

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
June 9, 2022
5:30 p.m.**

PUBLIC HEARING – SUBDIVISION REGULATIONS AMENDMENT

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 – May 19, 2022
- V. OLD BUSINESS**
 1. Subdivision Regulations Amendment - Article V; Section A, 4., d. Roadway Improvements for Paris Planning Region/Urban Growth Boundary
 2. Site Plan – Brad Mitchell Duplex Development at Skyview Drive and Hwy 641S
- VI. NEW BUSINESS**
 1. Site Plan – Orr Development at 1335 East Wood Street (Phase 2)
 2. Request to acquire undeveloped right-of-way at Maple and Brown Streets
- VII. Adjournment**



PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
May 19, 2022
5:30 PM

The Paris Municipal Regional Planning Commission met in regular session at 5:30 p.m. Thursday, May 19, 2022, in the courtroom of City Hall to consider the following business:

Present: Chairman Rachel Terrell
Vice Chairman Richard Edwards
Commissioner Gayle Griffith
Commissioner John Etheridge
Commissioner Lynda Searcy

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

Absent: Commissioner Tara Wilson
Commissioner Vickey Roberts
City Attorney, Fred McLean

Media: Shannon McFarlin, WENK/WTPR
Ken Walker, Post Intelligencer

Chairman Rachel Terrell led the meeting with the Pledge of Allegiance followed by a prayer led by Vice Chairman Richard Edwards

APPROVAL OF MINUTES: Regular Meeting Minutes – April 14, 2022

DISCUSSION: None

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

VOTE: Unanimous

OLD BUSINESS:

- 1.) Site Plan – The Farmer’s Cooperative at 2948 East Wood Street
- 2.) Subdivision Regulations Amendment - Article V; Section A, 4., d. Roadway Improvements for Paris Planning Region/Urban Growth Boundary

NEW BUSINESS:

- 1.) Site Plan – Brad Mitchel Duplex Development at Skyview Drive and Hwy 641S
- 2.) Site Plan – Orr Development at 1335 East Wood Street
- 3.) Minor Site Plan – El Vallarta Restaurant at 1113 Mineral Wells Avenue
- 4.) Minor Site Plan – Paris Secure Storage at 473 Mockingbird Lane
- 5.) Minor Site Plan – Wire Tec, LLC at 415 Mockingbird Lane
- 6.) Minor Site Plan – The Flower Station at 202 Dunlap Street

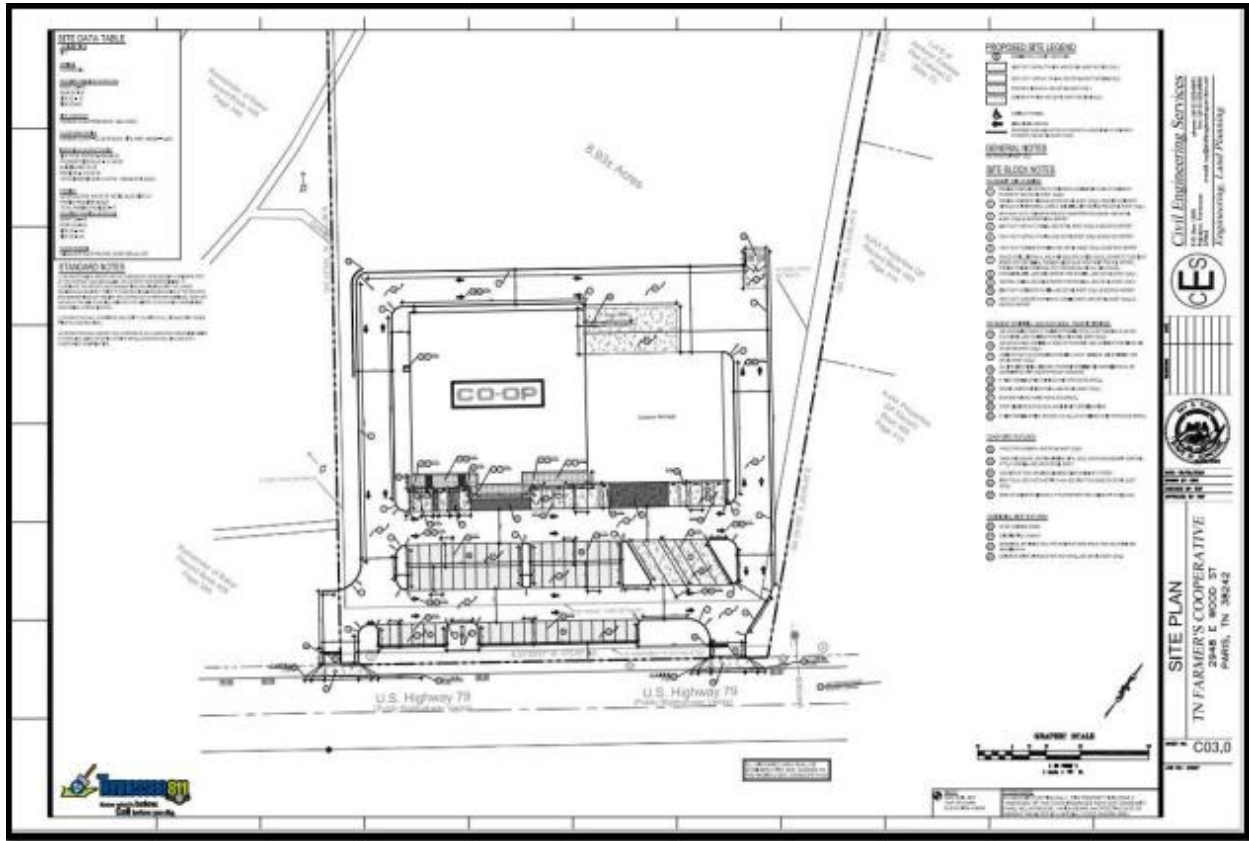
OLD BUSINESS

AGENDA ITEM NO. 1: Site Plan – The Farmer’s Cooperative at 2948 East Wood Street

DISCUSSION: Community Development Director, Jennifer Morris, explained the Minor Site Plan request submitted by the Farmer’s Cooperative located at 2948 East Wood Street. Ms. Morris stated that Lowell Schrader, Building Inspector, has reviewed the Site Plan and feels as if the minor drainage concerns will be worked out through the engineer and the review engineer. Ms. Morris also stated that she spoke with Jason Moody, TDOT, regarding the driveway permit and the final permit has not been issued at this time.

ACTION: Motion made by Commissioner Gayle Griffith, seconded by Vice-Chairman Richard Edwards to approve the Site Plan for The Farmer’s Cooperative at 2948 East Wood Street contingent upon the drainage concerns being worked out and the driveway permit from TDOT.

VOTE: Unanimous



OLD BUSINESS

AGENDA ITEM NO. 2: Article V; Section A, 4., d. Roadway Improvement (Paris Planning Region/Urban Growth Boundary)

DISCUSSION: Jennifer Morris, Community Development Director, explained this request from staff regarding the subdivision regulations. With this amendment, the City would not allow double bituminous surface treatment (DBST) otherwise known as tar and chip on road surface as it states now. Ms. Morris recommended the Fred McLean, City Attorney, rewrite Article V; Section A, 4., d. and

Article V; Section A, 4., e. Roadway Improvement in the Paris Planning Region/Urban Growth Boundary. Kim Foster, City Manager, explained that this amendment is to make the regulations of the development of a subdivision inside the City Limits and the Urban Growth Boundary are the same.

ACTION: No action taken. A Public Hearing will be on the June 2022 Agenda.

VOTE: Unanimous

NEW BUSINESS

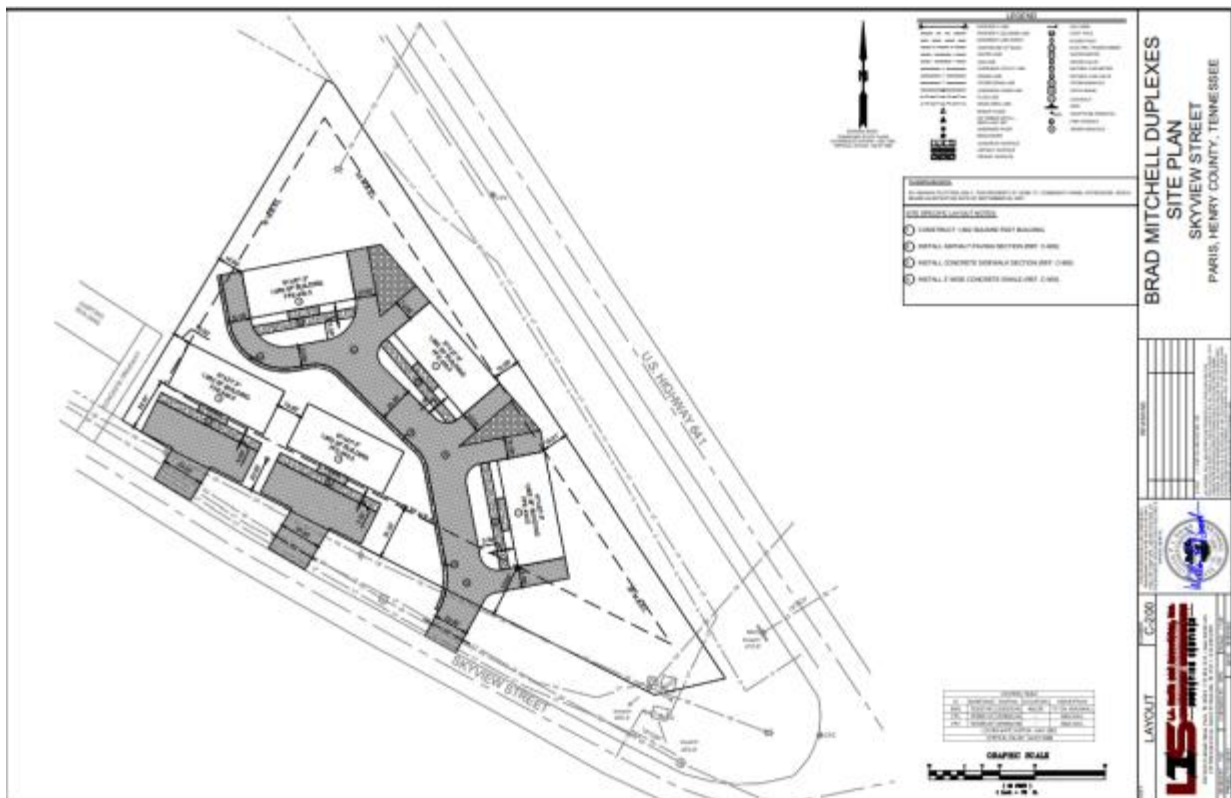
AGENDA ITEM NO. 1: Site Plan - Brad Mitchel Duplex Development at Skyview Drive and Hwy 641S

DISCUSSION: Community Development Director, Jennifer Morris, explained the Minor Site Plan request submitted by Brad Mitchel for a Duplex Development at Skyview Drive and Hwy 641 South. Ms. Morris stated that the comments were not received by the City of Paris until this afternoon when the engineers submitted them. Ms. Morris stated that there were discrepancies on the setbacks and asked to defer this site plan until next meeting.

Patrick Smith, President of L.I. Smith & Associates, spoke challenging the deferment of this site plan. Staff stated they would need to speak with City Attorney, Fred McLean, regarding Mr. Smith's statement regarding a corner lot versus a double frontage lot.

ACTION: Motion made by Commissioner Gayle Griffith, seconded by Commissioner John Etheridge to defer the site plan until next months meeting due to setback discrepancies indicated by SSR.

VOTE: Unanimous



NEW BUSINESS

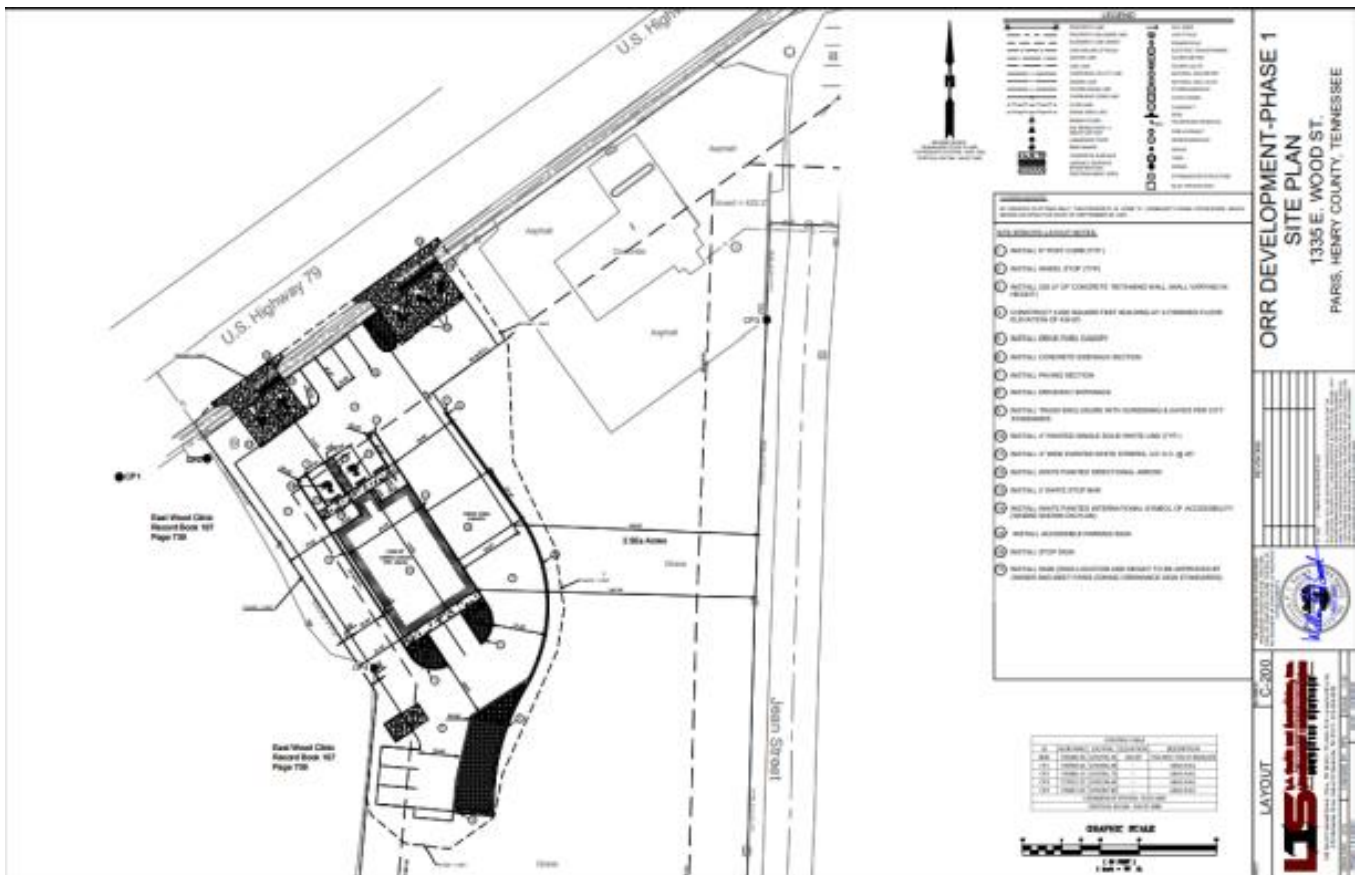
AGENDA ITEM NO. 2: Site Plan – Orr Development at 1335 East Wood Street

DISCUSSION: Community Development Director, Jennifer Morris, explained the Site Plan request submitted by Jamie Orr regarding the Orr Development at 1335 East Wood Street. This site plan submitted is for Phase 1 which will ultimately be a 3,000 square foot bank building. After reviewing the site plans, Public Works Director questioned the proposed of the dumpster and the access to service the dumpster.

Patrick Smith, President of L.I. Smith & Associates, stated that this is the first Phase of a larger development. He stated that architectural plans have been completed for this phase. Mr. Smith stated that the dumpster pad will be moved from behind the building and be centrally located so that it is easily accessible for City Sanitation trucks. Mr. Smith stated that the next phase will be brought to the Planning Commission in June 2022 due to time constraints with a Franchisee in the next phase.

ACTION: Motion made by Vice-Chairman Richard Edwards, seconded by Commissioner John Etheridge to approve the Site Plan for the Orr Development at 1335 East Wood Street contingent upon TDOT final driveway approvals and dumpster placement approval prior to the issuance of a building permit.

VOTE: Unanimous



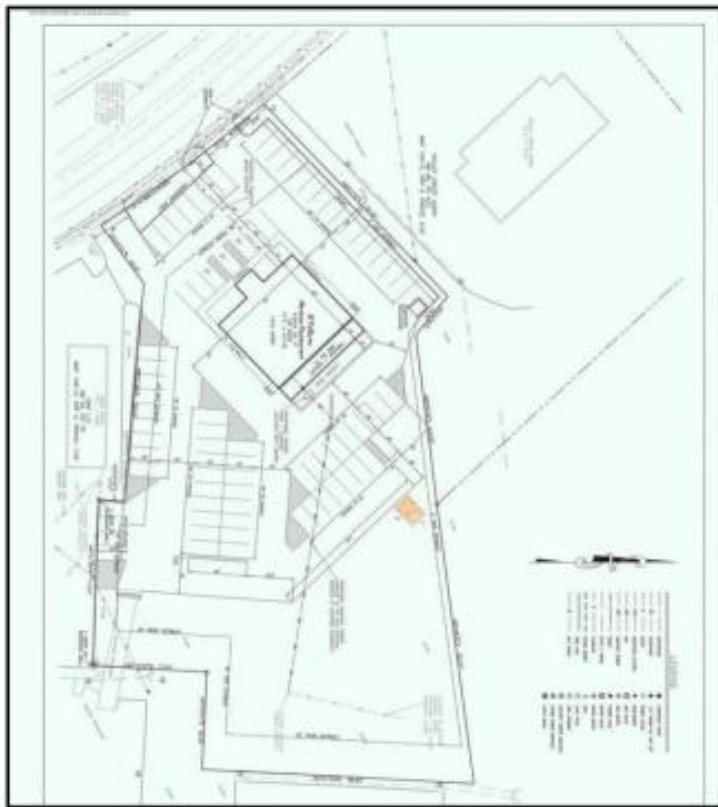
NEW BUSINESS

AGENDA ITEM NO. 3: Minor Site Plan – El Vallarta Restaurant at 1113 Mineral Wells Avenue

DISCUSSION: Community Development Director, Jennifer Morris, explained the Minor Site Plan request submitted by El Vallarta Restaurant. This restaurant is located at 1113 Mineral Wells Avenue. Ms. Morris stated that El Vallarta has submitted this minor site plan to construct a storage building to the rear of their building. This building is less than 1,000 square feet and will be located off their existing pavement. Ms. Morris stated that any accessory building is allowed to be located five (5) feet from any property line and five (5) feet from any other building on the property.

ACTION: Motion made by Chairman Rachel Terrell, seconded by Commissioner Gayle Griffith to approve the Minor Site Plan of El Vallarta Restaurant at 1113 Mineral Wells Avenue.

VOTE: Unanimous



Minor Site Plan – El Vallarta Storage Bldg.

Vicinity Map



Applicant:

CERVANTES ANTONIO &
CERVANTES JOAQUIN
C/O EL VALLARTA
1113 MINERAL WELLS AVE
PARIS, TN 38242

Applicant:

ZONING:

Zoning Designation: PB – Planned Business

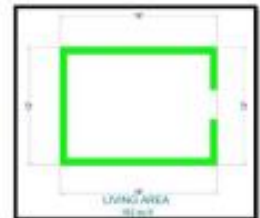
Setback Requirements:

Front: 50 ft.
Side: 20 ft. cumulative
Rear: 25 ft.



Certificate of Approval of Site Plan:

Secretary, Paris Municipal Regional Planning Commission



Map: 1886, Group A, Parcel 8.08

Property Address:

1113 Mineral Wells Avenue
PARIS, TN 38242

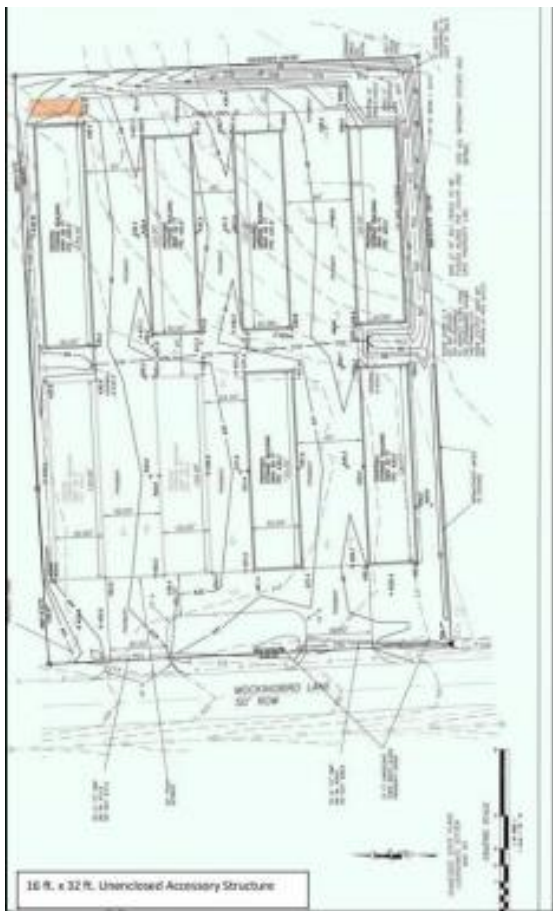
NEW BUSINESS

AGENDA ITEM NO. 4: Minor Site Plan – Paris Secure Storage at 473 Mockingbird Lane

DISCUSSION: Community Development Director, Jennifer Morris, explained the Minor Site Plan request submitted Paris Secure Storage located at 473 Mockingbird Lane. Ms. Morris stated the minor site plan was submitted for an unenclosed accessory structure to be located to the rear of the existing site. The structure will be 512 square feet. This structure is allowed in any district, provided it is five (5) feet from any property line and five (5) feet from any other building on the property.

ACTION: Motion made by Commissioner John Etheridge, seconded by Commissioner Gayle Griffith to approve the Minor Site Plan of Paris Secure Storage at 473 Mockingbird Lane.

VOTE: Unanimous



Minor Site Plan – Phillips Paris Secure Storage Accessory Structure

Applicant:
PHILLIPS ED
PARIS SECURE STORAGE
227 DUNCAN DR
SPRINGVILLE, TN 38256



Applicant:

ZONING:
Zoning Designation: B-1 – Hwy Commercial

Setback Requirements:
Front: 50 ft.
Side: 30 ft. cumulative
Rear: 30 ft.



Certificate of Approval of Site Plan

Secretary, Paris Municipal Regional Planning Commission

Map 138, Parcel 04.04

Property Address:
Paris Secure Storage
435 Mockingbird Lane
PARIS, TN 38242

NEW BUSINESS

AGENDA ITEM NO. 5: Minor Site Plan – Wire Tec, LLC at 415 Mockingbird Lane

DISCUSSION: Community Development Director, Jennifer Morris, explained the Minor Site Plan request submitted by Wire Tec, LLC located at 415 Mockingbird Lane. Ms. Morris stated that this addition will be 372 square feet and be located in the front of the building facing Mockingbird Lane. However, this addition will encroach into the front setback, the City Attorney, Fred McLean, determined that the property would fall under the section 1401.B of the Paris Zoning Ordinance.

ACTION: Motion made by Vice-Chairman Richard Edwards, seconded by Commissioner Gayle Griffith to approve the Minor Site Plan of Wire Tec, LLC at 415 Mockingbird Lane.

VOTE:

Unanimous

Minor Site Plan – Wire-Tech llc, Ed Roberts Front Addition



Applicant:

ED ROBERTS
TAMMIE ROBERTS
4215 OLD UNION RD
PARIS, TN 38362

Applicant:

ZONING:

Zoning Designation: B-1 – Hwy Commercial

Setback Requirements:

Front: 50 ft.

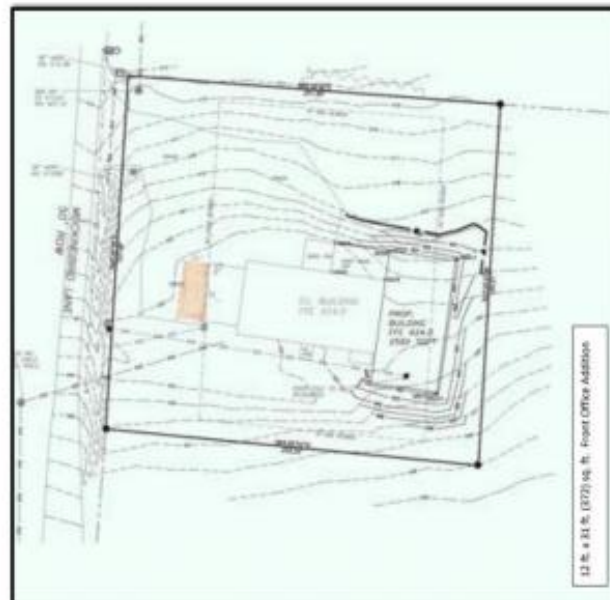
Side: 20 ft. cumulative

Rear: 30 ft.



Certificate of Approval of Site Plan:

Secretary, Paris Municipal Regional Planning Commission



12 ft. x 33 ft. (072) sq. ft. Front Office Addition

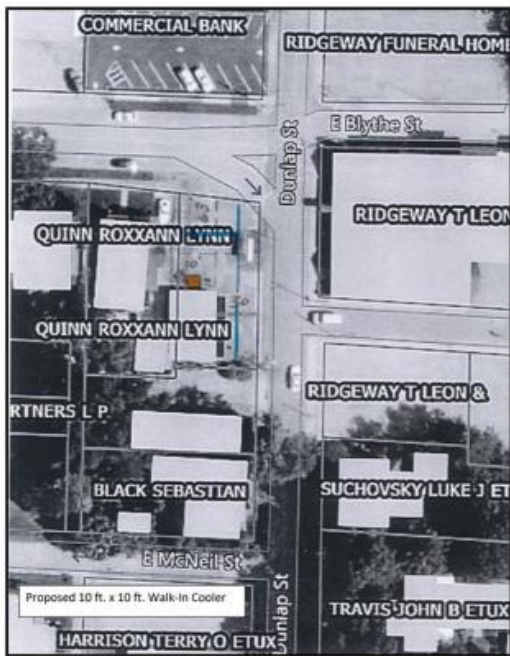
NEW BUSINESS

AGENDA ITEM NO. 6: Minor Site Plan – The Flower Station at 202 Dunlap Street

DISCUSSION: Community Development Director, Jennifer Morris, explained the Minor Site Plan request submitted by Ross and Callie Wimberley, owners of The Flower Station located at 202 Dunlap Street. Ms. Morris stated that the requested minor site plan is for a walk-in cooler to be located on the north (Blythe Street) side of the building. This cooler will be 100 square feet and will meet the setbacks required in the TRB district. Ms. Morris stated that on a corner lot, one side must meet the minimum setback which is 25 feet, and the other frontage must meet half the front setback.

ACTION: Motion made by Commissioner Gayle Griffith, seconded by Chairman Rachel Terrell to approve the Minor Site Plan of The Flower Station at 202 Dunlap Street.

VOTE: Unanimous



Minor Site Plan – The Flower Station Walk-In Cooler

Vicinity Map

Applicant:
WIMBERLEY ROSS ETUX CALLIE
3175 MT SINAI RD
BUCHANAN, TN 38222

Applicant: _____

ZONING:
Zoning Designation: TRB Transitional Residential Business Zone

Setback Requirements:
Front: 25 ft.
Side: 10 ft.
Rear: 20 ft.

Certificate of Approval of Site Plan:

Secretary, Paris Municipal Regional Planning Commission _____ Date _____

Map: 106A, Group F, Parcel 5.00
Property Address:
The Flower Station
202 Dunlap Street
PARIS, TN 38242

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

Secretary



AGENDA

Paris Municipal Regional Planning Commission Regular Meeting June 9, 2022

Old Business Agenda Item No. 1: Subdivision Regulations Amendment - Article V; Section A, 4., d. Roadway Improvements for Paris Planning Region/Urban Growth Boundary

Background and Analysis:

This item of business was submitted for review by staff with regard to subdivision

- 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.

regulations in the Urban Growth (Planning Region) Boundary.

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.

Recommendation:

The Planning Commission has the authority to adopt and amend the subdivision regulations with a public hearing. We have advertised a public hearing for the June Planning Commission meeting. A recommended revision is attached for your review.

Subdivision Regulations Amendment: Staff would recommend that Article V.A.4.d. of the subdivision regulations be amended by deleting the language in Article V.A.4.d. in its entirety and substituting the following:

d. Within the Paris Planning Region the developer shall construct all road improvements to meet the same standards as those for city streets as provided in Article V.A.4.a. and Article V.A.4.c.

Staff would further recommend that Article V.A.4. be amended by enacting the following as Article V.A.4.e.

3. 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.

**Paris Municipal Regional Planning Commission
Regular Meeting
June 9, 2022**

Old Business Agenda Item No. 2: Site Plan – Brad Mitchel Duplex Development at Skyview Drive and Hwy 641S

Background and Analysis:

This site plan was submitted at the May meeting. There was a discrepancy with regard to the setback line on the Hwy 641 frontage. The setback as noted on the site plan complies with the city's zoning ordinance. The setback notation has been revised and it now reads correctly. Additionally, the comments from the SSR review have been addressed as well.

BRAD MITCHELL DUPLEXES
SITE PLAN
SKYVIEW STREET
PARIS, HENRY COUNTY, TENNESSEE

NO.	REVISIONS



LAYOUT

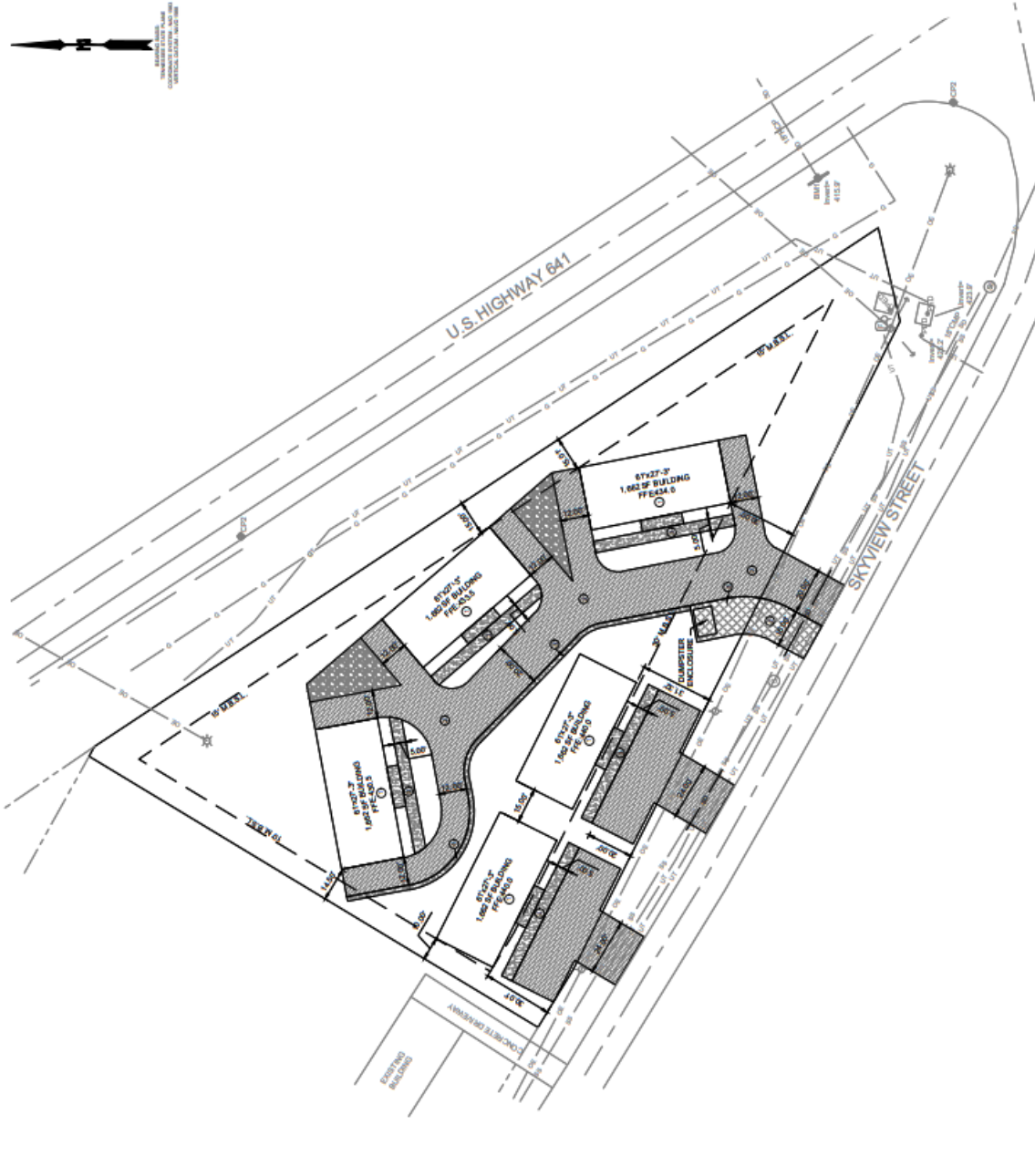
C-200

DATE: 05-13-2010
DRAWN BY: [Signature]
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PROJECT NO.: 085429
SHEET NO.: 1 OF 1

LEGEND

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- SITE SPECIFIC LAYOUT NOTES:**
- CONSTRUCT 1/8\"
 - INSTALL ASPHALT PAVING SECTION (REF. C-800)
 - INSTALL CONCRETE SIDEWALK SECTION (REF. C-900)
 - INSTALL 2\"



CONCRETE DRIVEWAY
EXISTING BUILDING
W. DEL. ST.

**Paris Municipal Regional Planning Commission
Regular Meeting
June 9, 2022**

New Business Agenda Item No. 1: Site Plan - Orr Development at 1335 East Wood Street
Phase 2

Background and Analysis:

A site plan for Phase 1 of the Orr development was approved at the May meeting with the contingency of the dumpster location meeting Public Works approval as well as the TDOT driveway permit being fully executed. The Site Plan submitted shows a proposed convenience store and restaurant.

The site plan as proposed shows a 3,600 s.f. convenience store fronting on East Wood Street and a 4,500 s.f. restaurant located between the convenience store and Jane Street. A common private street will run between the credit union and the convenience store/restaurant.

This site plan has been forwarded to Public Works, Police, Fire and both the BPU and Gas Utilities for review. The site plan remains under review and a complete recommendation will be presented at the meeting.

**Paris Municipal Regional Planning Commission
Regular Meeting
June 9, 2022**

New Business Agenda Item No. 2: Request to acquire undeveloped right of way adjacent to 201 Maple Street

From: J28ulia puckett <grannypuckett65@yahoo.com>
Sent: Monday, May 23, 2022 1:47 PM
To: Jennifer Morris <jmorris@cityofparistn.gov>
Subject: Strip of land on maple street

We are interested in acquiring the 20 foot strip of property adjacent to 201 Maple street at the intersection of Maple and Brown street. We own both sides of this strip and would like to join them. There is a split tree ready to fall possibly towards our house and another dead one plus a bunch of old trash and debris in the ditch. If we owned the property we would clean it up lowering any additional cost to the city. We appreciate your time and consideration on this matter. Thank you and God bless.
Michael and Julia Puckett.

Background and Analysis:

A request has been made to City Public Works, Police, Fire and both the BPU and Gas Utilities for review. At the time the agenda was prepared we have received responses from Public Works and the BPU. Neither had any issues with the conveyance. Prior to the meeting on Thursday we will confirm with the other entities as to their assessment.

Request to Acquire Undeveloped Right-of-Way at Maple and Brown Streets

