

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
October 14, 2021
6:00 p.m.**

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 - September 9, 2021
- V. OLD BUSINESS**

None
- VI. 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
- VII. Adjournment**



PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
September 9, 2021
6:00 PM

PUBLIC HEARING

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, September 9, 2021, in the courtroom of City Hall to consider the following business:

Present: Chairman Rachel Terrell
Vice Chairman Richard Edwards
Commissioner Vickey Roberts
Commissioner John Etheridge

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 Tara Wilson
Commissioner Lynda Searcy
Commissioner Gayle Griffith

Media: Ken Walker, Paris PI

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 – August 12, 2021

DISCUSSION: None

ACTION: Motion made by Commissioner Vickey Roberts, seconded by Vice Chairman Richard Edwards to approve the minutes as presented.

VOTE: Unanimous

OLD BUSINESS:

- 1.) None

NEW BUSINESS:

- 1.) **Major Site Plan** – Tidal Wave Auto Spa, 1410 Mineral Wells Avenue
- 2.) **Rezoning Request** – Randy Crowder, 1008 E. Wood Street
- 3.) **Request for Change in Density** – Danny and Sherry Freeman, Nance Circle

NEW BUSINESS

AGENDA ITEM NO. 1: Major Site Plan – Tidal Wave Auto Spa, 1410 Mineral Wells Avenue

DISCUSSION: Jacques Gilbert phoned in to the Planning Commission for questions regarding the Tidal Wave Auto Spa.

New Potato Creek Holdings of Thomaston, GA has submitted a site plan for a Tidal Wave Auto Spa to be located on the out parcel in the Memorial Plaza Shopping Center (Wal Mart). This is a 1.202-acre site that consists of travel area, car wash tunnel, vacuums, etc.

According to the site plan they plan to enter the development from the south side of the property and exit on the north side (across from Taco Bell). The site plan entrance and exit will be from the Wal Mart parking lot for which they have an easement. They will not be accessing the property from either of the travel lanes that exit on and off Mineral Wells.

This proposed development is located in an SC-1 District and the required setbacks have been met. The site plan has been submitted to SSR for review. Comments have been prepared and sent to the designing engineer.

Community Development Director, Jennifer Morris, questioned regarding drop down vacuums or vacuums taking up additional space. Jacques verified that the vacuums would be drop down.

Commissioner Vickey Roberts questioned how many cars could be stacked in line for the car wash and for vacuuming. Jacques said that 9-10 cars per row, so approximately 20 cars, and 26 cars can be in the vacuum spaces.

ACTION: Motion made by Commissioner John Etheridge, seconded by Vice Chairman Richard Edwards to approve the Major Site Plan for Tidal Wave Auto Spa as presented contingent upon SSR approval of revised site plan.

VOTE: Unanimous

NEW BUSINESS

AGENDA ITEM NO. 2: Rezoning Request – Randy Crowder, 1008 E. Wood Street

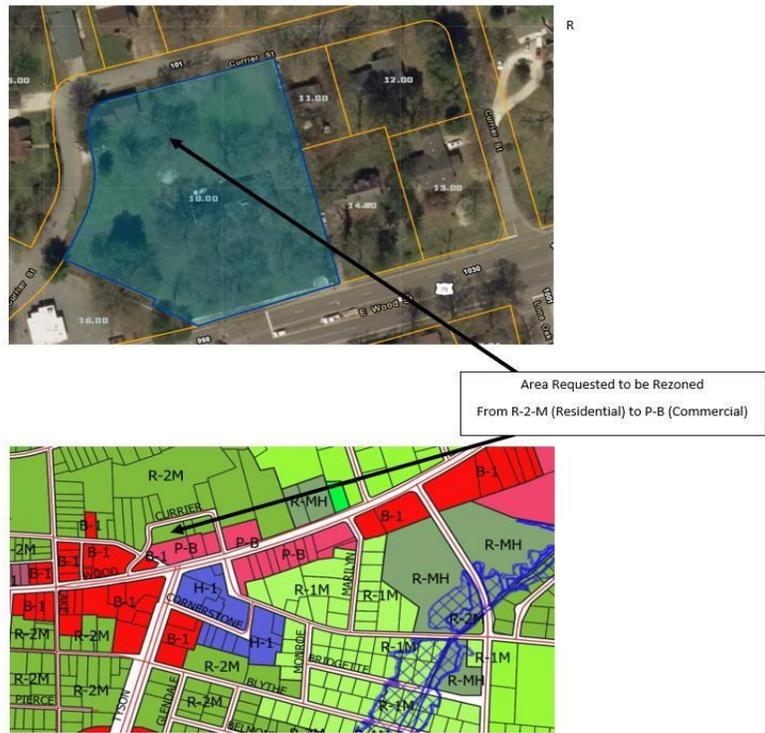
DISCUSSION: The City Commission has referred a rezoning request by Randy Crowder at 1008 East Wood Street. This property is zoned P-B (Planned Business) on the front portion of the property. The rear portion is zoned R-2-M. This property was zoned commercial many years ago by the City of Paris and the zoning line basically cut the property in half. Mr. Crowder is in the process of developing this property into a restaurant which is allowed in a P-B District.

Mr. Crowder has also acquired the property next door to 1008 East Wood Street (east side) and a property to the rear. It should be noted that there are still residences on Currier Street which is to the rear of this property. Access to this commercial property must come from Currier Street rather than East Wood Street. TDOT has committed to a right-in/right-out on the property adjacent to 1008 East Wood Street, however, this could still create some issues for traffic in this area.

Commissioner John Etheridge questioned regarding how many other properties have a zoning line that cuts the property in half. Community Development Director, Jennifer Morris answered with there are a few including the one across the street from Currier Street.

ACTION: Motion made by Commissioner John Etheridge, seconded by Vice Chairman Richard Edwards to approve the request to rezone entire parcel to P-B (Planned Business) with a Public Hearing at the City Commission Meeting October 7, 2021.

VOTE: Unanimous



NEW BUSINESS

AGENDA ITEM NO. 3: Request for Change in Density – Danny and Sherry Freeman, Nance Circle

DISCUSSION: Danny and Sherry Freeman have submitted an application for a building permit on Nance Circle. They are unable to add an addition onto their home between the house and the garage due to the fact that their property is considered non-conforming based on the requirements for an R-1-M (Single Family Medium Density). Their home does not currently meet the rear setback requirements which is 30 ft. for R-1-M. This is true with the majority of the homes in these neighborhoods between Wilson Street and Royal Oak Drive (Attached is an aerial of the subdivision showing the distance from the existing structures to the rear property line).

This means that if any of these property owners wish to add to their properties they would not be allowed. Lowell Schrader, Building Codes/Enforcement states that property owners could not add to the rear of the property but as it stands now, they cannot even extend the structure on the end of the home.

R-1 is single family and is zoned low, medium, and high density. R-1-L and R-1-M has the largest setbacks of any zone in the City of Paris.

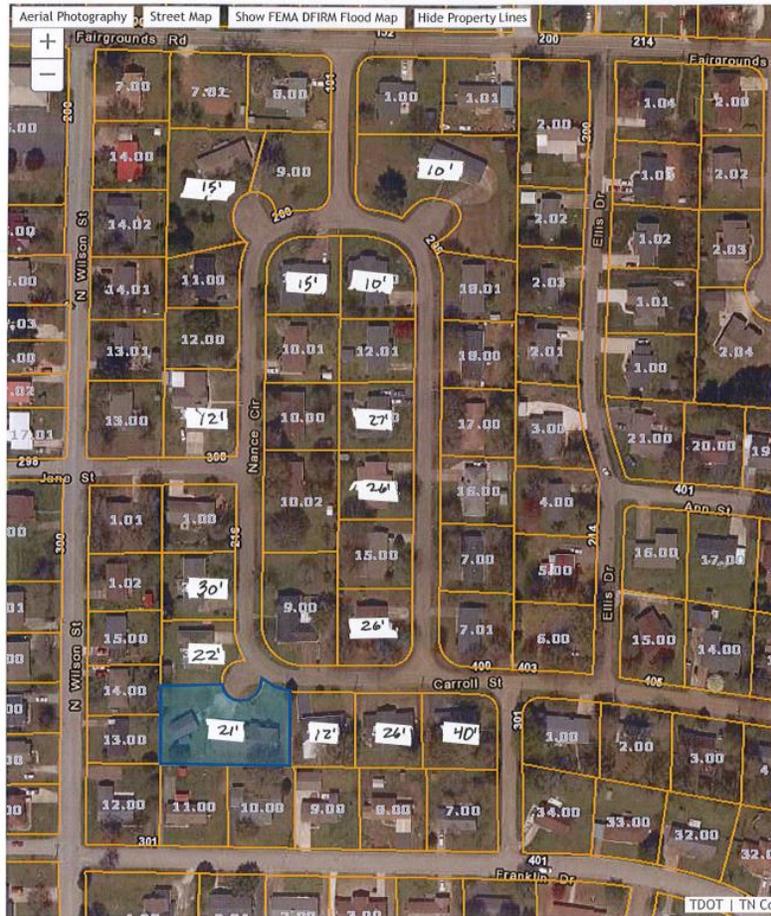
It should be noted that the Planning Commission may amend the densities without sending it to the City Commission.

The staff is recommending 20 feet instead of 30 feet in rear setback, 20 feet for the front setback for medium and high density, and the side setback would change from 10 feet medium density to 7 feet high density. The staff is also recommending the boundaries of reclassifying the density to R-1-H as the following: North – Fairgrounds Road, South - End of Franklin Drive, West – Wilson Street, and East- Royal Oak Drive.

Community Development Director, Jennifer Morris states if this change is not made then R-2 would be considered and that would change the nature of the subdivision and duplexes would be allowed were they are prohibited now.

ACTION: Motion made by Commissioner John Etheridge, seconded by Commissioner Vickey Roberts to change reclassify the density to R-1-H to make the properties conforming with the staff recommendation of the boundaries being North – Fairgrounds Road, South - End of Franklin Drive, West – Wilson Street, and East- Royal Oak Drive.

VOTE: Unanimous



Upon a motion by Vice Chairman Richard Edwards, seconded by Commissioner Vickey Roberts, the meeting was duly adjourned at 6:45 p.m.

Secretary

**Paris Municipal Regional Planning Commission
Regular Meeting
October 14, 2021**

New Business Agenda Item No. 1:

Major Site Plan - Michael Lewis (Lewy's) at 2505 Hwy 79 South

Background and Analysis:

Under this item of business there are technically two site plans. Included below is an aerial view of the property data tax maps. This shows three parcels under one ownership, Michael Lewis. Though there are three parcels the business basically operates as one. Before the Planning Commission are two minor site plans, one for Tax Map 117, Parcel 59.01 and Tax Map 117, Parcel 59.03. On each of these parcels an addition to an existing building is proposed.

Due to the fact that both additions are less than 1,000 sq. ft. on two separate parcels, a minor site plan is appropriate for both. In both instances the additions do not require any changes to the site layout.

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 it should be pointed out that 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. As you can see by the site plan there is adequate room on the other side of the building to meet the required setbacks.

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.

All necessary information required for a minor site plan is included on each plat and staff would recommend approval of the minor site plans for both Tracts 59.01 and 59.03.

Tracts affected under the submitted minor site plans



**Paris Municipal Regional Planning Commission
Regular Meeting
October 14, 2021**

New Business Agenda Item No. 1:

Minor Site Plan – Randy Crowder, 1008 E. Wood Street

Background and Analysis:

Randy Crowder has submitted a minor site plan for 1008 East Wood Street. Due to the fact that 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.

The minor site plan as originally submitted, shows an existing one story, 2,700 sq. ft. structure, that is proposed as a restaurant. It also shows an additional smaller structure to the rear of the property in the curve of Currier Street, nothing is proposed for this building at this time. The only improvements on the site plan is parking and a new ingress/egress on East Wood Street.

As you can see by the plan 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 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 sometime 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.

Following are the items that have been shared with the developer :

- It is not likely that TDOT will permit the existing drive on the main parcel.
- Reference should be made to screening, where and what type.
- The Dumpster pad should be added along with a notation for screening.
- The location of any signage that will not be attached to the building.
- The parking configuration is questioned with regard to the existing trees. Should the developer decide to save the trees, the parking layout would need to change and revised on the plan.

**Paris Municipal Regional Planning Commission
Regular Meeting
October 14, 2021**

New Business Agenda Item No. 1:

Request for Change in Density – Harold Thomas, 2688 Filmore, Memphis, TN

Background and Analysis:

Harold Thomas has presented a plan for a home to be constructed on McLain Street, Map 105E, Group A, Parcel 11.01, 11.02, 11.03. His intention is to combine the three properties. The proposed residence is 2,705 sq. ft. 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. When densities were first determined it should have followed the existing properties and the density most prevalent in that area should have been assigned. As you know, we are finding that this is not always the case.

Staff is requesting that the Planning Commission please look at this request for discussion and consideration at the meeting.

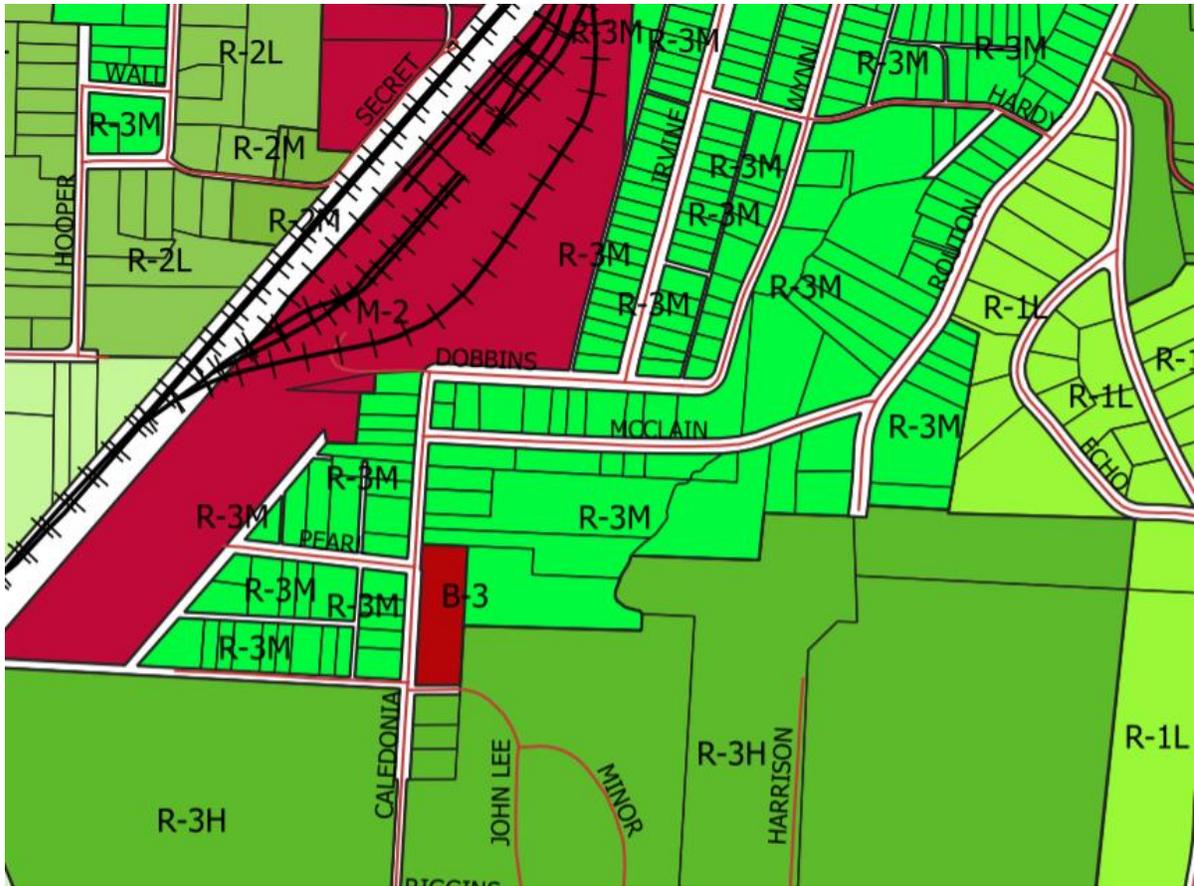


SQUARE FOOTAGE	
LIVING	2705
TOTAL SQ. FT.	4768



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