



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
April 13, 2023
5:30 PM**

The Paris Municipal Regional Planning Commission met in regular session Thursday, April 13, 2023, at 5:30 p.m. in the courtroom of City Hall to consider the following business:

Present: Richard Edwards, Vice Chairman
Gayle Griffith, Secretary
Kathy Ray, Planning Commissioner
Jackie Jones, Planning Commissioner
Tara Wilson, Planning Commissioner
Lynda Searcy, Planning Commissioner

Also Present: Kim Foster, City Manager
Jennifer Morris, Community Development Director
Jessica Crouch, Administrative Assistant to City Manager
James Smith, City Attorney

Absent: Rachel Terrell, Chairman
Caleb Murnane, Public Works Administrative Assistant

Media: Ken Walker, Post Intelligencer

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 – March 9, 2023

DISCUSSION: None

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

VOTE: Unanimous

OLD BUSINESS:

- 1.) None

NEW BUSINESS:

- 1.) Site Plan – Cornerstone Medical – Tyson and Cornerstone Drive
- 2.) Site Plan – HCHS Wellness Center – South Wilson Street and Harding Road
- 3.) Site Plan – Patriot Mart – Hwy 641 and Hwy 218
- 4.) Minor Site Plan – Castle Car Wash – Mineral Wells Avenue
- 5.) Planning and Zoning Zoom Training

OLD BUSINESS

NONE

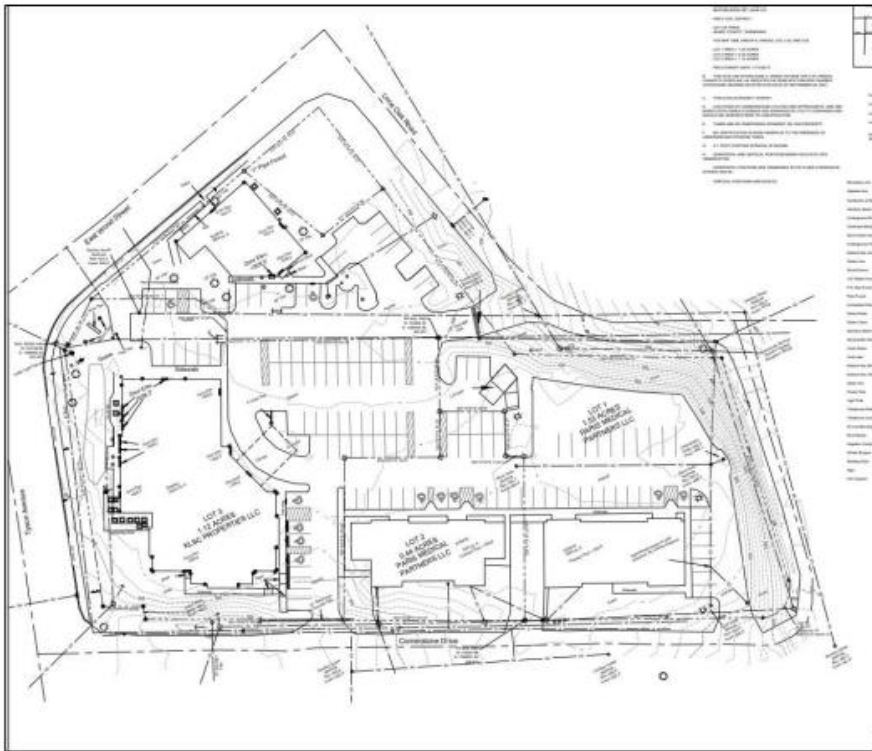
NEW BUSINESS

AGENDA ITEM NO. 1: Site Plan – Cornerstone Medical – Tyson and Cornerstone Drive

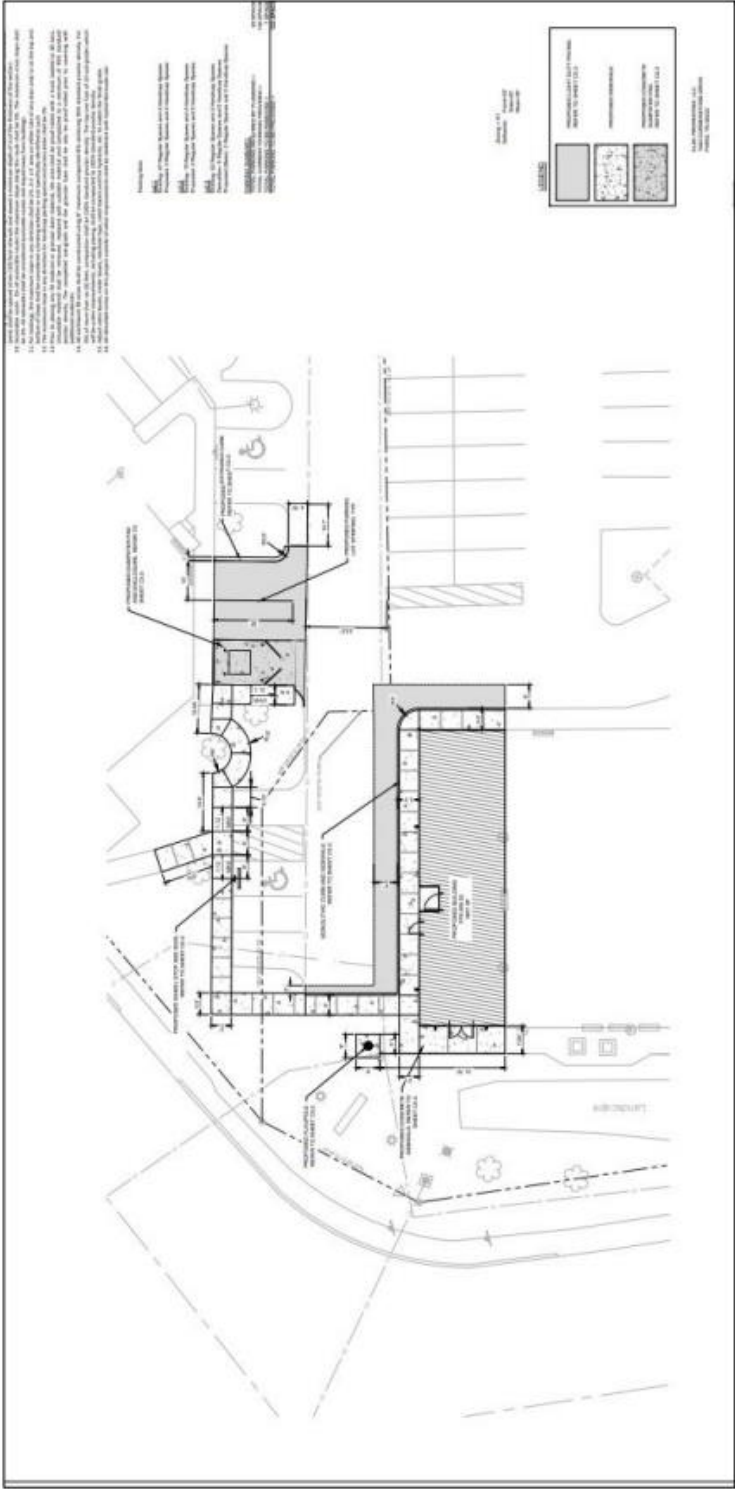
DISCUSSION: Jennifer Morris, Community Development Director, stated that Cornerstone Medical submitted a site plan to construct a 1,601 sq. ft. addition to the surgery center building. Ms. Morris stated that this proposed addition will be utilized for storage-related purposes and will not be used for patient care or office space. Ms. Morris stated that due to the use of the proposed addition, it would not create additional parking requirements. Ms. Morris stated that this piece of property is less than half an acre and did not require an engineer to review. Ms. Morris stated that the addition will be replacing asphalt and concrete surfaces that it will not create additional impervious surfaces.

ACTION: Motion made by Commissioner Gayle Griffith, seconded by Commissioner Kathy Ray to approve the site plan for Cornerstone Medical and Tyson and Cornerstone Drive.

VOTE: Unanimous



Existing Conditions



Proposed Site Layout

NEW BUSINESS

AGENDA ITEM NO. 2: Site Plan – HCHS Wellness Center – South Wilson Street and Harding Road

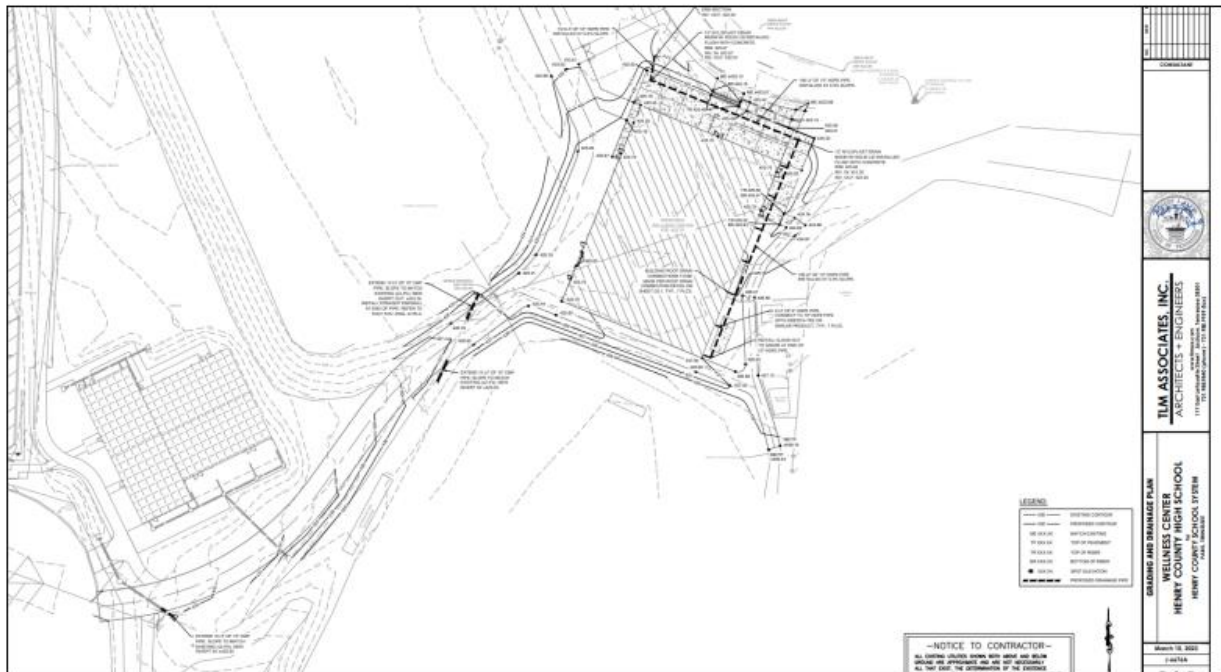
DISCUSSION: Jennifer Morris, Community Development Director, stated that Henry County Board of Education submitted a site plan to construct a wellness center to be constructed at the southwest corner of the football field on the HCHS campus. Ms. Morris stated that all utilities have been reviewed. Ms. Morris also stated that the reviewing engineer had sent back the following comments to be addressed:

1. Currently the proposed arch pipe shows an invert elevation out higher than the invert elevation in, this should be addressed on the revised site plan.
2. There is less than 12” of cover on the proposed 18” CMP, verify the load capacity on the revised site plan.

Bob Safin, TLM Engineer, stated that this proposed addition will be utilized by the school only and will have bathrooms on one end for use during football games. Mr. Safin stated that a detention pond will be added once the building is built.

ACTION: Motion made by Commissioner Jackie Jones, seconded by Commissioner Tara Wilson to approve the site plan contingent upon the correction of the referenced above comments from the reviewing engineer.

VOTE: Unanimous



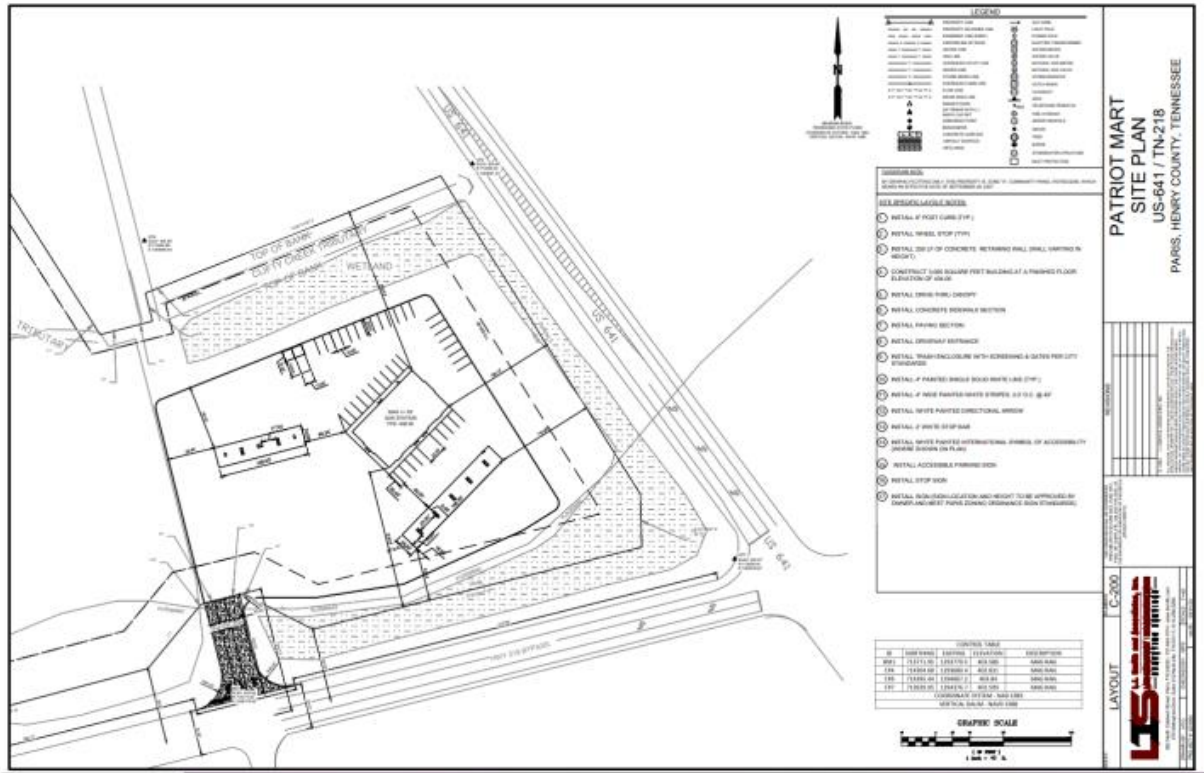
NEW BUSINESS

AGENDA ITEM NO. 3: Site Plan – Patriot Mart – Hwy 641 and Hwy 218

DISCUSSION: Jennifer Morris, Community Development Director, stated that Jay Sukhadia submitted a site plan to construct a 6,240 sq. ft. Patriot Mart (convenience store) at the corner of Highway 641 South and Highway 218. Ms. Morris stated that additionally a detention pond is proposed and that the only entrance is shown on Highway 218. Ms. Morris stated that the reviewing engineer, OHM, has reviewed the plans and LI Smith has submitted the corrections. Mr. Jay Sukhadia stated that he has spoken with TDOT, and he has a tentative permit upon payment of the bond and submitting insurance. Ms. Morris addressed the concern of trash going into the creek by placing a fence along the rear side of the property. Mr. Sukhadia stated that he would add a fence to the rear of the property.

ACTION: Motion made by Commissioner Tara Wilson, seconded by Commissioner Kathy Ray to approve the site plan contingent upon the permit from TDOT.

VOTE: Unanimous



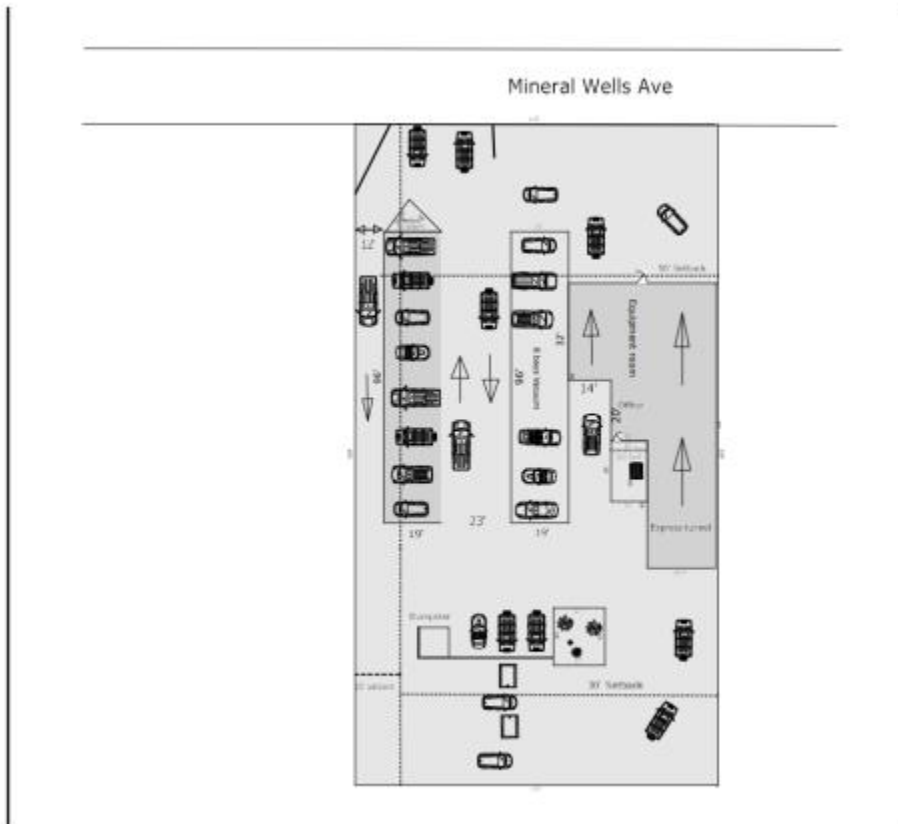
NEW BUSINESS

AGENDA ITEM NO. 4: Minor Site Plan – Castle Car Wash – Mineral Wells Avenue

DISCUSSION: Jennifer Morris, Community Development Director, stated that Castle Car Wash submitted a minor site plan at 1066 Mineral Wells Avenue to demolish a portion of the existing structure to install 8 vacuum bays. A representative for Castle Car Wash was present and showed the board a model of the proposed vacuum bays to be placed onsite. Ms. Morris stated this was placed on the agenda for review and approval since this will not create a requirement for more parking or alter the traffic flow.

ACTION: Motion made by Commissioner Gayle Griffith, seconded by Commissioner Kathy Ray to approve the site plan contingent

VOTE: Unanimous



NEW BUSINESS

AGENDA ITEM NO. 5: Planning and Zoning Zoom Training

DISCUSSION: Jennifer Morris, Community Development Director, stated an Intro to Planning training by MTAS will be available via Zoom on May 3rd from 5:00 p.m. until 7:00 p.m. Ms. Morris stated that this was a great opportunity for Commissioners to obtain training for both Planning Commission and Board of Zoning Appeals. All commissioners stated that they would be available to attend the zoom training at the City Hall Courtroom.

ACTION: None

VOTE: None

Intro to Planning



May 3 | 5:00 p.m - 7:00 p.m. CT | Zoom
Josh Whitehead
Burch, Porter & Johnson

Whether you are a new or experienced planning commissioner or board of zoning appeals member, join us for an introduction or a refresher on the basic functions of planning and zoning boards, the duties and responsibilities of elected/appointed officials who serve on these boards, and an overview of the planning process. Josh is the former administrator of the planning and zoning departments of Germantown and Memphis/Shelby County and now focuses on land use law including local zoning and subdivision regulations as well as state and federal law at Burch, Porter & Johnson.

Upon a motion by Commissioner Kathy Ray, second by Commissioner Tara Wilson, the meeting was duly adjourned at 5:47 p.m.

Secretary