

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
James Smith, City Attorney
Jennifer Morris, Community Development
Jesse Skidmore, Building Inspector
Jessica Crouch, Recording Secretary

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

**City Hall Courtroom
October 13, 2022
5:30 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 8, 2022
- V. OLD BUSINESS**
 - 1.) Recommendations to amend 11-924 Standards for Residential Occupancy in Commercial Districts of the Paris Municipal Code Zoning Ordinance
- VI. NEW BUSINESS**

None
- VII. Adjournment**



PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
September 8, 2022
5:30 PM

The Paris Municipal Regional Planning Commission met in regular session at 5:30 p.m. Thursday, September 8, 2022, in the courtroom of City Hall to consider the following business:

Present: Chairman Rachel Terrell
Vice Chairman Richard Edwards
Commissioner Gayle Griffith
Commissioner Vickey Roberts
Commissioner John Etheridge
Commissioner Tara Wilson

Also Present: James Smith, City Attorney
Kim Foster, City Manager
Jessica Crouch, Administrative Assistant
Jennifer Morris, Community Development Director

Absent: Commissioner Lynda Searcy

Media: Ken Walker, Post Intelligencer
Shannon McFarlin, WENK/WTPR

APPROVAL OF MINUTES: Regular Meeting Minutes – August 11, 2022

DISCUSSION: None

ACTION: Motion made by Commissioner John Etheridge, seconded by Commissioner Tara Wilson to approve the minutes as presented.

VOTE: Unanimous

OLD BUSINESS:

- 1.) Ordinance to Enact 11-821 in the Paris Municipal Code Zoning Ordinance Table of Uses to allow Micro-Breweries and Micro-Distilleries

NEW BUSINESS:

- 1.) Request to Divest of the Undeveloped Alley off of Ogburn Street
- 2.) Subdivision Construction Plans for Emerald Lake Development Phase Two – Owens Construction
- 3.) Recommendations to amend 11-924 Standards for Residential Occupancy in Commercial Districts of the Paris Municipal Code Zoning Ordinance

OLD BUSINESS

AGENDA ITEM NO. 1: Ordinance to Enact 11-821 in the Paris Municipal Code Zoning Ordinance Table of Uses to allow Micro-Breweries and Micro-Distilleries

DISCUSSION: Community Development Director, Jennifer Morris, explained the Ordinance to Enact 11-821 in the Paris Municipal Code Zoning Ordinance Table of Uses to allow Micro-Breweries and Micro-Distilleries. Ms. Morris stated that staff has requested clarification from the Planning Commission as to whether or not the approval falls under the conditional uses or special permit uses. The ordinance presented is in special use permit form.

ACTION: Motion made by Vice Chairman Richard Edwards, seconded by Commissioner Vickey Roberts to approve the Ordinance to Enact 11-821 in the Paris Municipal Code Zoning Ordinance Table of Uses to allow Micro-Breweries and Micro-Distilleries in special use permit form.

VOTE: Unanimous

ORDINANCE NO. 1286

AN ORDINANCE
to enact 11-821 of the Paris Municipal Code

SECTION 1. BE IT ORDAINED by the Board of Commissioners of the City of Paris, Tennessee, that 11-300, Table 1 be amended, 11-502C, 11-503C, 1-504C, 11-505C, 11-506C, 11-602B, 11-603B and 11-604B be amended; and the following be enacted as Title 11, Chapter 821 of the Paris Municipal Code:

- (1) That 11-300, Table 1 be amended to allow Micro-Breweries and Micro-Distilleries as a use by right in the M-1, M-2 and P-M Districts, and allowed as a special permit use in the B-1, B-2, B-3, P-B and SC-1 Districts;
- (2) That 11-502C, 11-503C, 1-504C, 11-505C, and 11-506C be amended to allow Micro-Breweries and Micro-Distilleries as a special permit use.
- (3) That 11-602B, 11-603B, and 11-604B be amended to allow Micro-Breweries and Micro-Distilleries as a use by right.
- (4) That the Following be enacted as Title 11, Chapter 821:

11-821. Development Standards for Micro-Breweries and Micro-Distilleries. The Board of Zoning Appeals may authorize the issuance of a special use permit for Micro-Breweries and Micro-Distilleries as indicated on Table 1 after first holding a public hearing as provided in this section and subject to the following additional standards.

B. Development Standards for Micro-Breweries and Micro-Distilleries:

1. Zoning Districts – Micro-Breweries and Micro-Distilleries shall be allowed as a use by right in the M-1, M-2 and P-M Districts and as a conditional use in the B-1, B-2, B-3, P-B and SC-1 Districts.
2. Parking – Where no on-street parking is provided, the following parking requirements shall apply:

One (1) space per one thousand (1,000) square feet of gross floor
3. Development shall not generate traffic, parking, noise, vibrations, glare, fumes, odors or electrical interference beyond what normally occurs in the applicable zoning district.
4. The outside appearance shall maintain conformance with the general character of the district in which it is located.

5. No outdoor storage shall be permitted.
6. By-products or waste from the production of malt or distilled liquor shall be properly disposed of off the property.
7. All malt, or distilled liquor production shall be within completely enclosed structures.
8. If such facility includes distribution, it shall only be for small scale, regional distribution to limit the number of commercial trucks that come to and from the facility. Such facility must maintain property loading facilities.

C. Submission of a Site Plan

If required by the zoning district, a site plan meeting the requirements of 11-1101 et.seq. and any requirements applicable to the specific zoning district must be submitted to the appropriate governing body including but not limited to structures, parking, signage, drainage, landscaping and screening.

D. Final Approval and Certificate of Occupancy. The following information must be submitted to the city manager or city manager's designee before final approval can be obtained and a certificate of occupancy can be issued:

1. Certification by a registered engineer or surveyor as to the accuracy of the survey and placement of monuments where required.
2. Certification by the Paris Board of Public Utilities that all public utilities and sewage disposal shall be available to the site, shall be capable of servicing the proposed use and that all required utilities have been provided in compliance with all local county and state standards and regulations.
3. Certification that all buildings, structures, and other improvements to the land have been constructed and installed according to the site plan in compliance with all specifications of this section and the building codes.
4. Certification that all applicable federal, state and municipal codes, including municipal fire, building and electrical codes are in compliance.
5. Certification that all applicable federal, state and municipal codes for the sale or distribution of alcoholic beverages have been met.

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 its final passage and adoption.

Passed and adopted September 8, 2022.

Passed and adopted _____.

Mayor

Finance Director

NEW BUSINESS

AGENDA ITEM NO. 1: Request to Divest of the Undeveloped Alley off of Ogburn Street

DISCUSSION: Community Development Director, Jennifer Morris, explained the request to divest of the Undeveloped Alley off of Ogburn Street. Ms. Morris stated that the Keenan Amendments are needed due to utilities in the undeveloped right of way. Kim Foster, City Manager, stated that this process come about due to a resident living adjacent to the undeveloped ROW expressing an interest in acquiring the ROW.

ACTION: Motion made by Chairman Rachel Terrell, seconded by Commissioner Vickey Roberts to approve the request to divest of the undeveloped alley off of Ogburn Street and attach the Keenan Amendments.

VOTE: Unanimous



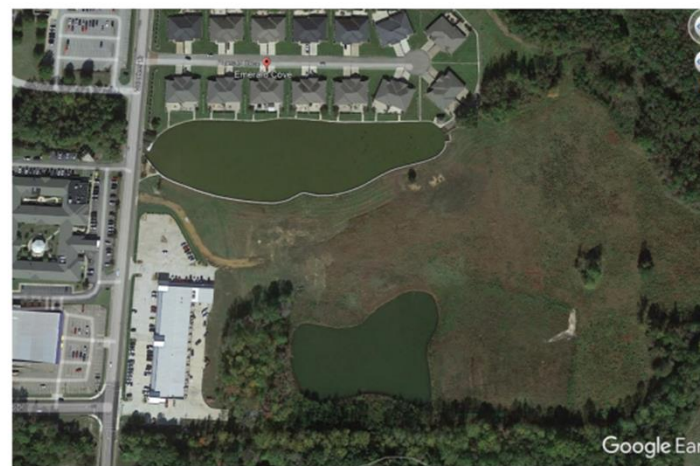
NEW BUSINESS

AGENDA ITEM NO. 2: Subdivision Construction Plans for Emerald Lake Development Phase Two – Owens Construction

DISCUSSION: Community Development Director, Jennifer Morris, explained the subdivision construction plans for Emerald Lake Development Phase Two – Owens Construction. Mr. Owens plans include 25 lots and an area designated as Phase 3 for future development. Ms. Morris stated that the plans had been sent to the reviewing engineer as well as the City of Paris utilities, E911, Public Works, Police, and Fire with few discrepancies related to street names and drainage. Mr. Owens said that he plans to build single family duplexes similar to Emerald Cove. He stated that there would be various roof lines and a unique façade for each duplex.

ACTION: Motion made by Commissioner John Etheridge, seconded by Commissioner Tara Wilson to approve the Subdivision construction plans for Emerald Lake Development Phase Two – Owens Construction contingent upon the finalization of street names and review of drainage from the engineers.

VOTE: Unanimous



NEW BUSINESS

AGENDA ITEM NO. 3: Recommendations to amend 11-924 Standards for Residential Occupancy in Commercial Districts of the Paris Municipal Code Zoning Ordinance

DISCUSSION: Community Development Director, Jennifer Morris, explained the recommendation to amend 11-924 Standards for Residential Occupancy in Commercial Districts of the Paris Municipal Code Zoning Ordinance. Ms. Morris explained that by amending the ordinance, it would allow the City of Paris to “be ahead of the game” when it comes to future industry and businesses recruiting people to work in our area. Ms. Morris stated that our area is struggling to find and maintain an adequate workforce as well as affordable housing. City of Paris staffs believes that being proactive and amending the ordinance to allow local businesses and industry to provide shelter to relocate the employees and their families will provide relief for families looking to relocate to the City of Paris for employment. Ms. Morris stated that within the ordinance, the outside façade would need to look like an industry/business and not as residential. Ms. Morris also stated that the residential space at the business or industry would be dormitory like. After a lengthy discussion between the commissioners, the following was suggested when amending the Zoning ordinance for Residential Occupancy in Commercial Districts.

The Board of Zoning Appeals may authorize the issuance of a special use permit for residential uses as an accessory use in the M-1, M-2, P-M, B-1, and P-B Districts

- Approval is non-transferable. In the case of a lease, permission runs the duration of the lease. The business will need to be in operation for individuals to reside in building.
- Space may not be leased or utilized by anyone not directly employed by the industry or institution for which approval was given. Space may be leased or utilized by employee and immediate family.
- Residential occupancy of part or all of an existing non-residential building shall be permitted subject to all federal, state and local requirements including local fire and building codes.
- No more than 30 % may be used as residential.
- The exterior of the premises shall retain its commercial or institutional appearance and no accessory buildings or activities normally associated with residential occupancy such as: playground equipment, swimming pools, outdoor grills, outdoor lawn furniture, or other such appurtenances shall be allowed.
- Additional parking is not required provided that the existing or proposed parking meets the parking requirements for the specific use found in Title 11, Chapter 10 of the Paris Zoning Ordinance.
- The proposed use of the property conforms with the permitted uses, area, and bulk regulations for the district where the property is located, as indicated in Table 1 and Table 2.
- To safeguard the health and safety of the occupants of this accessory use, inspections by the City Manager or City Manager’s designee shall be made as necessary to determine the condition of such facilities. The City Manager or the City Manager’s designee shall also have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this section.
- If such facilities are present or proposed in or upon an existing business or industry, there shall be provided along the entire side lot lines and rear lot lines a wall or fence as provided in 11-1201 to protect any abutting residential property.

- All public utilities and sewage disposal shall be available to the site and shall be approved by the Paris Board of Public Utilities.
- The Board of Zoning Appeals may also attach other conditions on the use of the structure or site which will be necessary to carry out the intent of the Zoning Ordinance.
- Parking spaces will need to be addressed for industries/businesses who have different shifts to maintain adequate parking for the ones who live on the premises.

ACTION: Motion made by Commissioner John Etheridge, seconded by Commissioner Tara Wilson to approve the recommendation to amend 11-924 Standards for Residential Occupancy in Commercial Districts of the Paris Municipal Code Zoning Ordinance and refer to the City Commission for first reading.

VOTE: Unanimous

Upon a motion by Vice-Chairman Richard Edwards, seconded by Commissioner Tara Wilson, the meeting was duly adjourned at 6:21 p.m.

Secretary

NEW BUSINESS

AGENDA ITEM NO. 3:

Recommendations to amend 11-924 Standards for Residential Occupancy in Commercial Districts of the Paris Municipal Code Zoning Ordinance

At the September meeting the Planning Commission sent a recommendation to the City Commission to amend 11-924 Standards for Residential Occupancy in Commercial Districts of the Paris Municipal Code Zoning Ordinance. The City Commission adopted the proposed ordinance on first reading at their October meeting. Prior to the second reading staff has added this item of business to your agenda in the event that the Planning Commission wishes to have any further discussion. If not, the ordinance will stand as presented to the City Commission for second and final reading at their November meeting.

Below you will find the ordinance in it's final form as it was considered by the City Commission.

ORDINANCE NO. 1287

AN ORDINANCE to Enact 11-821. of the Paris Municipal Code.

SECTION 1. BE IT ORDAINED by the Board of Commissioners of the City of Paris, Tennessee, Title 11, Chapter 821 be enacted as follows:

A. That 11-821. of the Paris Municipal Code be enacted by adding “Standards for Residential Occupancy in Commercial Districts” as a Special Permit Use in M-1, M-2, or P-M Districts:

C. Standards for Residential Occupancy of M-1, M-2, or P-M Districts as a Special Permit Use. The owner of manager of a business in the M-1, M-2, or P-M District shall be permitted to reside on the business premise under the following conditions: (Ord. #1287, ___/___/2022)

1. Approval is non-transferable. In the case of a lease, permission runs the duration of the lease. The business will need to be in operation for individuals to reside in building.
2. Space may not be leased or utilized by anyone other than being directly employed by the industry or institution for which approval was given and immediate family.
3. Residential occupancy of part or all of an existing non-residential building shall be permitted subject to all federal, state and local requirements including local fire and building codes.
4. No more than 30% may be used as residential.
5. The exterior of the premises shall retain its commercial or institutional appearance and no accessory buildings or activities normally associated with residential occupancy such as: playground equipment, swimming pools, outdoor grills, outdoor lawn furniture, or other such appurtenances shall be allowed.
6. Additional parking is not required provided that the existing or proposed parking meets the parking requirements for the specific use found in Title 11, Chapter 10 of the Paris Zoning Ordinance.
7. The proposed use of the property conforms with the permitted uses, area, and bulk regulations for the district where the property is located, as indicated in Table 1 and Table 2.
8. To safeguard the health and safety of the occupants of this accessory use, inspections by the City Manager or City Manager’s designee shall be made as necessary to determine the condition of such facilities. The City Manager or the City Manager’s designee shall also have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this section.
9. If such facilities are present or proposed in or upon an existing business or industry, there shall be provided along the entire side lot lines and rear lot lines a wall or fence as provided in 11-1201 to protect any abutting residential property.
10. All public utilities and sewage disposal shall be available to the site and shall be approved by the Paris Board of Public Utilities.
11. The Board of Zoning Appeals may also attach other conditions on the use of the structure or site which will be necessary to carry out the intent of the Zoning Ordinance.
12. Parking spaces will need to be addressed for industries/businesses who have different shifts to maintain adequate parking for the ones who live on the premises.

(Ord. #1287, ___ / ___ / 2022).

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 final passage and adoption.

Passed and adopted October 6, 2022.

Passed and adopted _____.

Mayor

Finance Director