



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
April 14, 2022
5:30 PM**

The Paris Municipal Regional Planning Commission met in regular session at 5:30 p.m. Thursday, April 14, 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
Commissioner Vickey Roberts
Commissioner John Etheridge
Commissioner Lynda Searcy

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

Absent: None

Media: Shannon McFarlin, WENK/WTPR
Glenn Tanner, 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 – March 10, 2022

DISCUSSION: None

ACTION: Motion made by Commissioner Tara Wilson, seconded by Commissioner Vickey Roberts to approve the minutes as presented.

VOTE: Unanimous

OLD BUSINESS:

- 1.) None

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

NEW BUSINESS

AGENDA ITEM NO. 1: Minor Site Plan – The Point BBQ Paris at 215 N. Market Street

DISCUSSION: Community Development Director, Jennifer Morris, explained the Minor Site Plan request submitted by the Point BBQ located at the corner of North Market and Ruff Street. Ms. Morris stated that the Point BBQ intentions are to add a storage building on the property. In addition to that, the owners are wanting to add a step-up deck located adjacent to the property line/sidewalk on North Market Street. Ms. Morris stated that she sees no reason for the Planning Commission to turn down this request. Ms. Morris stated that even though there are no setbacks, the additions cannot extend onto the sidewalks.

ACTION: Motion made by Commissioner Tara Wilson, seconded by Vice-Chairman Richard Edwards to approve the Minor Site Plan submitted by The Point BBQ Paris located at 215 N. Market Street.

VOTE: Unanimous

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

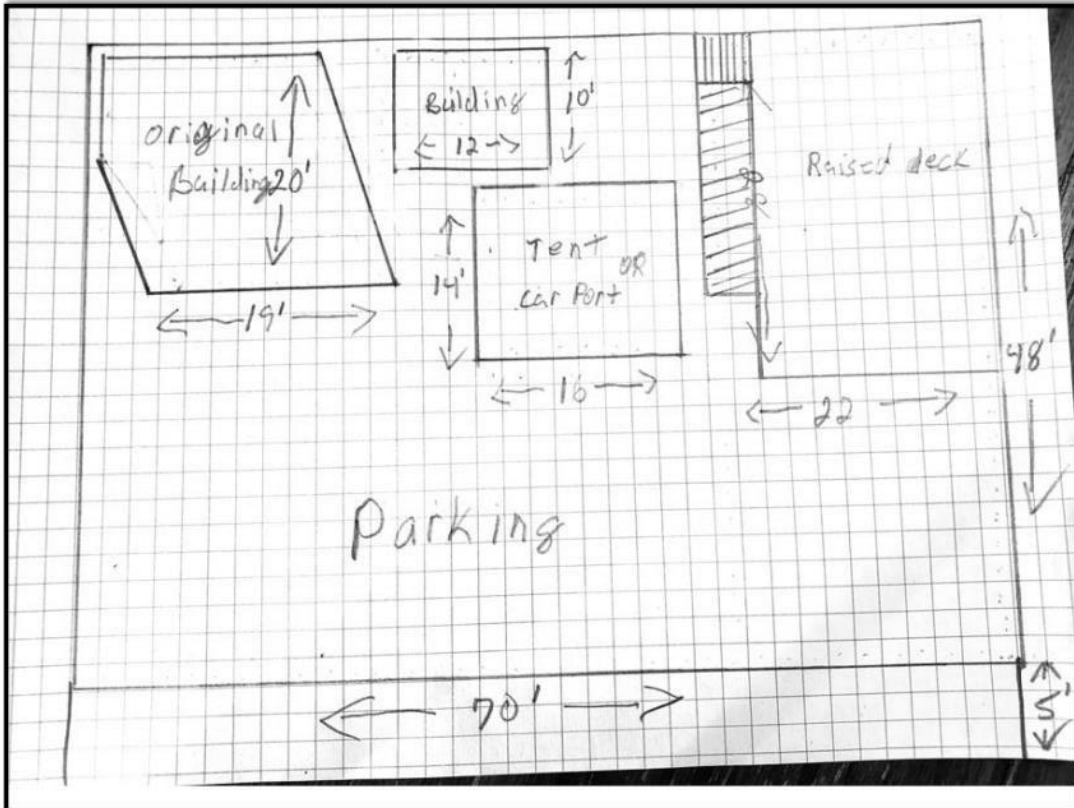
Certificate of Approval of Site Plan:

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



NEW BUSINESS

AGENDA ITEM NO. 2: Minor Site Plan – The Loft on Mineral Wells at 908 Mineral Wells Avenue

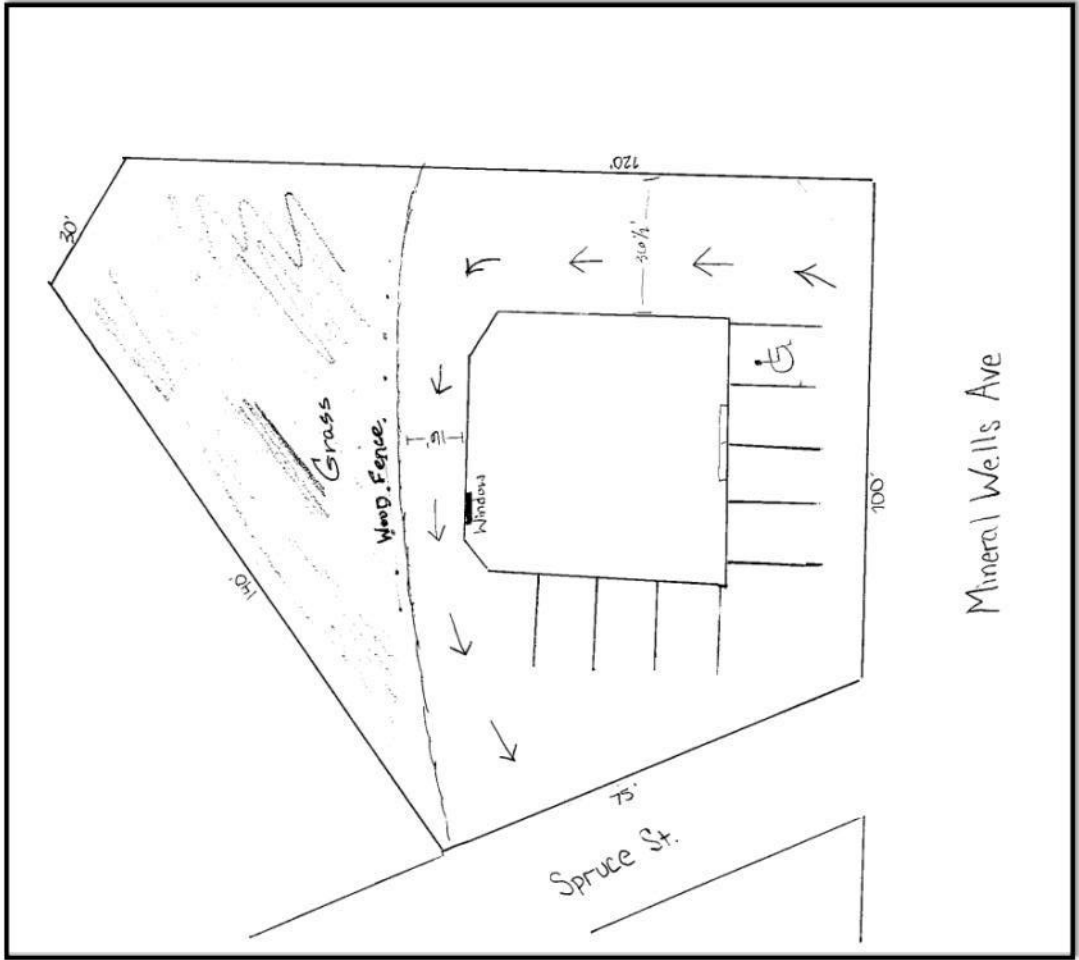
DISCUSSION: Community Development Director, Jennifer Morris, explained the Minor Site Plan request submitted by Matt Michaels, owner of The Loft on Mineral Wells. This store is located at 908 Mineral Wells Avenue. Ms. Morris stated that The Loft on Mineral Wells is to install a drive thru window to the rear of the property. Ms. Morris stated that by adding the drive thru window, no parking spaces will be eliminated. Ms. Morris stated that she sees no reason for the Planning Commission to turn down this request. Ms. Morris recommended that extra signage be placed for “entry” and “exit” on the property.

Matt Michaels, owner of The Loft on Mineral Wells Avenue, stated that he is currently working with Lowell Schrader, Building/Codes, for the proper signage. Mr. Michaels said that he will be adding arrows to the parking lot as well as a fence along the El Vaquero side.

ACTION: Motion made by Commissioner Gayle Griffith, seconded by Commissioner John Etheridge to approve the Minor Site Plan of The Loft on Mineral Wells at 908 Mineral Wells Avenue and recommend signage for both “entry” and “exit” property signs.

VOTE: Unanimous

Minor Site Plan – The Loft on Mineral Wells



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

Mineral Wells Ave

Property Address:

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

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

NEW BUSINESS

AGENDA ITEM NO. 3: 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 recommended to defer this site plan until the May meeting due to not enough information to approve the site plan.

ACTION: Motion made by Commissioner Gayle Griffith, seconded by Vice-Chairman Richard Edwards to defer site plan until May 2022 Planning Commission meeting.

VOTE: Unanimous

NEW BUSINESS

AGENDA ITEM NO. 4: 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. 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: Motion made by Chairman Rachel Terrell, seconded by Commissioner Vickey Roberts to approve the amendment to Article V; Section A, 4. D. Roadway Improvement in the Paris Planning Region/Urban Growth Boundary. This amendment will require a Public Hearing within 30 days of the next meeting. This Public Hearing will be on the June 2022 Agenda.

VOTE: Unanimous

Upon a motion by Vice Chairman Richard Edwards, seconded by Commissioner Tara Wilson, the meeting was duly adjourned at 6:03 p.m.

Secretary