

Kim Foster, City Manager
James Smith, City Attorney
Jessica Crouch, Community Development Dir
Rebecca Renkel, Admin Asst. to Building,
Codes, & Stormwater
Mike Brown, Building and Codes Director
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
March 13, 2025
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: February 13, 2025 – Regular Meeting

Board Will Hear Comments from Citizens

Board Will Hear Comments from the Commission

OLD BUSINESS

- 1.) None

NEW BUSINESS

- 1.) Site Plan – Circle K – SWC of HWY 218 Bypass & HWY 79
- 2.) Site Plan – Story’s Cool Beans, LLC – 1200 East Wood Street
- 3.) Site Plan – Paris Board of Public Utilities – 117 East Washington Street
- 4.) Site Plan – Wyatt and Brent Owens – Industrial Road, South of Fairgrounds Road

OTHER BUSINESS

*****The following have been submitted to staff for review in the month of February.***

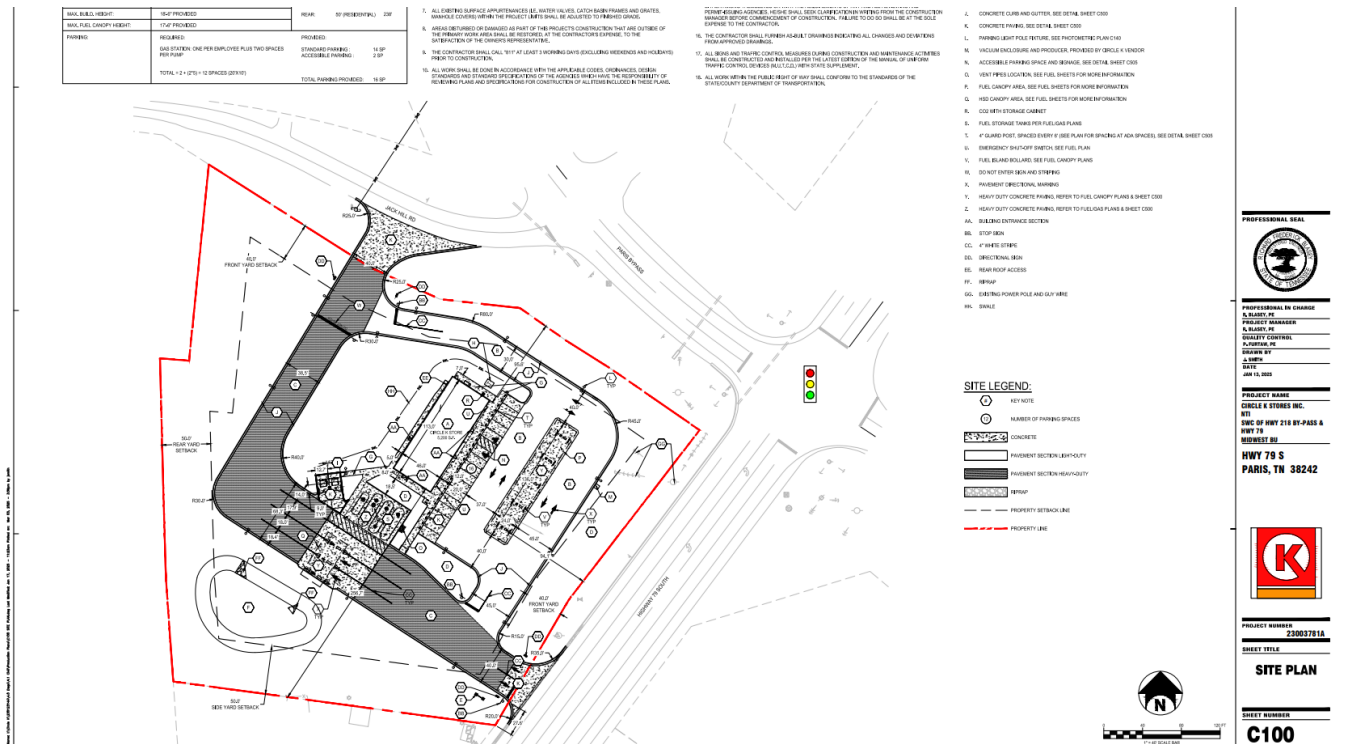
- 1.) Circle K Combination Plat – SWC of HWY 218 Bypass & HWY 79
- 2.) Brown Minor Subdivision – 909 Memorial Drive

Adjournment

NEW BUSINESS
AGENDA ITEM #1
Site Plan – Circle K – SWC of HWY 218 Bypass & HWY 79

Background: Colliers Engineering & Design of Lansing, MI has submitted a site plan for Circle K. The proposed development is located on the SWC of HWY 218 Bypass & Hwy 79.

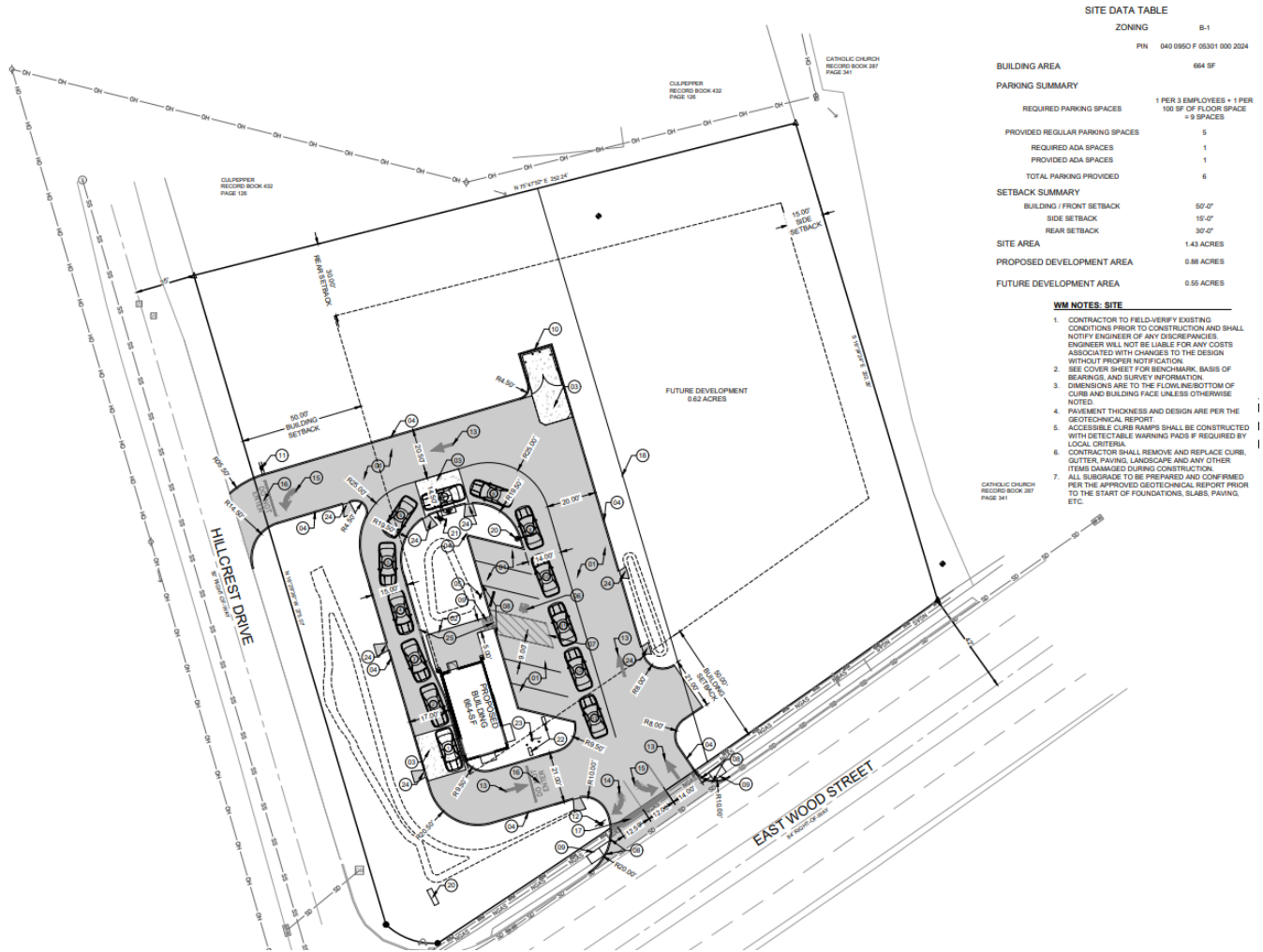
Analysis and Recommendation: The proposed development consists of a new convenience store with associated 24-hour fuel station consisting of a 5,200 sq. ft. convenience store, a 3,264 sq. ft. fuel canopy with 5 fuel pumps and a 1,248 sq. ft. canopy with 3 fuel pumps. The total land area of the proposed development is 4.61 acres. This site meets all zoning (B-1 Highway Commercial) and setback requirements.



NEW BUSINESS
AGENDA ITEM #2
Site Plan – Story's Cool Beans, LLC – 1200 East Wood Street

Background: Ware Malcomb of Oak Brook, IL has submitted a site plan for a quick service drive thru. The proposed development is located on the corner of East Wood Street and Hillcrest Drive.

Analysis and Recommendation: The proposed development consists of a quick service drive-thru of 664 sq ft. The total land area is 1.43 acres. The proposed development land area is 0.88 with an additional future development site of 0.55. This site meets all zoning (B-1 Highway Commercial) and setback requirements.



SITE DATA TABLE

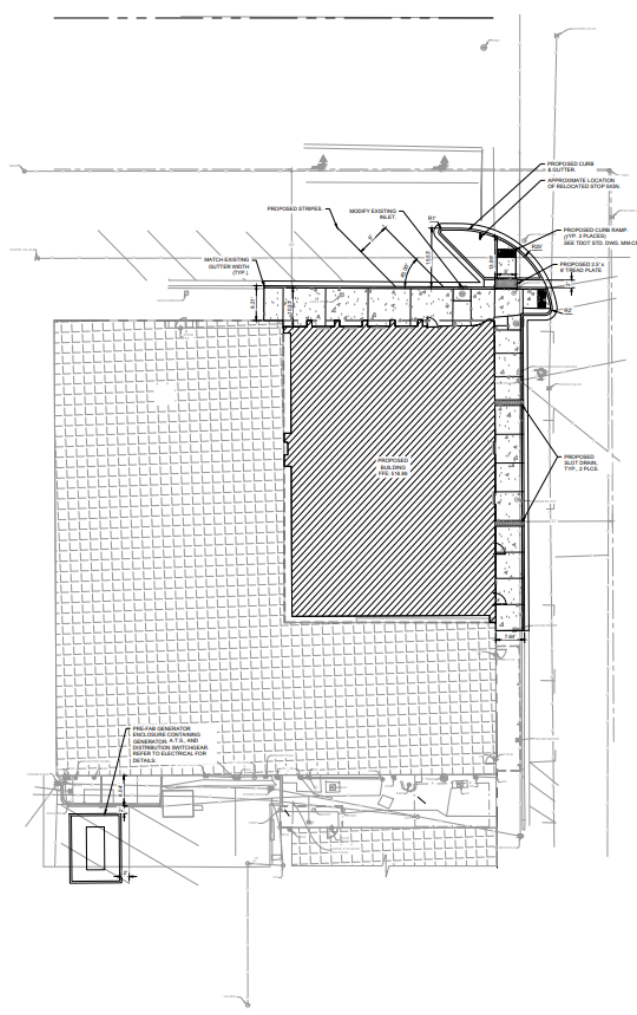
ZONING	
B-1	
PIN	040 0960 F 05301 000 2024
BUILDING AREA	664 SF
PARKING SUMMARY	
REQUIRED PARKING SPACES	1 PER 3 EMPLOYEES + 1 PER 100 SF OF FLOOR SPACE = 9 SPACES
PROVIDED REGULAR PARKING SPACES	5
REQUIRED ADA SPACES	1
PROVIDED ADA SPACES	1
TOTAL PARKING PROVIDED	6
SETBACK SUMMARY	
BUILDING / FRONT SETBACK	50'-0"
SIDE SETBACK	15'-0"
REAR SETBACK	30'-0"
SITE AREA	1.43 ACRES
PROPOSED DEVELOPMENT AREA	0.88 ACRES
FUTURE DEVELOPMENT AREA	0.55 ACRES

- WM NOTES- SITE**
- CONTRACTOR TO FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
 - SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARING, AND SURVEY INFORMATION.
 - DIMENSIONS ARE TO THE FLOWLINE/BOTTOM OF CURB AND BUILDING FACE UNLESS OTHERWISE NOTED.
 - PAVEMENT THICKNESS AND DESIGN ARE PER THE GEOTECHNICAL REPORT.
 - ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS IF REQUIRED BY LOCAL CRITERIA.
 - CONTRACTOR SHALL REMOVE AND REPLACE CURB, GUTTER, PAVING, LANDSCAPE AND ANY OTHER ITEMS DAMAGED DURING CONSTRUCTION.
 - ALL SUBGRADE TO BE PREPARED AND CONFIRMED PER THE APPROVED GEOTECHNICAL REPORT PRIOR TO THE START OF FOUNDATIONS, SLABS, PAVING, ETC.

NEW BUSINESS
AGENDA ITEM #3
Site Plan – Paris Board of Public Utilities – 117 East Washington Street

Background: TLM Associates, Inc. of Jackson, Tennessee has submitted a site plan for a proposed new addition to the Board of Public Utilities. The proposed development is located on the corner of East Washington Street and North Brewer Street next to their current location.

Analysis and Recommendation: The proposed development consists of a 6,957 sq ft. addition. This new structure will be a two-story building, with the first floor designed to meet FEMA safety standards. This site meets all zoning (B-2 Central Business) requirements.



- TLM Associates, Inc. General Construction Notes**
- All existing utilities shown, both above and below ground, are approximately located and are not necessarily all that exist. The contractor shall field verify utilities prior to construction by following with owner and local utility provider. For purposes of this note, the contractor shall verify, however the call (811 or 1-800-851-1111), at least 10 hours prior to dig.
 - The contractor shall be responsible for providing all line, grade and column for the construction of the project. The engineer shall provide a search mark and boundary control sheet that is required for the drawing.
 - The contractor shall ensure that all documents including Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP), and permit for construction to a public street for temporary storage have been filed with the local health department and approved. All work shall be done in accordance with the local health department's rules and regulations.
 - All contractors shall ensure that there are no other contractors on site working on other portions of the project. Contractors shall coordinate and cooperate with each other to avoid conflicts and damage to each other's work.
 - The contractor shall coordinate and prepare location of improvements prior to construction and report any items of note identified to the submittals. "Tolerances" shall be constructed and listed in accordance with the Department of Transportation Standard Specifications for Road and Bridge Construction (Standard Specifications for Road and Bridge Construction).
 - All top of cut for pavement edge shall be to each side not less than 1" of 1/4" in.
 - All existing to be added, shall comply to a minimum with TxDOT standard specifications for road.
 - Contractors shall have registration plans placed as follows: 1) longer signs of curved sections, 2) between curbs and existing right-of-way, and 3) a minimum of 10' of the existing right-of-way, except 20' if provided. Sign locations shall be shown on the plan. All signs shall be placed in accordance with the rules and regulations of the Department of Transportation.
 - Asphalt roads: On all accessible areas the maximum slope along the road shall be 4%. The maximum cross slope shall be 1.5%. All sidewalks shall be considered accessible routes and comply with ADA.
 - For parking, the maximum slope in any direction shall be 1.5%. If it is more than 1.5% in any direction, it shall be at the top of the slope and shall be constructed in a way that will not impede drainage.
 - The maximum slope in any direction for handicap parking spaces and access shall be 1.5%.
 - When preparing any 10' maximum grade base projects, the area shall be graded prior to construction with a minimum of 10% standard practice. The compacted subgrade and the grade base shall be also be graded prior to paving with additional materials.
 - All wet areas shall be constructed using 4" maximum compacted 30% maximum standard practice density. The top of course shall be 10% maximum compacted 100% standard practice density. The top of base of all subgrades shall be under improvement, including paving, shall be compacted to 90% standard practice density.
 - Adjust edge base, under base, shoulder base, sub-base and base materials, etc. to meet the final grade.
 - All disturbed areas on the project outside of other improvements shall be stabilized with natural materials cut.

OWNER: PARIS BOARD OF PUBLIC UTILITIES
 ADDRESS: 1716 WASHINGTON ST., PARIS, TN
 PHONE: 615-638-1111

DATE: _____

DESIGNED BY: _____

CHECKED BY: _____

SCALE: _____

NOTICE TO CONTRACTORS-
 ALL EXISTING UTILITIES SHOWN WITH ABOVE AND BELOW GROUND ARE APPROXIMATE AND ARE NOT NECESSARILY ALL THAT EXIST. THE DETERMINATION OF THE EXISTENCE AND LOCATION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



TLM ASSOCIATES, INC.
 ARCHITECTS & ENGINEERS

1112 BROADWAY, SUITE 200
 NASHVILLE, TN 37203
 TEL: 615-259-1111
 FAX: 615-259-1112

REVISIONS	
NO.	DESCRIPTION
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CONSULTANT

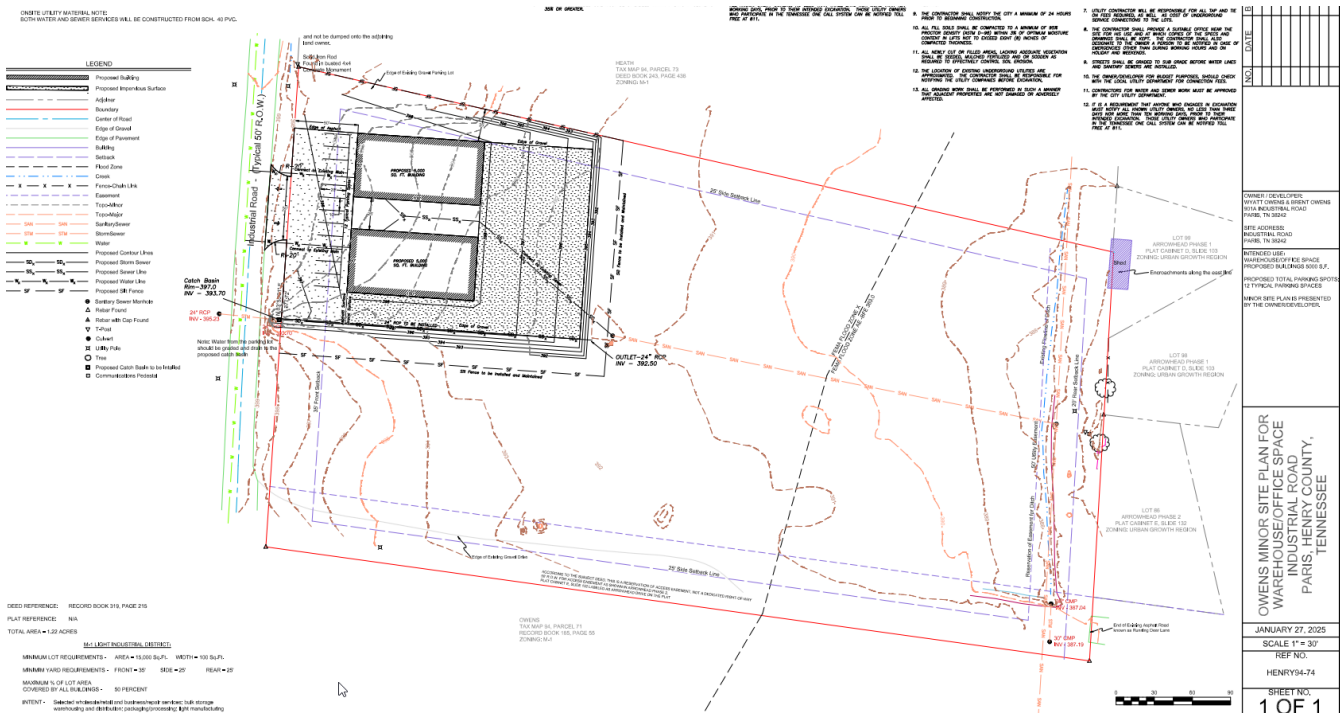
DATE: _____

SCALE: _____

NEW BUSINESS
AGENDA ITEM #4
Site Plan – Wyatt and Brent Owens – Industrial Road, South of Fairgrounds Road

Background: Matt McCrory, Volunteering Surveying, LLC of Paris, Tennessee has submitted a site plan for Wyatt and Brent Owens. The proposed development is a warehouse / office space.

Analysis and Recommendation: The proposed development consists of two 5,000 square foot buildings for the intended use of a warehouse and office space. The total land area of this proposed development is 1.22 acres with an area of disturbance of 0.99 acres. This site meets all zoning requirements (M-1 Light Industrial District).



OTHER BUSINESS

****The following have been submitted to staff for review in the month of February.**

- 1.) Circle K Combination Plat – SWC of HWY 218 Bypass & HWY 79
- 2.) Brown Minor Subdivision – 909 Memorial Drive