

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
Mike Brown, Building Inspector
M.J. Stancook, Recording Secretary

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

**City Hall Courtroom
July 9, 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: 06-11-20
- IV. OLD BUSINESS**
 1. North Market Street/Hwy 641 North- Zoning Recommendations
- V. NEW BUSINESS**
 1. Rezoning Request: Mike Weatherford – East Blythe Street
 3. Request to Acquire Property: Elizabeth Campbell – 312 Lankford Rd.
- VII. Adjournment**



PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
June 11, 2020
6:00 PM

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, June 11, 2020 in the courtroom of City Hall to consider the following business:

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

Also Present: City Attorney Fred McLean
Kim Foster, City Manager
M.J. Stancook, Administrative Assistant
Jennifer Morris, Community Development Director

Media: No media present

APPROVAL OF MINUTES: Regular Meeting Minutes – May 14, 2020

DISCUSSION: None

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

VOTE: Unanimous

NEW BUSINESS AGENDA ITEM NO. 1: Minor Site Plan: Tim Carter dba/Auto Trim Design, 1318 East Wood Street

DISCUSSION: A minor site plan was submitted to the Planning Commission for approval by Mr. Tim Carter. Mr. Carter proposed a 16' x 50 addition to the rear of Auto Trim Design, which is located at E. Wood Street. The addition will be constructed on an existing concrete slab. The northeast corner of the building does not allow for a 16 ft. addition due to setbacks, therefore, the back wall of the addition will be 14 ft. and expand to a 16 ft. width at 20 ft. With the adjustment the addition will be constructed within the required setbacks. Community Development Director Jennifer Morris stated that the current rear setback required in the Zoning Ordinance is 30 ft. and that the plan was approved based on a 25 ft. setback. The minor site plan submitted has no major changes to the development and according to the City Attorney the addition can be calculated based on the original site plan (25 ft. setback).

Ms. Morris also stated that due to the fact that the addition would be constructed on an existing slab, it will not change the drainage. With regard to parking, according to the Zoning Ordinance, unless square footage to the “usable floor area” increased parking is not required. Originally the plan called

for 15 parking spaces, however, based on the usable floor area the spaces should be calculated on 2,000 sq. ft. which would require 9 parking spaces. The parking area in the front of the building is adequate.

Staff recommended approval of the minor site plan

ACTION: Motion made by Commissioner West, seconded by Commissioner Griffith to approve the minor site plan.

VOTE: Unanimous

NEW BUSINESS AGENDA ITEM NO. 2: Rezoning Request: James Snow – Memorial Drive/Hwy 69A

DISCUSSION: Mr. James Snow made a request that his property located at Memorial Drive/Hwy 69 A be rezoned from M-1 (Light Industrial) to R-2H (Residential High Density). The property only has access to Memorial Drive. The property is zoned (M-1) in accordance with the adjacent property that is accessed from Hwy 641S.

Mr. Snow has purchased the entire 35.5 acre tract and is in the process of dividing the property into 4 tracts, all greater than 5 acres. Mr. Snow wishes to utilize these tracts as a residential/agricultural use.

ACTION: Motion mad by Vice Chairman Edwards, seconded by Commissioner Griffith to rezone to include the parcel adjacent (Map 106, Parcel 66.02) to the property belonging to Mr. Snow.

VOTE: Unanimous

NEW BUSINESS AGENDA ITEM NO. 3: Zoning Discussion: North Market Street/ Hwy 69A

DISCUSSION: The Planning Commission and Staff held a brief zoning discussion with regard to North Market Street/Hwy 641 North. Community Development Director Jennifer Morris stated that most times when a new highway is constructed or major upgrades are made, the Planning Commission will study the existing zoning to determine whether they feel changes should be made.

A zoning map with certain business/landmarks was provided to assist in navigating the parcels. The properties range from R-3 to Industrial.

ACTION: No action required. The board recommended that Staff provide the pros and cons to changing the zoning.

VOTE: Unanimous

Upon a motion by Vice Chairman Edwards, seconded by Commissioner West, the meeting was duly adjourned at 6:36 p.m.

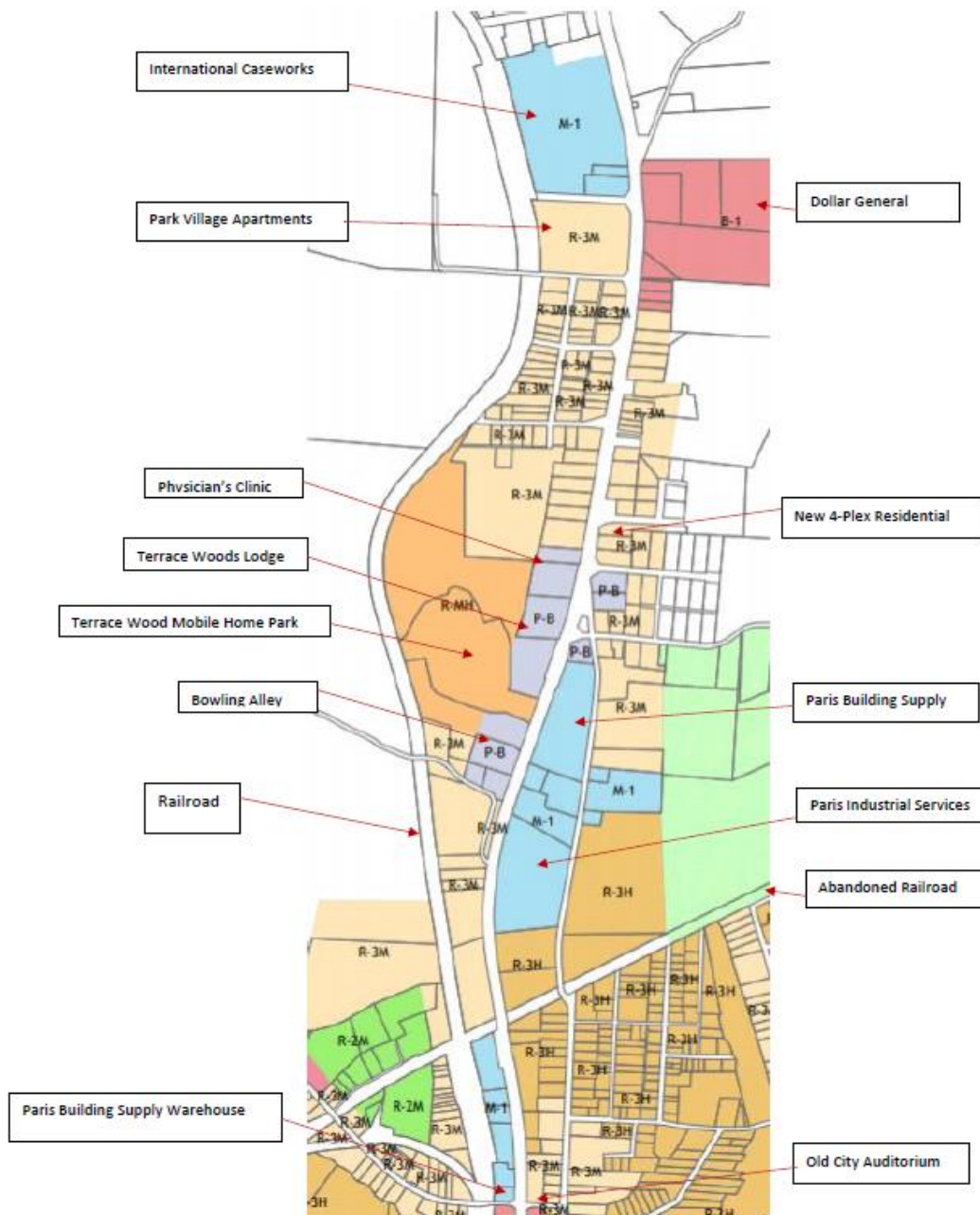
Secretary

**Paris Municipal Regional Planning Commission
Regular Meeting
July 9, 2020**

Old Business Agenda Item No. 1 :

The Planning Commission at the June Meeting discussed the highway widening project on Highway 641 North/North Market Street with regard to zoning. It was decided that they did wish to look into whether or not any of the zoning designations should be amended with the new highway improvements.

No action was taken and it was requested that Staff prepare an existing land use/zoning map along with any recommendations for any zoning changes.



**Paris Municipal Regional Planning Commission
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July 9, 2020**

New Business Agenda Item No. 1:

Rezoning Request: Mike Weatherford – East Blythe Street

Background and Analysis:

This request is sent to you from the City Commission for recommendation. Mr. Mike Weatherford is requesting his property located at 203 E. Blythe Street be rezoned from R-3-H (Multi Family High Density) to TRB (Transitional Residential Business). This property is between two existing residential properties. This property and the two adjacent properties are surrounded by B-2, B-3 and TRB zoning classifications. All of these classifications allow commercial and some residential.

Mr. Weatherford has purchased this property and will be demolishing the existing dilapidated structure that is currently creating issues for the surrounding properties due to rodents, wild animals, etc.

He is requesting this rezoning with the intentions of utilizing the property for parking vehicles from his business across the street during working hours.

Following are the uses allowed in a TRB District:

Permitted Principal Uses and Structures. Within the T-R-B Transitional Residential Business districts, the following principal uses are permitted by right, subject to site plan approval by the Planning Commission.

Single-family Detached dwellings: Single-family attached dwellings, Multi-family dwellings, Family Day Care Home (P): Group Day Care Home (P): Day Care Centers (P).

Art-Antique Jewelry: antique store, art gallery, art and craft shop, flower shop/florist, gift shop, glass and china shop, jewelry, watches, optical goods.

Books-stationery: books, greeting cards, magazines, newspapers, stationery

Personal Services: photographic services, tailoring and dressmaking, apparel repair and alterations, home occupations.

Professional Services: physicians, dentists, attorneys, accountants, engineers, planning, optometrist, medical clinic-outpatient, medical specialists

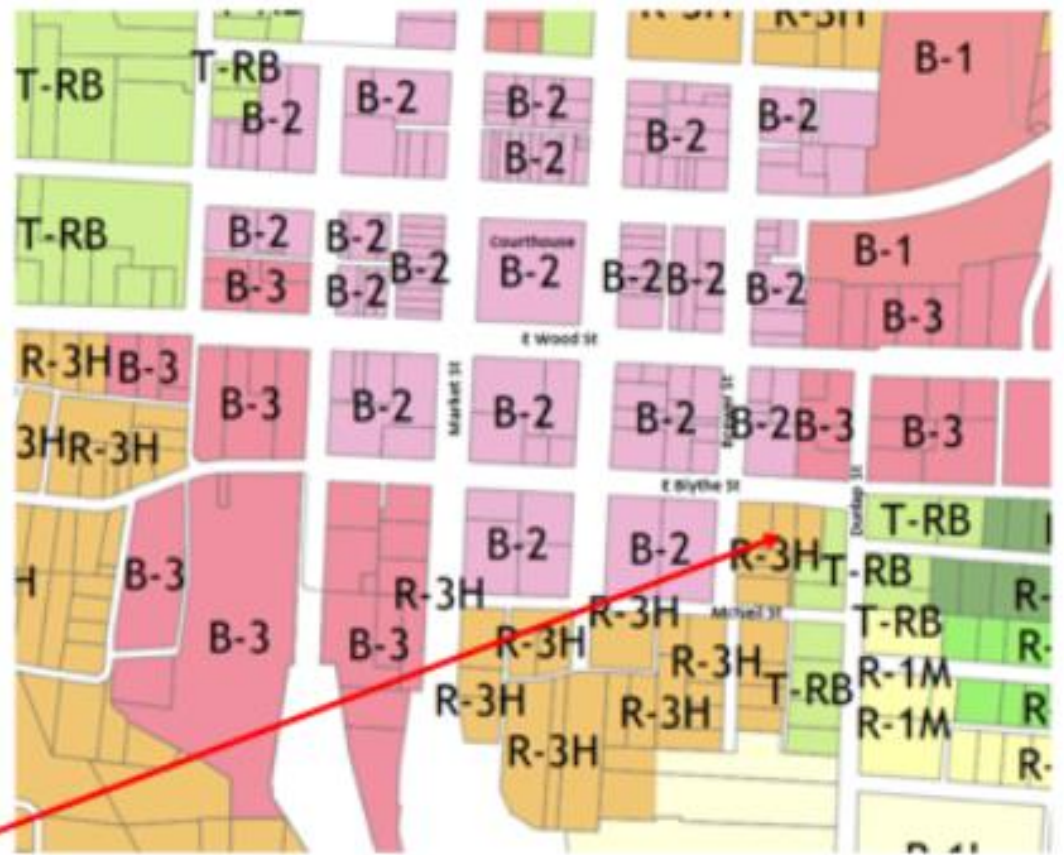
Business Services: employment, consulting services, detective and protective, photo finishing

Public Use

As you can see by the zoning map provided, the R-3-H is shaded in brown while the TRB is shaded in green.

Recommendation:

Should the Planning Commission agree on the requested re-zoning it is Staff's recommendation that the current property at the corner of Dunlap and East Blythe that is currently zoned TRB be extended to include the other three properties so that all parcels between Brewer Street and Dunlap Street are included in the TRB.



Parcel Requested to be Re-zoned from R-3-H (Multi Family High Density) to TRB (Transitional Residential Business)



**Paris Municipal Regional Planning Commission
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New Business Agenda Item No. 2:

Request to Acquire Property: Elizabeth Campbell – 312 Lankford Rd.

Background and Analysis:

Ms. Elizabeth Campbell has contacted the City with regard to obtaining the undeveloped right of way adjacent to her property at 312 Lankford Road. As you can see by the aerial this right of way ends to the rear of her property. If the City had any reason to believe they would ever utilize this right of way it would be virtually impossible to expand since it does not connect with any other street. It appears that at some point this might have been an undeveloped alley connecting Lankford Road to Carter Road and the extension of this strip was conveyed to the property fronting on Carter Road. An existing dwelling is actually located on what could have been a portion of this strip.

As always, with any recommendation to convey the property the Planning Commission should recommend whether or not the Keenan Amendments should be attached to the conveyance.

The City Commission has forwarded this request this request to the Planning Commission for a recommendation.

Property requested to be conveyed to the adjoining property owner.

