirements (P-B Planned Commercial District). The setback requirements for this lot are (Front: 50 ft., Side: 20 ft., Rear: 25 ft.).

At the last Planning Commission meeting, the site plan was deferred due to the number of contingencies which consisted of the following: TDOT Driveway Access permit, review from Fire Marshal, Grading and Stormwater for limits, grading, and discharge, and BPU Sanitary Sewer revisions. Staff have received a revised site plan that is still under review. A complete recommendation will be provided at the meeting.



MAG. NAL.
 N: 72945.26
 E: 128303.54

AREA
 0.701 ± ACRES

PROPOSED 60x80 BUILDING
 FFE: 448.0'

SPROUL HEIGHTS ROAD

NORTH MARKET STREET

Length = 21.54'
 Radius = 50.00'
 Bearing = N 58° 15' 00" W
 Chord = 21.50'

PRIM. 437'

MAG. NAL.
 N: 729227.24
 E: 128302.31

RM: 431.6'

INVERT: 434.5'

EDGE CLEARANCE

CURB

SEWERWALK

ASPHALT

RM: 434.6'

INVERT: 431.9'

RM: 430.0'

INVERT: 428.6'

EDGE CLEARANCE

RM: 435.0'

INVERT: 434.0'

EDGE CLEARANCE

RM: 435.0'

INVERT: 428.0'

EDGE CLEARANCE

RM: 435.0'

INVERT: 431.9'

EDGE CLEARANCE

RM: 435.0'

INVERT: 428.0'

EDGE CLEARANCE

RM: 435.0'

INVERT: 431.9'

EDGE CLEARANCE

RM: 435.0'

INVERT: 428.0'

EDGE CLEARANCE

RM: 435.0'

INVERT: 431.9'

EDGE CLEARANCE

RM: 435.0'

INVERT: 428.0'

EDGE CLEARANCE

RM: 435.0'

INVERT: 431.9'

EDGE CLEARANCE

RM: 435.0'

INVERT: 428.0'

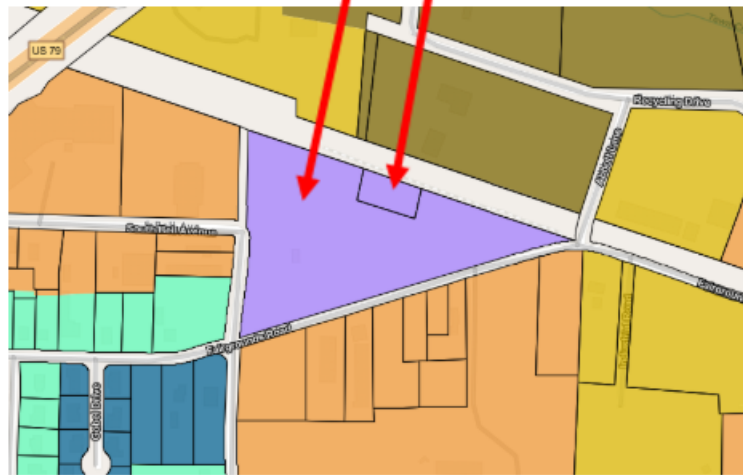
EDGE CLEARANCE

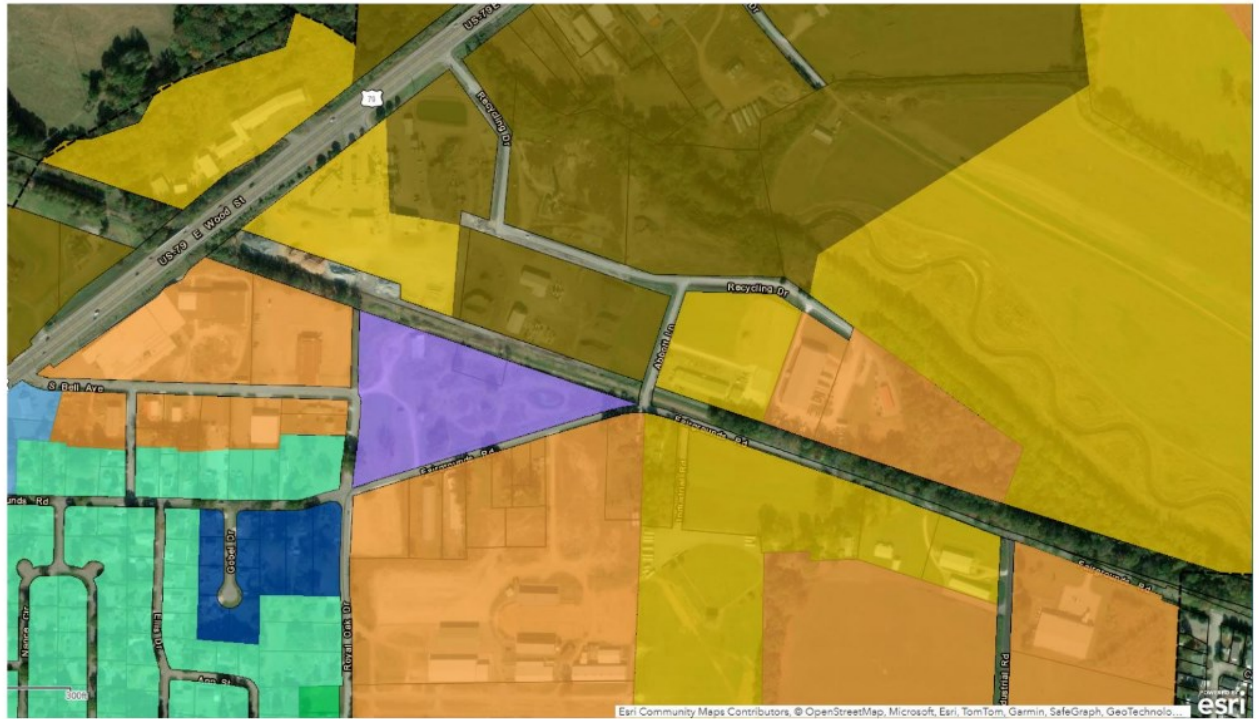
**NEW BUSINESS
AGENDA ITEM #1**

Rezoning Request for property at the corner of Fairgrounds Rd. & South Bell Avenue

Background: Guinn’s Shoes, Inc. / Grant Guinn CEO of 1720 East Wood Street has submitted a rezoning request for property he owns at the corner of Fairgrounds Road & South Bell Avenue. Currently the property is zoned R-3M (Medium Density Multi Family Residential). He is requesting a rezoning to M-1 (Light Industrial). Mr. Guinn intends to build a series of commercial warehouses to include receiving, processing, and the shipping of goods. He also intends for a portion of the facilities to be leased to other local businesses in need of commercial warehouse space, customizable to their needs. This City Commission has referred this request to the Planning Commission for review and recommendation.

Locations of requested rezoning





*Note: Majority of adjacent and surrounding properties are zoned for similar, commercial, and/or industrial usage, including warehousing.

- Purple: Guinn Tract R-3M
- Orange: M-1
- Yellow: P-M
- Brown: P-B
- Light Blue: B-1

NEW BUSINESS

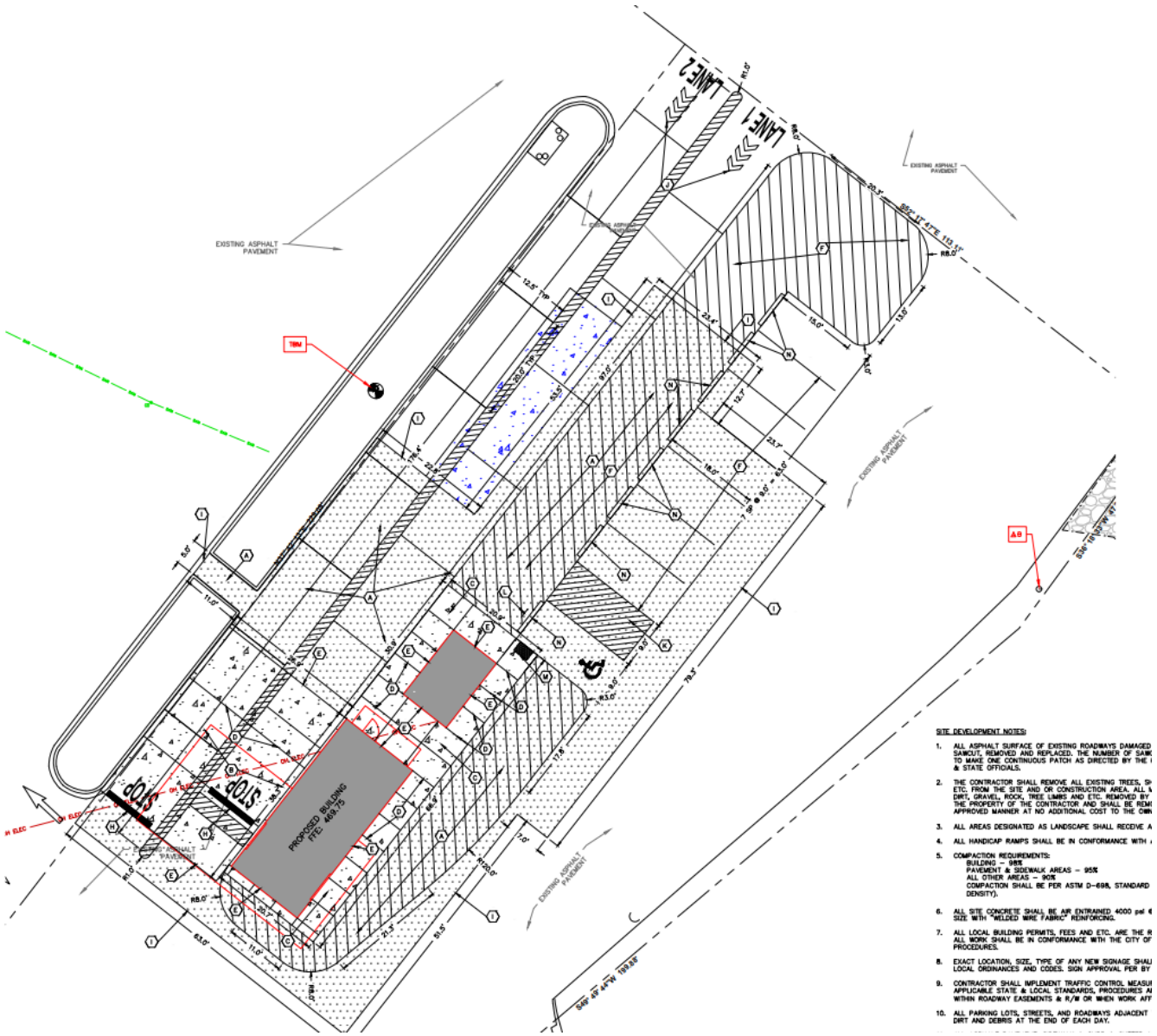
AGENDA ITEM #2

Site Plan – Seven Brew – Mineral Wells Avenue

Background: BFW, Inc has submitted a site plan for Mineral Wells Avenue. The proposed development is a Seven Brew (drive thru coffee franchise).

Analysis and Recommendation: The proposed development consists of a commercial retail building for a combined total square footage of 531 square feet and 150 sq. ft. of a walk in cooler. This site meets all zoning requirements (SC-1 Shopping Center District).

A complete recommendation will be provided at the meeting. This site plan is still under review by local City of Paris staff and utilities.



- SITE DEVELOPMENT NOTES**
1. ALL ASPHALT SURFACE OF EXISTING ROADWAYS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO MAKE ONE CONTINUOUS PATCH AS DIRECTED BY THE CITY & STATE OFFICIALS.
 2. THE CONTRACTOR SHALL REMOVE ALL EXISTING TREES, OR ETC. FROM THE SITE AND OR CONSTRUCTION AREA. ALL DIRT, GRAVEL, ROCK, TREE LIMBS AND ETC. REMOVED BY THE CONTRACTOR SHALL BE REMOVED IN AN APPROVED MANNER AT NO ADDITIONAL COST TO THE OWNER.
 3. ALL AREAS DESIGNATED AS LANDSCAPE SHALL RECEIVE A GRASS SEEDING.
 4. ALL HANDICAP RAMPS SHALL BE IN CONFORMANCE WITH THE ADA.
 5. COMPACTION REQUIREMENTS:
 BUILDING - 95%
 PAVEMENT & SIDEWALK AREAS - 95%
 ALL OTHER AREAS - 90%
 COMPACTION SHALL BE PER ASTM D-698, STANDARD DENSITY.
 6. ALL SITE CONCRETE SHALL BE AIR ENTRAINED 4000 psi #4 SIZE WITH "WELDED WIRE FABRIC" REINFORCING.
 7. ALL LOCAL BUILDING PERMITS, FEES AND ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN CONFORMANCE WITH THE CITY OF PROCEDURES.
 8. EXACT LOCATION, SIZE, TYPE OF ANY NEW SIGNAGE SHALL BE APPROVED BY THE CITY OF PROCEDURES.
 9. CONTRACTOR SHALL IMPLEMENT TRAFFIC CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. PROCEDURES AS WITHIN ROADWAY EXEMPTS & R/W OR WHEN WORK AFFECTS TRAFFIC.
 10. ALL PARKING LOTS, STREETS, AND ROADWAYS ADJACENT TO THE SITE SHALL BE KEPT CLEAN OF DIRT AND DEBRIS AT THE END OF EACH DAY.

OTHER BUSINESS
None