



**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

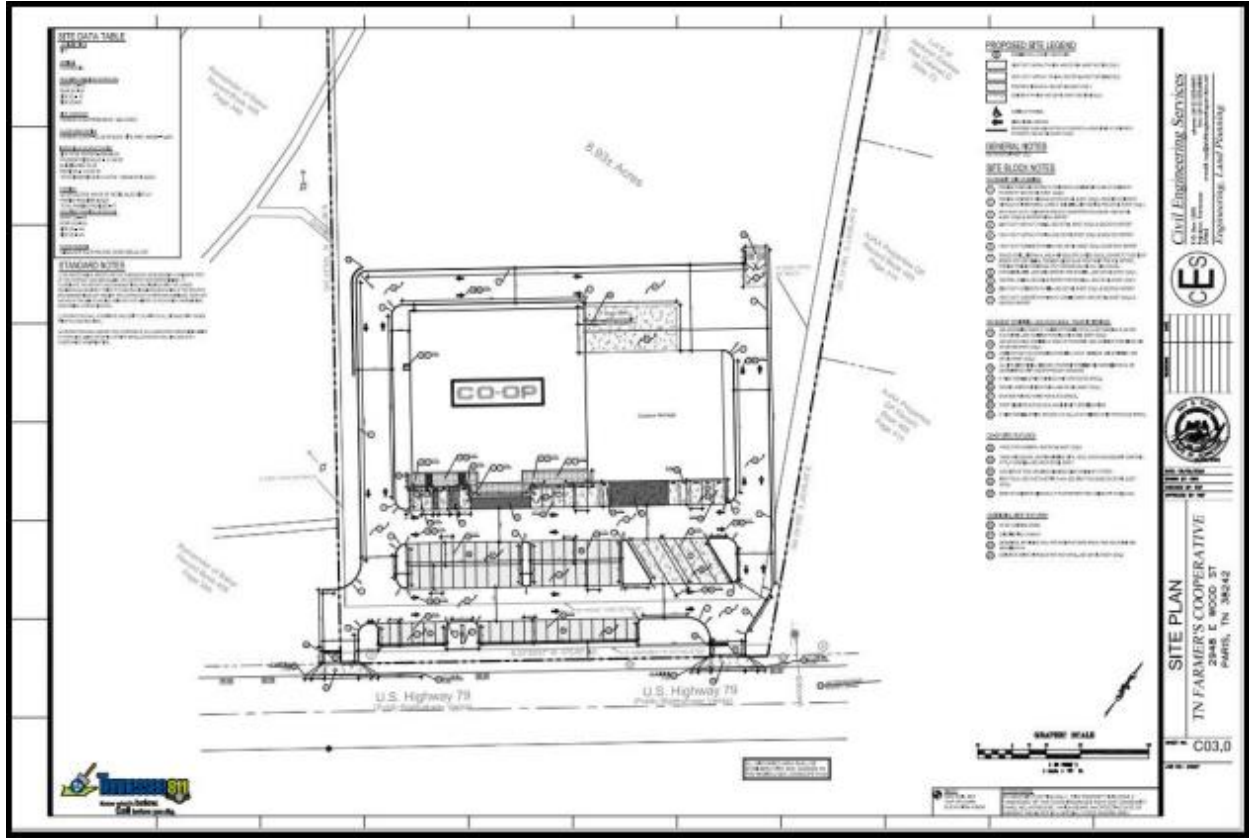
OLD BUSINESS

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

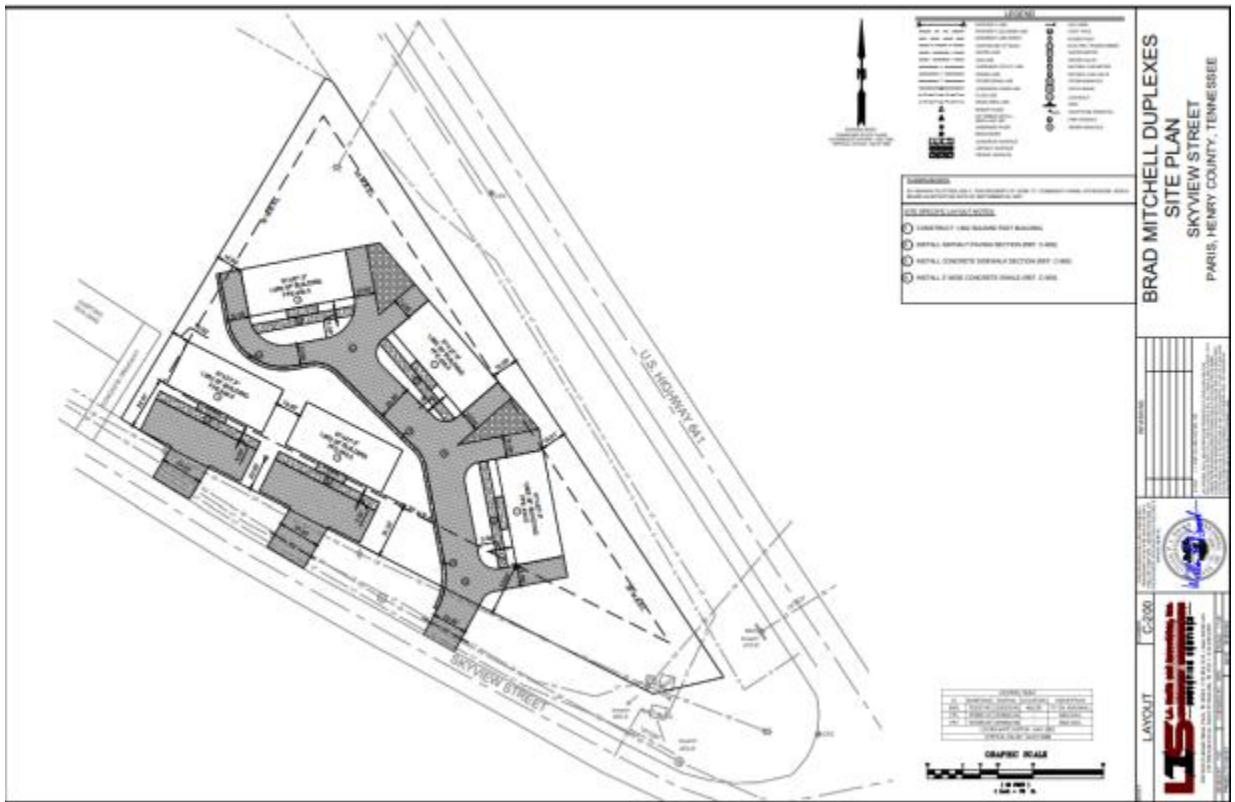
AGENDA ITEM NO. 1: Site Plan - Brad Mitchel Duplex Development at Skyview Drive and Hwy 641S

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

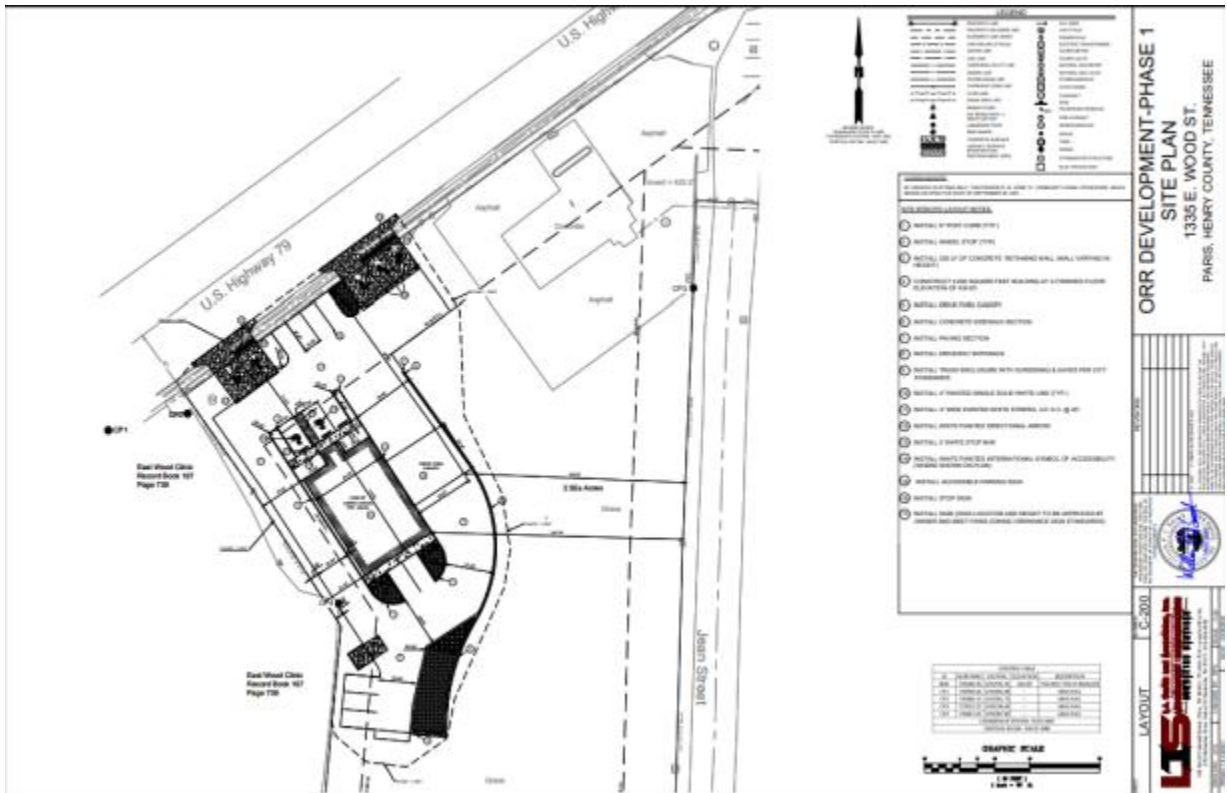
AGENDA ITEM NO. 2: Site Plan - Orr Development at 1335 East Wood Street

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, Building Inspector, Lowell Schrader, found minor discrepancies regarding access to 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 concern.

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



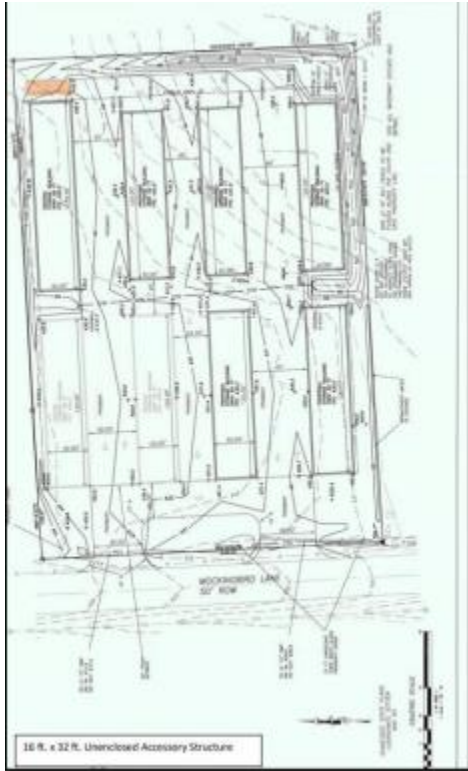
NEW BUSINESS

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: 20 ft. cumulative
Rear: 30 ft.



Certificate of Approval of Site Plan

Secretary, Paris Municipal Regional Planning Commission

Map 136, Parcel 04.04

Property Address:

Paris Secure Storage
435 Mockingbird Lane
PARIS, TN 38242

NEW BUSINESS

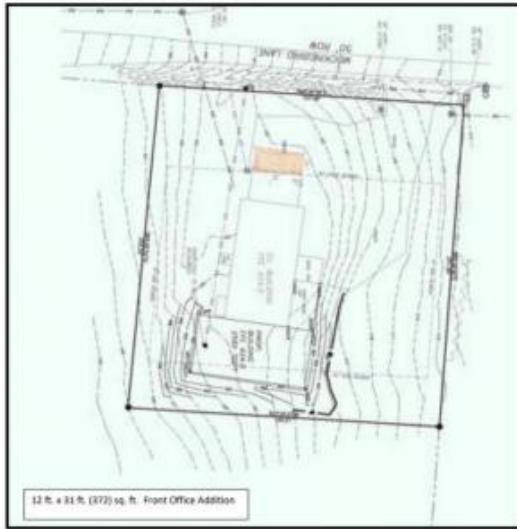
AGENDA ITEM NO. 5: Minor Site Plan – Wire Tec, LLC at 415 Mockingbird Lane

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 38242

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

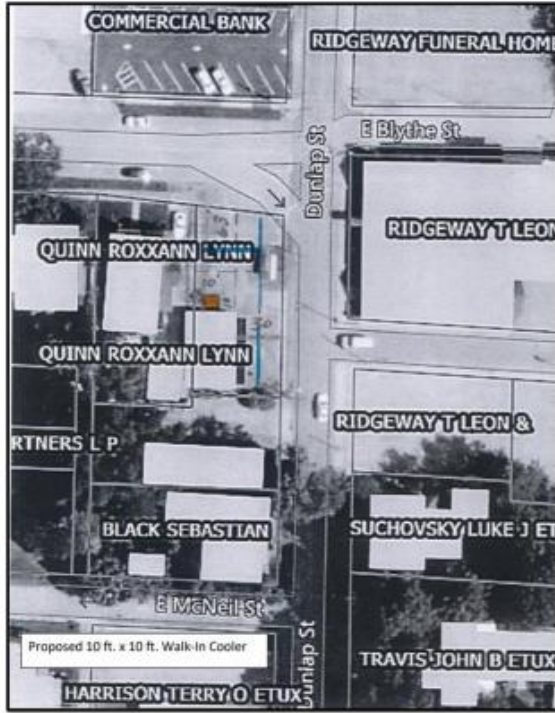
NEW BUSINESS

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

Locality 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