



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

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 recommend approval of the request to rezone the entire parcel to P-B (Planned Business) to the Board of Commissioners. A Public Hearing will be held prior to the City Commission Meeting October 7, 2021.

**VOTE:** Unanimous



R

Area Requested to be Rezoned  
From R-2-M (Residential) to P-B (Commercial)



**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 lines).

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 stated that property owners could not add to the rear of their properties, but as it stands now, they cannot even extend the length of their homes.

R-1 is single family and is zoned low, medium, or high density. R-1-L and R-1-M have 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.

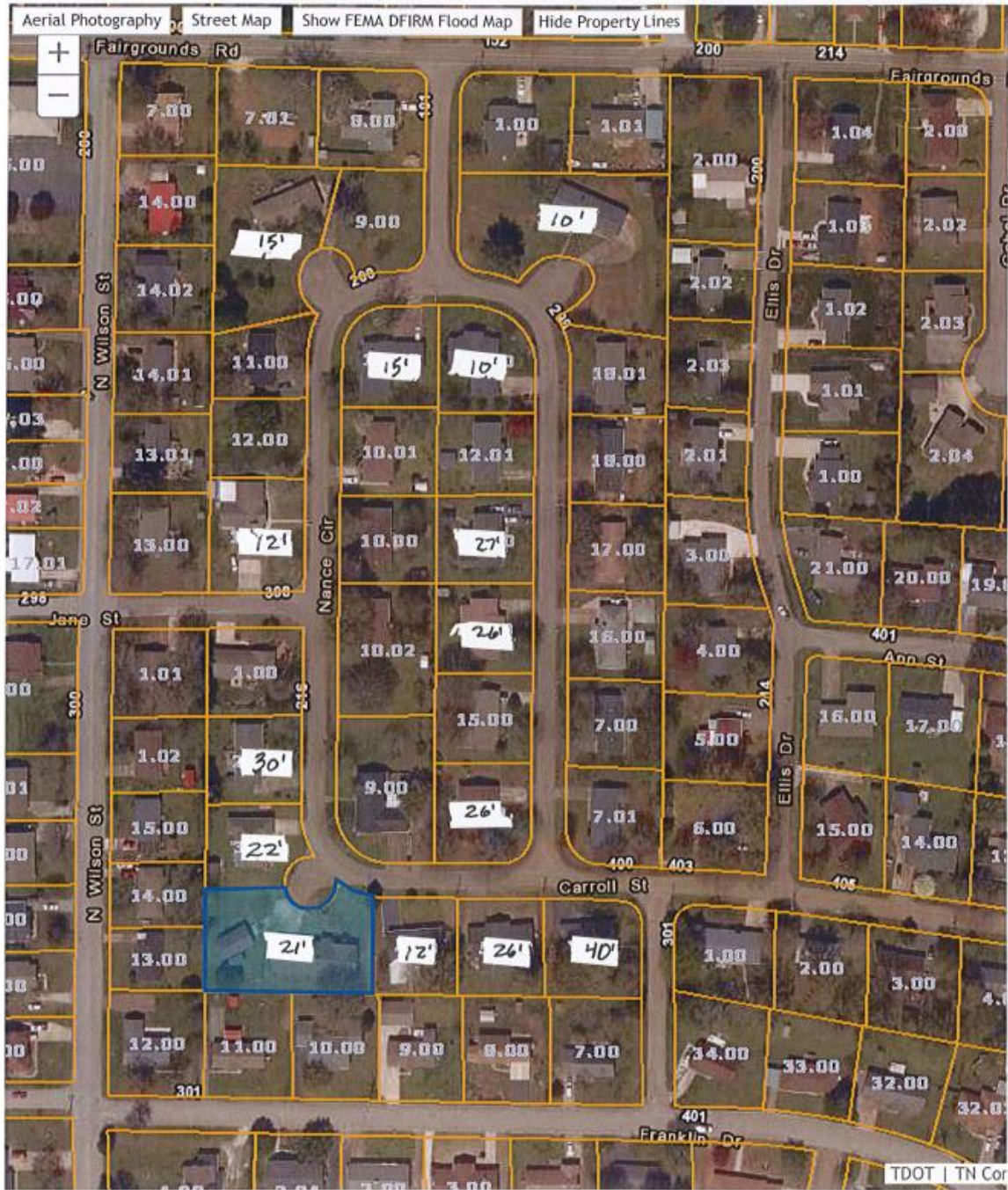
The staff is recommending changing the density to R-1-H which is 20 feet instead of 30 feet in rear setback, 15 feet instead of 20 for the front setback, and the side setback would change from 10 feet medium density to 7 feet high density. The staff is also recommending the boundaries of reclassifying 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.

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Secretary