

Rachel Terrell, Chairman
Richard Edwards, Vice Chairman
Gayle Griffith, Secretary
John Etheridge, Planning Commissioner
Vickey Roberts, Planning Commissioner
Lynda Searcy, Planning Commissioner
Tara Wilson, Planning Commissioner



Kim Foster, City Manager
Fred McLean, City Attorney
Jennifer Morris, Community Development
Lowell Schrader, Building Inspector
Jessica Crouch, Recording Secretary

**CITY OF PARIS, TENNESSEE
PARIS MUNICIPAL REGIONAL PLANNING COMMISSION**

**City Hall Courtroom
July 8, 2021
6:00 p.m.**

**PUBLIC HEARING
Amendment to Subdivision Regulations to Require As Built
Drawings for Completed Subdivisions**

REGULAR MEETING

- I. Call to Order:** Rachel Terrell, Chairman
- II. Roll Call:** Jessica Crouch, Recording Secretary
- III. Pledge of Allegiance and Prayer**
- IV. Approval of the Minutes of Previous Meeting:** Regular Meeting on 06-10-21
- IV. OLD BUSINESS**
 - 1. Amendment to Subdivision Regulations:** Requirement for As Built Inspections
- V. NEW BUSINESS**
 - 1. Site Plan - T & C Taxes, 102 Fairview Street**
- VI. Adjournment**



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 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..

Staff is asking the Planning Commission to consider adding a requirement to the subdivision process as well as the site plan approval 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 to require as-built drawings for drainage elements only.

VOTE: Unanimous

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 BUSINESSAGENDA 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

**Paris Municipal Regional Planning Commission
Regular Meeting
July 8, 2021**

Old Business Agenda Item No. 1:

Amendment to Subdivision Regulations: Requirement for As Built Inspections

Background and Analysis:

A subdivision plan is created by a licensed engineer. This would include any improvements such as streets, utilities, drainage and any drainage features. As mentioned before, prior to the city or any other agencies with regard to utilities accepting the improvements as constructed, it must be inspected, approved, disapproved or changes made prior to final acceptance.

In the past this was left to staff from the City or other agencies involved. Particularly with regard to the drainage features such as detention ponds, grades, etc., staff may not have the expertise or equipment to offer good judgement on the final product.

The Planning Commission at the June meeting voted to move forward with amendments to the Subdivision Regulations to add 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.

A public hearing as required by TCA was advertised for the July meeting, prior to the regular meeting at 6:00 p.m.

**Paris Municipal Regional Planning Commission
Regular Meeting
July 8, 2021**

New Business No. 1:

T & C Taxes located at 102 Fairview Street requested and received a rezoning for their property some time ago. In opening their office at this location they made no major changes to the property. However, prior to any paving or further development of the property they are required to submit a site plan. Staff has received a site plan for this location. Because there is disturbance of less than an acre it did not require review by an engineer. The Building Inspector has looked at this plat and determined that the drainage as presented is adequate.

