



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
October 14, 2021
6:00 PM**

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, October 14, 2021, in the courtroom of City Hall to consider the following business:

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

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

Absent: Commissioner Vickey Roberts

Media: Ken Walker, Paris PI
Shannon McFarlin, WENK/WTPR

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 – September 9, 2021

DISCUSSION: None

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

VOTE: Unanimous

OLD BUSINESS:

- 1.) None

NEW BUSINESS:

- 1.) **Minor Site Plans** – Michael Lewis, 2505 Hwy 79 South (2)
- 2.) **Minor Site Plan** – Randy Crowder, 1008 E. Wood Street
- 3.) **Request for Change in Density** – Harold Thomas, 2688 Filmore, Memphis, TN

NEW BUSINESS

AGENDA ITEM NO. 1: Minor Site Plans – Michael Lewis (Lewy's) at 2505 Hwy 79 South

DISCUSSION: There are two site plans at 2505 Hwy 79 South that sets on three parcels owned by Michael Lewis. Parcel 59.03 (Sheet 1 of 2) shows a 20 ft. x 30 ft. (600 sq. ft.) addition to the rear of the building. All setbacks are met but the rear corner of the building is only 1 ft. off the property line. In the P-B District one side is not required to meet a setback (zero setback) provided there is a cumulative 20 ft. with a minimum of 15 ft. on one side. This is the case in this instance. Parcel 59.01 (sheet 2 of 2) is the most southern parcel of the three as shown in the aerial included. The proposed addition to this building is 32 ft. x 14 ft. (448 sq. ft.). This addition and the existing structure both meet the required minimum setback.

ACTION: Motion made by Vice Chairman Richard Edwards, seconded by Commissioner Tara Wilson to approve the two Minor Site Plans as presented.

VOTE: Unanimous

Tracts affected under the submitted minor site plans



NEW BUSINESS

AGENDA ITEM NO. 2: Minor Site Plan – Randy Crowder, 1008 E. Wood Street

DISCUSSION: Randy Crowder submitted a minor site plan for 1008 East Wood Street. Since his development does not include any new structures or additions to structures and the land disturbance is less than an acre, a major site plan is not required. As you can see by the plan shown that there is a one-way drive from Currier Street which is existing. There is a .41-acre tract adjacent to this tract that provides the proposed parking for the development. As you can see by the plan, it shows 35 parking spaces. Based on the requirements found in the city's zoning ordinance that number is sufficient. Also included on that parcel is a proposed new access to East Wood Street that is a right-in/right-out. It also shows that there is an existing drive that is a portion of the drive access from Currier Street. It should be noted that the developer met with TDOT some time ago regarding a Wood Street access. Though a permit application has not yet been submitted to TDOT, the TDOT representative did verbally agree to the right-in/right-out configuration.

Jennifer Morris, Community Development Director, shared items that have been shared with Developer Randy Crowder as follows:

1. It is not likely that TDOT or the city will permit the existing drive on the main parcel.

This existing drive on the main parcel is too close to the intersection.

2. A reference should be made to screening, where and what type.

Jennifer Morris, Community Development Director reads from the ordinance that any commercial property that abuts an adjacent residential area must be screened. In the past, masonry, wood fences, and fast-growing greenery were allowed. Screening will need to be provided around the residential property next to the proposed parking lot. Ms. Morris quoted the ordinance 11-1201-B regarding the minimum standards for screening.

3. The Dumpster pad should be added along with a notation for screening.

The Dumpster pad has been added to the Minor Site Plan. However, there still needs to be a notation to the Minor Site Plan for screening around the dumpster pad.

4. The location of any signage that will not be attached to the building.

Developer Randy Crowder shared that the signage will be attached to an awning on the walkway.

5. The parking configuration is questioned regarding the existing trees. Should the developer decide to save the trees in the proposed parking lot, the parking layout would need to change and revised on the plan.

Commissioner John Etheridge stated his concern regarding the existing gravel driveway and the control of access. Another concern stated was regarding the lights of vehicles along residential properties nearby.

City Attorney, Fred McLean, states that a notation can be made to the site plan that ingress/egress is not allowed at the gravel driveway. Also, Mr. Crowder may place a barrier across the gravel driveway for personal use only.

ACTION: Motion made by Chairman Rachel Terrell, seconded by Commissioner John Etheridge to table the approval of the Minor Site Plan contingent upon the following notations: the update of screening guidelines and screening around residential area, a barrier across the residential gravel driveway, and paving to be completed within a year.

VOTE: Unanimous

NEW BUSINESS

AGENDA ITEM NO. 3: Request for Change in Density – Harold Thomas, 2688 Filmore, Memphis, TN

DISCUSSION: Harold Thomas has presented a plan for a home to be constructed on McClain Street. His intention of the properties is to combine all three into one property. Mr. Thomas has made the decision to decrease the size of the garage so that he can better meet the front and rear setback. Even with this change it will not meet the setbacks for medium density in an R-3 District. There are no other houses on this street, only an accessory building for the corner lot on Caledonia and McClain. As in the last similar situation, when comparing the front setbacks, none of the dwellings on Caledonia (adjacent area) meet the 25 ft. setback. Jennifer Morris, Community Development Director states this neighborhood is 75-100 years old and that when densities were first determined it should have followed the existing properties and the density most prevalent in that area should have been assigned. The staff is recommending the density change from R-3-M to R-3-H from Irvine to McClain to Caledonia.

ACTION: Motion made by Commissioner John Etheridge, seconded by Commissioner Tara Wilson to approve the request to change the density from R-3-M to R-3-H. A second motion was made by Chairman Rachel Terrell, seconded by Vice Chairman Richard Edwards to rezone the isolated B-3 zoned parcel on Caledonia to R-3 and recommend to the City Commission.

VOTE: Unanimous

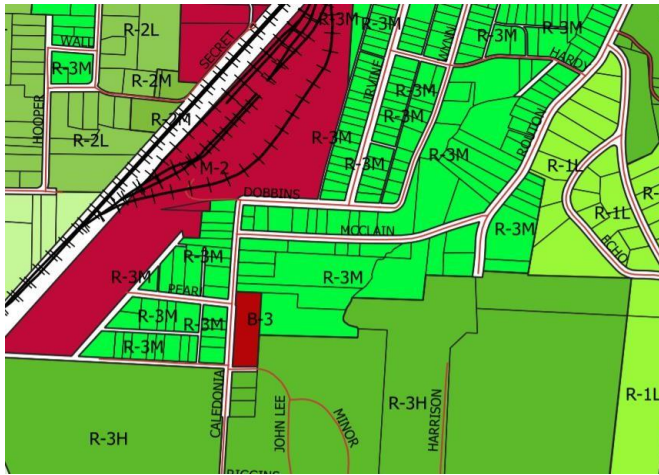


SQUARE FOOTAGE
OVER 2000



Quick Specs
2705 Total Living Area
2705 Main Level
5 Bedrooms
3 Full Baths, 1 Half Baths
3 Car Garage
92'0 W x 66'7 D





R-3 Dwellings and Other Uses	Area (Sq.Ft.)	Width (Sq.Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)
R-3-M Medium Density	7,000(c)	60	25	7	20
R-3-H High Density	4,000	40	15	5	10

Upon a motion by Vice Chairman Richard Edwards, seconded by Commissioner John Etheridge, the meeting was duly adjourned at 6:50 p.m.

Secretary