

Rachel Terrell, Chairman  
Richard Edwards, Vice Chairman  
Gayle Griffith, Secretary  
Carlton Gerrell, Planning Commissioner  
Vickey Roberts, Planning Commissioner  
Charles West, Planning Commissioner  
Lynda Searcy, Planning Commissioner



Kim Foster, City Manager  
Fred McLean, City Attorney  
Jennifer Morris, Community Development  
Lowell Schrader, Building Inspector  
M.J. Stancook, Recording Secretary

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

---

**City Hall Courtroom  
December 10, 2020  
6:00 p.m.**

**REGULAR MEETING**

- I. Call to Order:** Rachel Terrell, Chairman
- II. Roll Call:** M.J. Stancook, Recording Secretary
- III. Pledge of Allegiance and Prayer**
- IV. Approval of the Minutes of Previous Meeting:** Regular Meeting on 11-12-20

**IV. OLD BUSINESS**

1. Amendments to Zoning Ordinance:
  - a) Uses Allowed in the B-2 District (defer to January Meeting)
  - b) Density of Duplexes in an R-2 or R-3 District (defer to January Meeting)
  - c) Free standing signs in B-2 District (defer to January Meeting)
2. Amendment to Subdivision Regulations and Zoning Ordinance for Requirement of As-Built Drawings. (defer to January Meeting)

**V. NEW BUSINESS**

1. Request to Acquire City Property: Harber Request to Acquire Undeveloped Alley
2. Minor Subdivision Plats Submitted and Approved

## VI. Adjournment



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES**  
**CITY OF PARIS, TENNESSEE**  
**November 12, 2020**  
**6:00 PM**

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, November 12, 2020 in the courtroom of City Hall to consider the following business:

Present: Chairman Rachel Terrell  
Vice Chairman Richard Edwards  
Commissioner Vickey Roberts  
Commissioner Gayle Griffith  
Commissioner Carlton Gerrell

Also Present: City Attorney Fred McLean  
Jennifer Morris, Community Development Director

Absent: Kim Foster, City Manager  
M.J. Stancook, Administrative Assistant

Media: None

Chairman Terrell led the meeting with the Pledge of Allegiance followed by a prayer led by Commissioner Gerrell.

**APPROVAL OF MINUTES:** Regular Meeting Minutes - October 8, 2020

**DISCUSSION:** None

**ACTION:** Motion made by Commissioner Gerrell, seconded by Commissioner Griffith to approve the minutes as presented.

**VOTE:** Unanimous

**New Business Agenda Item No. 1:**

A site plan was submitted and reviewed for Wirgau Assisted Living Facility on Recycling Drive. Community Development Director Jennifer Morris presented the site plan and noted the information as required by the Zoning Ordinance was included and meets the regulations. She further noted that the drainage and MS4 requirements were still under review by SSR, the reviewing engineer.

**ACTION:** Motion made by Commissioner Edwards, seconded by Commissioner Griffith to approve the site plan as approved contingent upon drainage approval by SSR.

**VOTE:** Unanimous

**New Business Agenda Item No. 2:**

A Site Plan was submitted by Jerry Lewis for Servall at 900 Tyson Avenue for a 6,00 sq. ft. Indoor Parking Facility. This building would be located to the rear of the existing building. This building will house the remaining auto fleet. It was noted that everything required was provided on the site plan and further noted that the engineer stated that there is very little difference in pre development calculations as opposed to post development calcs.

**ACTION:** Commissioner Griffith made a motion seconded by Commissioner Roberts to approve the site plan for Servall at 900 Tyson Avenue.

**VOTE:** Unanimous

**New Business Agenda Item No. 3:**

Amendments to Zoning Ordinance:

**Parking Requirements:** Allowing a percentage of spaces to be calculated at a lower square footage to allow for compact vehicles. After some discussion it was the consensus of the Planning Commission that they did not wish to pursue this change to the ordinance nor make any type of motion regarding this discussion. No action was taken.

**Uses Allowed in the B-2 District:** A requirement that a business on the court square must be open to the public. After considerable discussion the Planning Commission did not wish to pursue this change to the ordinance. No action was taken.

**Allowing residential uses on the court square at street level.** After a lengthy discussion the Planning Commission agreed that they did not think it in the best interest of the downtown court square area to allow a residence at ground level. City Attorney Fred McLean will work on an ordinance for consideration by the Planning Commission that would accomplish this action. If in agreement this would be forwarded to the City Commission as a recommendation to amend the zoning ordinance.

**Density of Duplexes in an R-2 or R-3 District**

Currently the way the ordinance is written, in the R-2 section of the residential regulations, a developer is allowed to build multiple

duplexes on a single residential lot. Our ordinance only allows one principal use or structure in a residential district. The way the regulations currently are written you may have more than one duplex on a single parcel.

After a lengthy discussion the Planning Commission determined that they would like to study this further and no action was taken.

**Freestanding signs in B-2 District** Currently freestanding signs in the B-2 District are prohibited. As you could correctly presume this would be due to the nature of the B-2 District in that in the core of the district, directly around the court square, all buildings are zero lot line and do not provide a space for a pole or freestanding sign. However, as with many situations in the B-2 district some of the outlying properties that do have yard or setback space are treated the same though they have different circumstances. The Planning Commission discussed this topic at length and chose to study this and resume discussion at a later meeting. No action was taken.

**New Business Agenda Item No. 4:**

Amendment to Subdivision Regulations: Requirement for As Built Inspections.

A subdivision plan is created by a licensed engineer. This would include any improvements such as streets, utilities, drainage and any drainage features. 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.

It was the consensus of 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. Any costs related to this process would be the responsibility of the developer. The City Attorney will provide a proposed amendment to the Subdivision Regulations reflecting this change for their consideration.

Additionally, the City Attorney will also provide an ordinance for review by the Planning Commission to possibly refer to the City Commission for adoption with regard to requiring as-builts for sites developed under the requirements of the Zoning Ordinance.

No action was taken at this time on amendments to require As-Built drawings for developments or subdivisions. If in agreement with the City Attorney's proposed ordinance the Planning Commission would send this to the City Commission as a recommendation to amend the Zoning Ordinance.

Upon a motion by Vice Chairman Edwards, seconded by Commissioner Roberts, the meeting was duly adjourned at 7:20 p.m.

---

Secretary

Paris Municipal Regional Planning Commission  
Regular Meeting  
December 10, 2020

**New Business Agenda Item No. 1: Harber Request to Acquire  
Undeveloped Alley**

Mr. Paul Harber owns two parcels of property lying on either side of the west end of an undeveloped alley running between Guthrie Road and Mimosa Drive. He is requesting the City convey this undeveloped alley to him so that he can divide the two parcels into three for further residential development. His request and a map of the location is following. This is sent to the Planning Commission from the City Commission for a recommendation.



Paris Municipal Regional Planning Commission  
Regular Meeting  
December 10, 2020

New Business Agenda Item No. 2: Minor Subdivision Plat  
Submitted and Approved

1. McKee Estate - 1401 Chickasaw Rd. (division of two lots)
2. Eruotranziata - West Wood Street (combination plat)