



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
June 10, 2021
6:00 PM**

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, June 10, 2021 in the courtroom of City Hall to consider the following business:

Present: Vice Chairman Richard Edwards
Commissioner Lynda Searcy
Commissioner Gayle Griffith
Commissioner, Vickey Roberts
Commissioner John Etheridge

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

Absent: Chairman Rachel Terrell
Commissioner Tara Wilson

Media: Ken Walker, Paris PI

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

APPROVAL OF MINUTES: Regular Meeting Minutes – May 13, 2021

DISCUSSION: None

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

VOTE: Unanimous

OLD BUSINESS:

- 1.) **Amendments to Conditional Uses – Regarding Sales, Storage and Recapping of Tires**
- 2.) **Amendment to Subdivision Regulations and Zoning Ordinance: Requirement for As Built Inspections**

NEW BUSINESS:

- 1.) **Request to Acquire City Property - Request to acquire a vacant lot owned by the City at 110 Wynn Street**

OLD BUSINESS

AGENDA ITEM NO. 1: Amendments to Conditional Uses – Regarding Sales, Storage and Recapping of Tires

DISCUSSION: Following discussion at the last Planning Commission meeting, the board requested Staff to come back to the Planning Commission at this meeting with a suggested amendment to the Conditional Uses in the Paris Zoning Ordinance.

Below please find the suggested amendment to 11-907 of the Zoning Ordinance.

11-907. Sale, Storage or Recapping of Tires

- A. The sale, storage or recapping of tires operation is compatible with other uses on the adjacent or surrounding properties.
- B. All applicable state and federal standards can be met.
- C. All operations shall be conducted entirely within an enclosed building.
- D. No more than 20 tires, new or used, shall be stored outside the building. Any scrap rubber, or any usable or waste materials shall not be permitted.

After discussion, all commissioners were in favor of no more than 10 tires to be stored outside the building.

ACTION: Motion made by Commissioner John Etheridge, seconded by Commissioner Gayle Griffith to adopt the recommendation put forth by staff with the change of 20 tires to 10 tires and recommend to the City Commission.

VOTE: Unanimous

OLD BUSINESS

AGENDA ITEM NO. 2: Amendment to Subdivision Regulations and Zoning Ordinance: Requirement for As Built Inspections

DISCUSSION: After much study and consideration Staff is recommending only dealing with the As-Built amendment to the Subdivision Regulations and the Zoning Ordinance. Following is this item of business as it was originally submitted to the Planning Commission.

Zoning Ordinance Amendments or New Requirements

As a refresher and for our newest members, any amendments to the Zoning Ordinance must be acted upon by the City Commission through an ordinance with two readings and a public hearing. Prior to considering or enacting any amendments to the Zoning Ordinance the City Commission must refer it to the Planning Commission for a recommendation.

Development and/or Amendments to the Subdivision Regulations

Under Tennessee Code Annotated the Planning Commission can establish the regulations or requirements for the development of subdivisions. Therefore, any amendments to the Subdivision Regulations may be made by the Planning Commission with a public hearing and a public notice.

When one plans to develop a subdivision they must follow the requirements found in the Subdivision Regulations. Following is a brief summary of the subdivision process:

- ✓ Developer presents a sketch plan and consults with Staff
- ✓ Prior to making any improvements such as streets, utilities, etc., an engineered Construction Plan is prepared and submitted to the Planning Commission for approval.
- ✓ The developer may submit a final plat for the complete development or only a portion of the subdivision if built in phases. For approval of the Final Plat the improvements must be installed and approved by the appropriate agencies; or, an escrow account or security bond (usually plus 10%) to cover the City in the event the developer does not fulfill the requirements of the plat.
- ✓ Whether before the final plat is presented or at the completion of the construction, inspections must be made and approved on all improvements.
- ✓ After the final plat is approved it is considered a lot of record and the developer may then sell lots.
- ✓ After all improvements are constructed, inspected and approved the escrow or bond may be released by the Planning Commission at the recommendation of Staff. At that time the improvements become the property/responsibility of the City or the responsible utility or agency.

Staff is asking the Planning Commission to consider adding a requirement to the subdivision process to require the developer to provide an as built approval from the designing engineer that would certify any drainage, grading or drainage features. Any costs related to this process would be the responsibility of the developer.

ACTION: Motion made by Commissioner Gayle Griffith, seconded by Commissioner Vickey Roberts to recommend to City Commission to Amend Zoning Ordinance.

ACTION: Motion made by Commissioner John Etheridge, seconded by Vice Chairman Richard Edwards to Amend the Subdivision Regulations that will require Public Hearing at next Planning Commission meeting.

VOTE: Unanimous

NEW BUSINESS

AGENDA ITEM NO. 1: Request to Acquire City Property - Request to acquire a vacant lot owned by the City at 110 Wynn Street

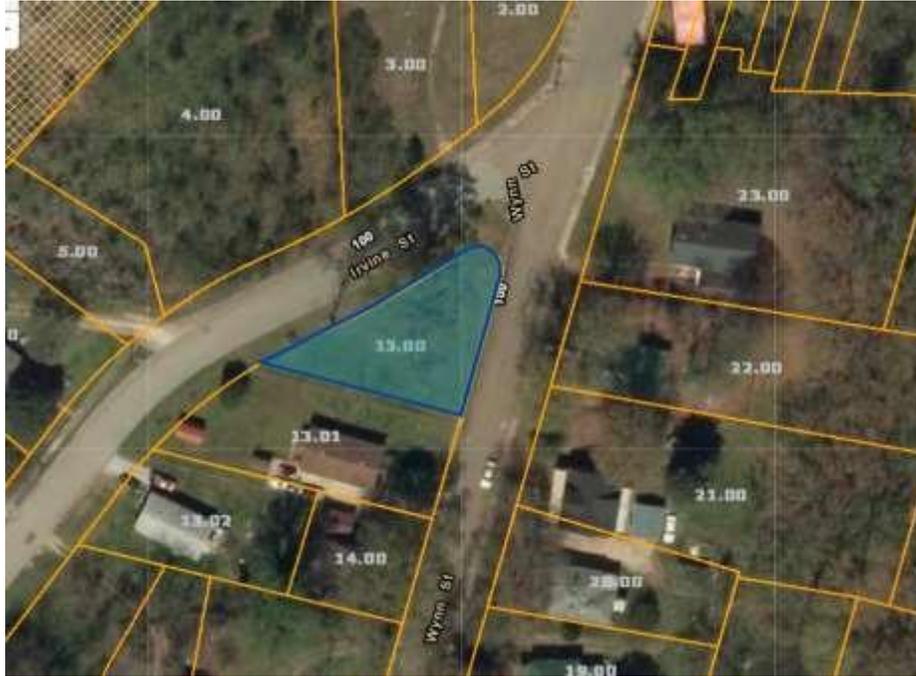
DISCUSSION: The City received a request from Deleon Kendley with an interest in purchasing a vacant lot next to 110 Wynn Street. The property is at the intersection of Irvine and Wynn Street. This property many years ago was a city park and more recently it was placed on a list in conjunction with USDA for affordable housing. The USDA program never really got any traction and none of the vacant lots offered were used.

Jennifer Morris, Community Development Director stated that if this recommendation is sent to the City Commission then the property will be advertised as sealed bid. The person requesting this property understands this process.

ACTION: Motion made by Commissioner John Etheridge, seconded by Gayle Griffith to recommend the Request to Acquire City Property to the City Commission to declare as surplus and not to include the Keenan amendments.

VOTE: Unanimous

Property Highlighted in Blue is the Requested Property



Upon a motion by Commissioner Gayle Griffith, seconded by Vice Chairman Richard Edwards, the meeting was duly adjourned at 6:12 p.m.

Secretary