

Kim Foster, City Manager
James Smith, City Attorney
Jennifer Morris, Community Development
Jessica Crouch, Admin Asst. to City Manager
Rebecca Renkel, Admin Asst. to Building,
Codes, & Stormwater
Caleb Murnane, Stormwater Manager



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

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

**CITY HALL COURTROOM
April 11, 2024
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: March 14, 2024 – Regular Meeting

Board Will Hear Comments from Citizens

Board Will Hear Comments from the Commission

OLD BUSINESS

- 1.) Zoning Ordinance Training: Chapter 9 Conditional Uses

NEW BUSINESS

- 1.) Title 11 Chapter 3 Table of Uses and Definitions of Zones
- 2.) Site Plan – Patriot Mart Truck Stop – US-641/HWY 218

OTHER BUSINESS

- 1.) None

Adjournment

OLD BUSINESS

AGENDA ITEM #1

Zoning Ordinance Training: Chapter 9 Conditional Uses

This month's Zoning Ordinance training will cover Chapter 9 Conditional Uses. Title 11 Chapter 9, Conditional Uses states that before a permit is issued for any use permitted by right, or subject to special condition, the site plan of the proposed development shall be reviewed and approved by the Planning Commission. The Planning Commission shall have the power to impose conditions regarding the location of buildings on the site, yard requirements, the location and design of parking and access facilities, fencing and screening, noise abatement, outdoor advertising and other features affecting the character of the area and the compatibility of the proposed use to existing nearby uses.

Title 11 Chapter 9 Conditional Uses consist of the following: travel trailer parks, single lot mobile home and single lot manufactured homes, motor vehicle dealers, repair services, automotive service stations, automobile repair garages, sale, storage, and recapping of tires, warehousing and storage of waste materials, auto wrecking junk yards, scrap and salvage operations, facilities for the storage of building and related materials, standards for mini-warehouses and self-storage facilities, hotels and motels, temporary uses, application for a temporary use permit, carnival or circus, Christmas tree sale, temporary buildings, real estate sales office, religious tent meeting, seasonal sale of farm produce, swimming pools, above ground storage of flammable or non-flammable liquids or gases, standards for residential occupancy in commercial districts, wholesale trade, sporting clays, conversion of residential structures to commercial use, helicopter landing zones, indoor self-storage facilities.

NEW BUSINESS

AGENDA ITEM #1

Title 11 Chapter 3 – Table of Uses and Zone Definitions

At last month's meeting, the Planning Commission board members approved the newly updated zone of R-4 (mixed use) and the proposed table of uses. Staff has reviewed the Table of Uses with the additional zone and bringing forth an additional draft copy for your approval. Staff has added "Crematorium" to the Table of Uses. A complete recommendation will be presented at the meeting.

NEW BUSINESS

AGENDA ITEM #2

Site Plan – Patriot Mart Truck Stop – US-641/HWY 218

Jay Sukhadia has submitted a site plan for a proposed Patriot Mart (convenience store) at the corner of Hwy 641 South and Highway 218. The proposed building is 6,240 sq. ft. Additionally, a detention pond is also proposed on the site. As you can see by the site plan, the only entrance is shown on Hwy 218. The original site plan was approved in April 2023. Since a building permit was not issued and construction had not begun within 6 months, staff are bringing forth the site plan for approval (11-1104. D.) The site plan has been sent to City of Paris staff and local utilities and remains under review. A complete recommendation will be presented at the meeting.

OTHER BUSINESS

None