

Kim Foster, City Manager
James Smith, City Attorney
Jessica Crouch, Admin Asst. to City Manager
Rebecca Renkel, Admin Asst. to Building,
Codes, & Stormwater
Mike Brown, Building and Codes Director
Caleb Murnane, Stormwater Manager



Rachel Terrell, Chairman
Richard Edwards, Vice Chairman
Brent Greer, Secretary
Kathy Ray, Planning Commissioner
Jackie Jones, Planning Commissioner
Tara Wilson, Planning Commissioner
Dickie Mobley, Planning Commissioner

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

**CITY HALL COURTROOM
February 13, 2025
5:00 P.M.**

Regular Meeting

Call to Order: Rachel Terrell, Chairman

Roll Call: Rebecca Renkel, Recording Secretary

Pledge of Allegiance and Prayer

Approval of the Minutes of Previous Meetings: December 12, 2024 – Regular Meeting

Board Will Hear Comments from Citizens

Board Will Hear Comments from the Commission

OLD BUSINESS

- 1.) Revised Site Plan – Paris Crossing Retail Center – Mineral Wells Avenue

NEW BUSINESS

- 1.) Rezoning Request – Jimmy White (Circle K) – SWC of HWY 218 Bypass and HWY 79
- 2.) Rezoning Request – Cody Richardson – 53 Myatt Road
- 3.) Site Plan – Tank Lining of Paris, LLC – 1010 Dobbins Street
- 4.) Site Plan – City of Paris Fire Station – 1555 Tyson Avenue
- 5.) Site Plan – Henry County Health Department – 1060 Kelley Drive
- 6.) Minor Site Plan – Jay Travis - 715 Morton Street
- 7.) Zoning Amendment Changes – Site Plan Submittal

OTHER BUSINESS

*****The following have been submitted to staff for review in the month of January. All plats have been reviewed, signed, and recorded with Register of Deeds.***

- 1.) Terrace Woods Minor Subdivision – 1136 North Market Street

- 2.) Tim Wirgau Minor Subdivision – 255 Fairgrounds Road
- 3.) Dooms – Minor Subdivision – Fawn Lane
- 4.) Godbott Combination Plat – Routon Street

Adjournment

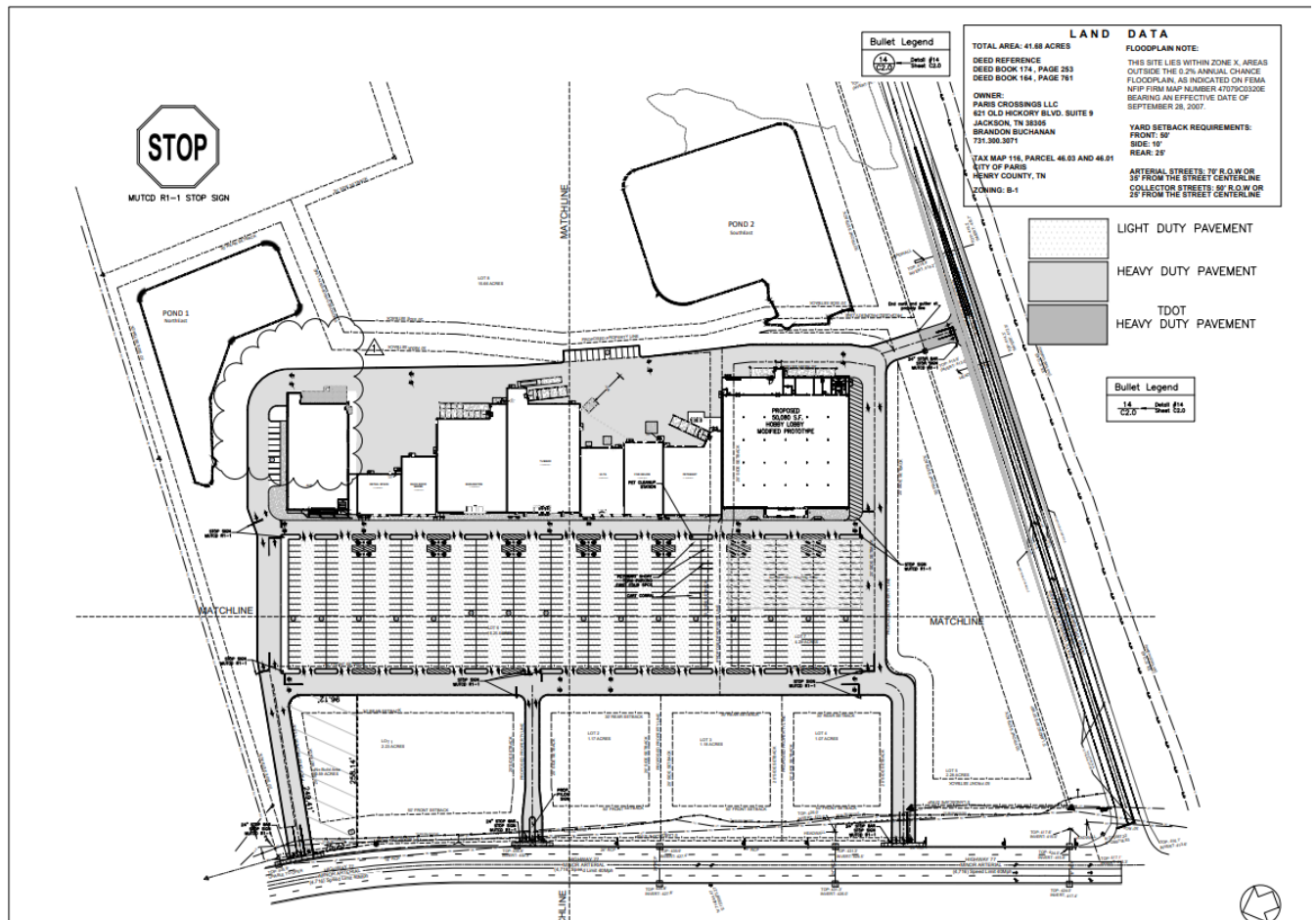
OLD BUSINESS

AGENDA ITEM #1

Revised Site Plan – Paris Crossing Retail Center - Mineral Wells Avenue

Background: MB Civil Engineering of Lexington, Tennessee has resubmitted a revised site plan for Paris Crossing Retail Center. The proposed development is located on Mineral Wells Avenue and was approved as submitted in October 2024. The revised plan shows a location change in the drive entrance to HWY 218.

Analysis and Recommendation: The proposed development consists of nine adjoining retail trades with five commercial outparcels for a combined total square footage of 159,765 sq. ft. The total land area of the proposed development is 15.40 acres with a total acre site of 41.68 acres at the corner of State Highway 218 Bypass and State Highway 77. This site meets all zoning (B-1 Highway Commercial) and setback requirements (Front: 50 ft., Side: 10 ft., Rear: 25 ft.).



NEW BUSINESS
AGENDA ITEM #1
Rezoning Request for 53 Myatt Road

Background: The property owner of 53 Myatt Road has submitted a rezoning request for this property as they are in the process of selling it. Currently the property is zoned P-B (Planned Business). They are requesting it be rezoned Residential (R-2-L). Considering this request, staff recommends rezoning the remainder of this road within the city limits.

This City Commission has referred this request to the Planning Commission for review and recommendation.



ORDINANCE NO. 1314

AN ORDINANCE to Amend Title 11, Chapter 104 of the Paris Municipal Code

SECTION 1. BE IT ORDAINED by the Board of Commissioners of the City of Paris, Tennessee, that the Paris Municipal Code be amended as follows:

Title 11, Chapter 104, Section B, identifying, "The Official Zoning Map of Paris, Tennessee," as

adopted, is amended as follows:

That the following described property at 53 Myatt Road be rezoned from P-B to R-2-L as shown on the attached Exhibit "A":

Known as the following:

Tax Assessor's Map 094A, Group A, Parcel 007.00

Tax Assessor's Map 094A, Group A, Parcel 006.00

Tax Assessor's Map 094A, Group A, Parcel 005.00

Tax Assessor's Map 094, Parcel 008.00

(See Attached Exhibit "A")

SECTION 2. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect on and after passage of final adoption.

Passed and adopted February 6, 2025.

Passed and adopted _____.

Mayor

Finance Director

11-403. R-2 Residential District.

Within the R-2 districts as shown on the Official Zoning Map of Paris, Tennessee, the following regulations shall apply:

A. Intent. The R-2 residential district is intended to provide suitable areas for residential development characterized by detached dwelling units, duplexes and group housing and zero lot line developments. Mobile homes are specifically excluded within this district. The R-2 District is intended to be defined and protected from the encroachment of non-residential uses including building or other structures or uses having commercial characteristics or other environmentally unsound or incompatible uses. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities.

B. Principal Uses and Structures Permitted by Right. The uses permitted by right in this district are indicated in Table 1 and as follows: Single-family, Two Family, Group Housing, Zero Lot Line Housing.

C. Principal Uses and structures Permitted Subject to Special Conditions. The uses permitted as conditional uses or special permit uses in this district are indicated in Table 1 and are subject to the applicable procedures and standards set forth in Section 11-800 and Section 11-900.

Conditional Uses Permitted: Mobile Home Subdivision, Mobile Home Park.

Special Permit Use: Boarding House, Rooming House, Cemetery-Mausoleum, Church, Public or Private School (K-12), Day Care Center, Family Day Care Home, Group Day Care Home, Park/Playground/Playfield, Private or Public Museum, Water Storage Tanks.

D. Permitted Accessory Uses and Structures. Accessory buildings or uses customarily incidental to any permitted principal use are set forth in Section 11-1500.

E. Prohibited Uses and Structures. All uses and structures not specifically permitted herein.

F. Area, and Bulk Regulations. The regulations governing the minimum lot area and width required yards, and maximum lot coverage by all buildings in this district are set forth in Table 2. Three different types of R -2 developments are provided for in Table 2 based on the density allowed in the specific districts. The different density levels are intended to allow future development compatible with the immediate neighborhood. It is the specific intent of this Ordinance that the Paris Municipal Regional Planning Commission shall recommend amendments to change the boundary lines within the R-1, R-2, and R-3 Districts as low density, medium density, and high density to the Board of Commissioners of the City of Paris, Tennessee. (Ord. # 1029, 05/06/04.)

R-2 Dwellings and Other Uses	Area (Sq.Ft .)	Width (Sq.Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)	Units	Percent
R-2-L Low Density	10,000	75	30	10	30	8.0	35
R-2-M Medium Density	6,000	50	20	7	20	8.0	60
R-2-H High Density	4,000	40	15	5	10	100	60

NOTE: For two family (duplex) dwellings, the minimum required lot area shall be 4,000 square feet for the first duplex plus 4,000 square feet for each additional duplex not to exceed ten (10) duplexes per acre.

G. Off-Street Parking Requirements. The regulations governing the minimum off-street parking space, standard for off-street parking facilities, standards for driveways, and off-street loading and unloading requirements in this district are set forth in Section 11-1000.

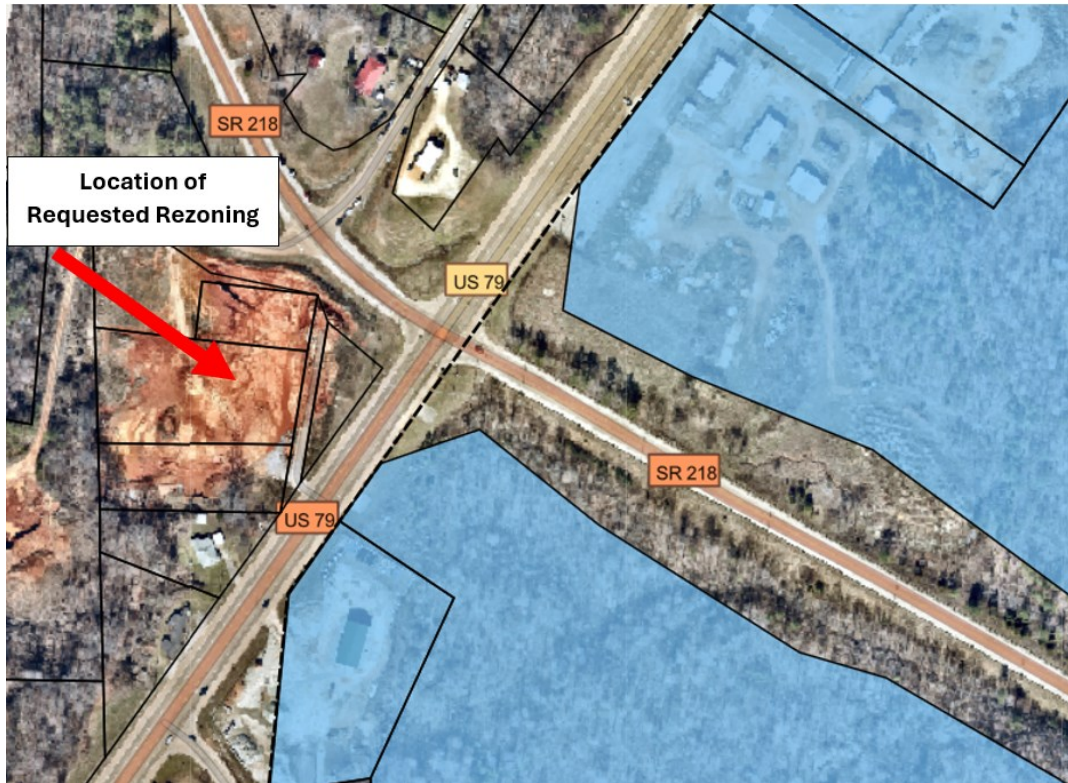
NEW BUSINESS

AGENDA ITEM #2

Rezoning Request for property at SWC of HWY 218 / HWY 79 (Circle K)

Background: Circle K has submitted a rezoning request for property that was recently annexed into the City limits at the corner of HWY 218/HWY 79 S. As part of the annexation process based on City of Paris Municipal Code 11-103. B., *Any area annexed to the City of Paris, shall, immediately upon such annexation, be classified in the most restrictive residential district until a zoning district for said area has been adopted by the City Commission. The Planning Commission shall recommend appropriate zoning for such area within three (3) months after the matter has been referred to the City Commission.* Circle K is requesting the property be rezoned from R-1 (Residential) to B-1 (Highway Commercial).

This City Commission has referred this request to the Planning Commission for review and recommendation.



ORDINANCE NO. 1315

AN ORDINANCE to Amend Title 11, Chapter 104 of the Paris Municipal Code

SECTION 1. BE IT ORDAINED by the Board of Commissioners of the City of Paris, Tennessee, that the Paris Municipal Code be amended as follows:

Title 11, Chapter 104, Section B, identifying, "The Official Zoning Map of Paris, Tennessee," as adopted, is amended as follows:

That the following described property at the corner of HWY 218/HWY 79 S be rezoned from R-1 to B-1 as shown on the attached Exhibit "A":

Known as the following:

Tax Assessor's Map 117, Parcel 044.00

Tax Assessor's Map 117, Parcel 045.00

Tax Assessor's Map 117, Parcel 046.00

Tax Assessor's Map 117, Parcel 047.00
Tax Assessor's Map 117, Parcel 049.00
Tax Assessor's Map 117, Parcel 049.01
(See Attached Exhibit "A")

SECTION 2. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect on and after passage of final adoption.

Passed and adopted February 6, 2025.

Passed and adopted _____.

Mayor

Finance Director

NEW BUSINESS

AGENDA ITEM #3

Site Plan - Tank Lining of Paris, LLC - 1010 Dobbins Street

Background: LI Smith and Associates, Inc. has submitted a site plan for Tank Lining of Paris, LLC. The proposed development is a Tank Lining Facility.

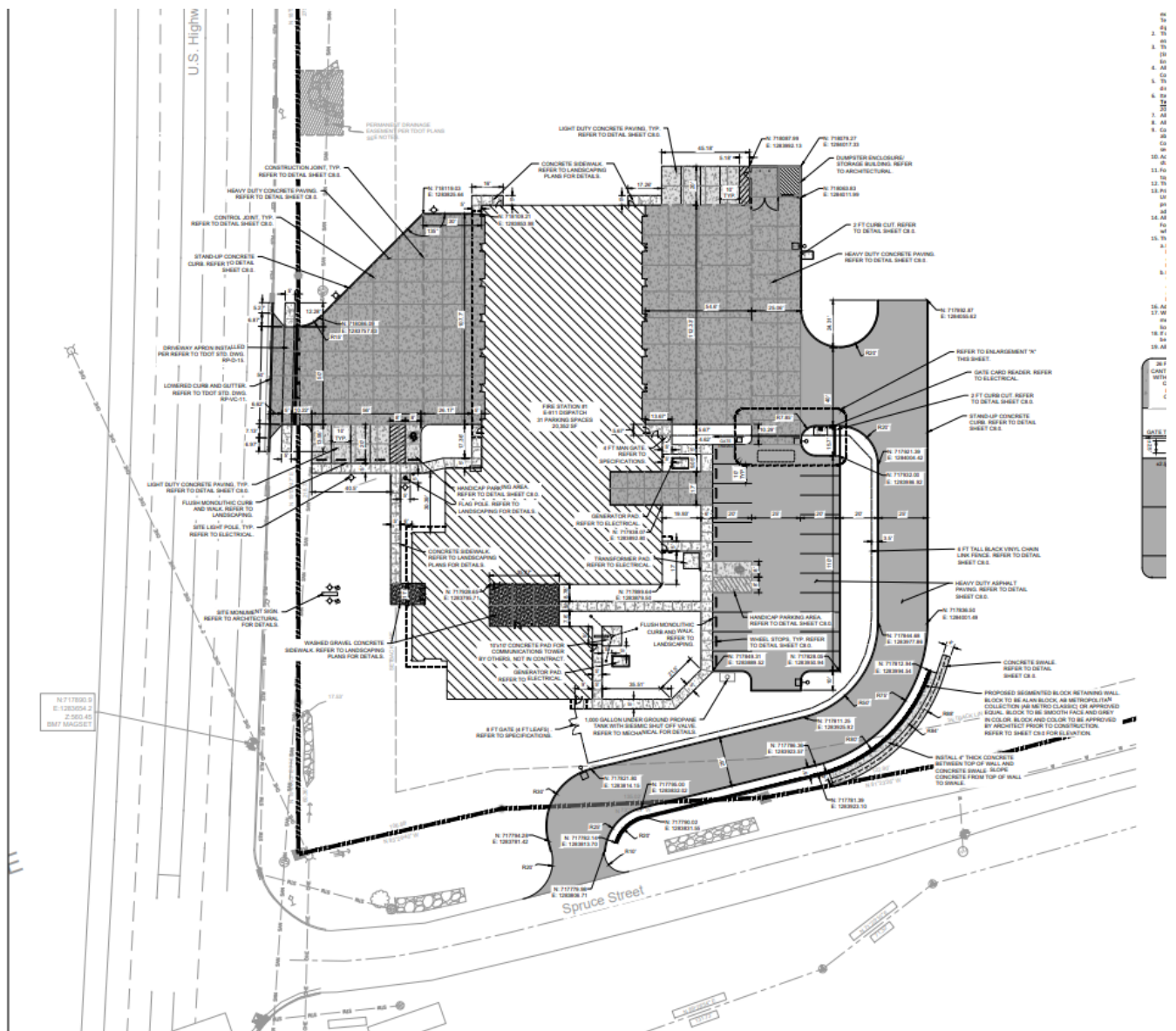
Analysis and Recommendation: The proposed development consists of a 5,000 square foot service station building to be constructed on site. This site meets all zoning requirements (M-2 Heavy Industrial District).

NEW BUSINESS
AGENDA ITEM #4
Site Plan - City of Paris Fire Station - 1555 Tyson Street

Background: TLM Associates, Inc. has submitted a site plan for City of Paris Fire Station to be located at 1555 Tyson Avenue. The proposed development is a Fire Station.

Analysis and Recommendation: The proposed development consists of Fire Station #1 and E-911 Dispatch for a combined total square footage of 20,352 square feet. This site meets all zoning requirements (B-1 Highway Commercial District).

This Site Plan is still under review by local City of Paris staff and utilities. A complete recommendation will be provided at the meeting.



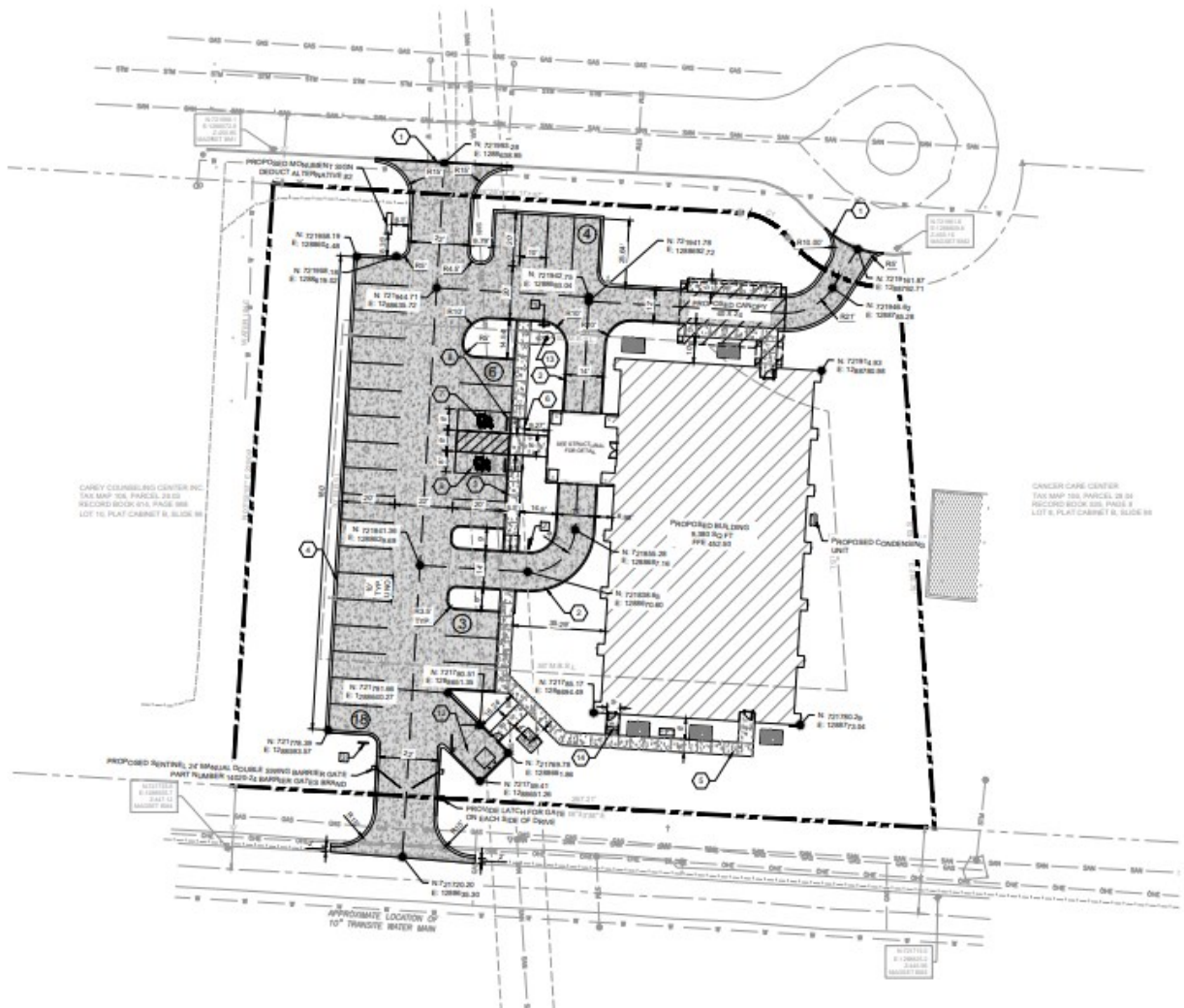
**NEW BUSINESS
AGENDA ITEM #5**

Site Plan - Henry County Health Department - 1060 Kelley Drive

Background: TLM Associates, Inc. has submitted a site plan for Henry County Health Department to be located at 1060 Kelley Drive. The proposed development is a Health Department.

Analysis and Recommendation: The proposed development consists of a Health Department for a combined total square footage of 9,380 square feet for a total land area of 1.30 acres. This site meets all zoning requirements (H-1 Hospital District).

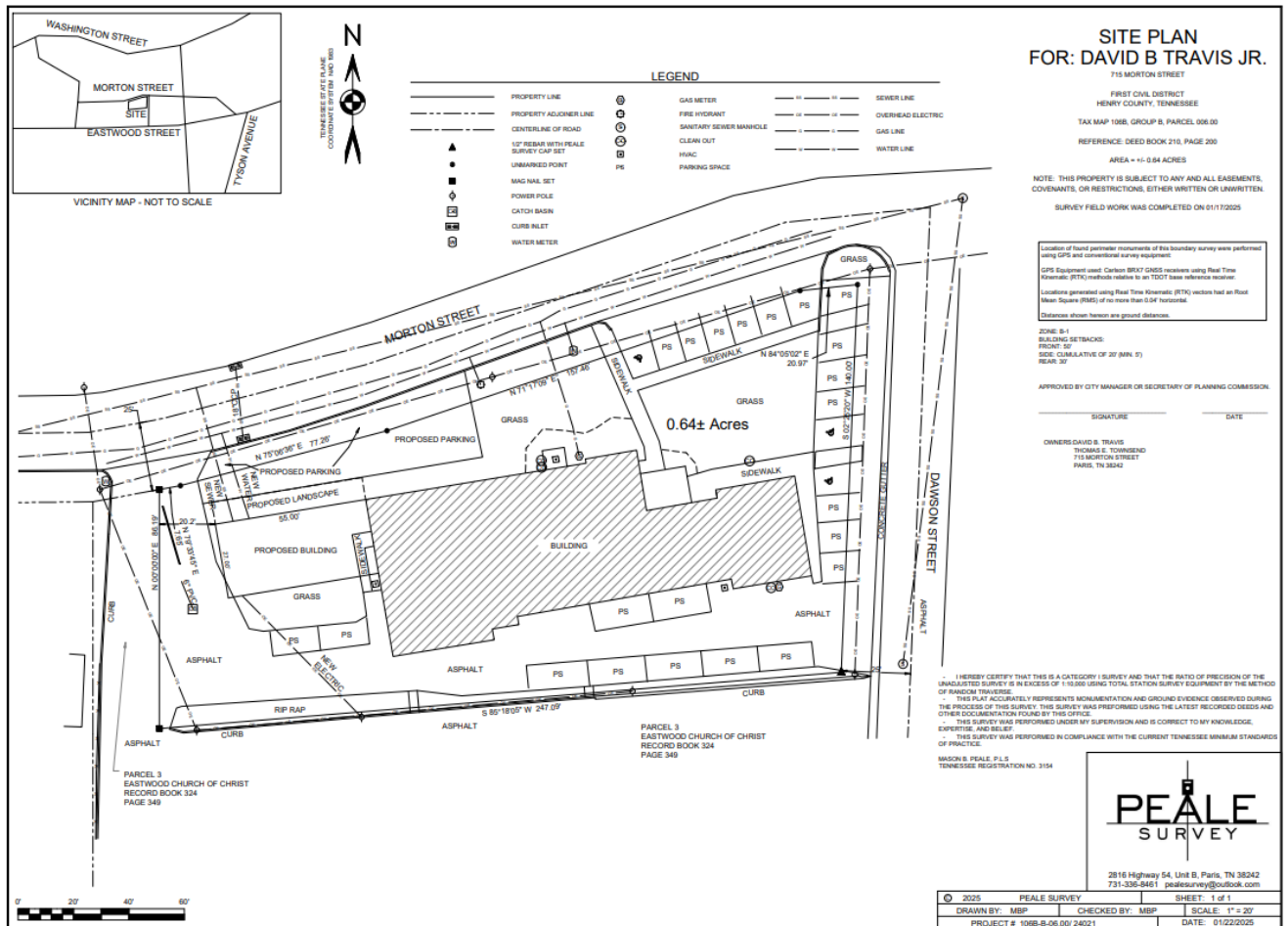
This Site Plan is still under review by local City of Paris staff and utilities. A complete recommendation will be provided at the meeting.



NEW BUSINESS
AGENDA ITEM #6
Minor Site Plan - Jay Travis - 715 Morton Street

Background: Peale Surveying has submitted a minor site plan for Chesemore Dental Group. The minor site plan shows a proposed building adjoining the current building.

Analysis and Recommendation: The minor site plan shows a proposed addition of 1,485 sq. ft. to the current building. The site meets B-1 Highway Commercial zoning requirements.



NEW BUSINESS
AGENDA ITEM #7
Zoning Amendment Changes – Site Plan Submittal

Background: The proposed ordinance aims to amend Title 11, Chapter 11-1102 of the Paris Municipal Code, which pertains to the submission and review of site plans.

Analysis and Recommendation: This amendment seeks to update and modernize the site plan submission process by modifying the site plan submission process and increase efficiency in the review process. The key changes proposed are:

1. Fewer Hard Copies: The number of hard copies required for submission is reduced from eleven to three.
2. Digital Submission: The ordinance introduces the requirement for one digital copy of both the preliminary and final site plans. This change keeps up with the trend towards digitalization, making it easier to share, review, and store site plans.
3. Extended Submission Timeline: The submission deadline is extended from seven days to thirty days prior to the Planning Commission's regular meeting. This extension provides more time for thorough review and coordination among city departments, utilities, developers, and the Planning Commission.

ORDINANCE NO. 1318

AN ORDINANCE to Delete Title 11 Chapter 11-1102 and Enact Title 11 Chapter 11-1102 of the Paris Municipal Code.

SECTION 1. BE IT ORDAINED by the Board of Commissioners of the City of Paris, Tennessee, Title 11, Chapter 11 of the Paris Municipal Code shall be amended as follows:

- A. That Title 11 Chapter 11-1102 of the Paris Municipal Code be amended by deleting Title 11 Chapter 11-1102 in its entirety. (Ord. # ____, _____).

11-1102. Site Plan Submission and Review.

- A. The owner or developer shall submit eleven (11) copies of the proposed site plan to the city manager or city manager's designee seven (07) days prior to the regular meeting date of the Planning Commission. The Commission shall consider the site plan in light of the provisions of this section and approve or disapprove same as required, the plans shall then be returned to the owner or agent with the date of such approval or disapproval noted thereon over the signature of the Chairman or Secretary of the Planning Commission (Ord.# 984, 09/06/01, Ord. # 988, 11/01/01, Ord.# 1008, 03/06/03).

- B. That Title 11 Chapter 11-1102 of the Paris Municipal Code be amended by enacting Title 11 Chapter 11-1102 as follows:

11-1102. Site Plan Submission and Review.

- A. The owner or developer shall submit three (3) hard copies of the proposed site plan and one (1) digital copy of the preliminary and final site plan to the city manager or city manager's designee thirty (30) days prior to the regular meeting date of the Planning Commission. The Commission shall consider the site plan in light of the provisions of this section and approved or disapproved. The plans shall then be returned to the owner or agent with the date of such approval or disapproval noted thereon. When approval has been granted, the site plan shall be signed and dated by the Chairman or Secretary of the Planning Commission. In instances

of disapproval, the applicant shall be notified in writing as to the reason(s) the site plan was disapproved. (Ord.# 984, 09/06/01, Ord. # 988, 11/01/01, Ord.# 1008, 03/06/03), (Ord. #____, _____).

SECTION 2. All Ordinances and parts of Ordinance in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. This Ordinance shall take effect on and after the final passage and adoption.

Passed and adopted _____.

Passed and adopted _____.

Mayor

Finance Director

OTHER BUSINESS

*****The following have been submitted to staff for review in the month of January. All plats have been reviewed, signed, and recorded with Register of Deeds.***

- 1.) Terrace Woods Minor Subdivision – 1136 North Market Street
- 2.) Tim Wirgau Minor Subdivision – 255 Fairgrounds Road
- 3.) Doods – Minor Subdivision – Fawn Lane
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