



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES  
CITY OF PARIS, TENNESSEE  
January 14, 2021  
6:00 PM**

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, January 14, 2020 in the courtroom of City Hall to consider the following business:

Present: Chairman Rachel Terrell  
Vice Chairman Richard Edwards  
Commissioner Vickey Roberts  
Commissioner Tara Wilson

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

Absent: Gayle Griffith, Secretary  
Commissioner John Etheridge  
Commissioner Lynda Searcy

Media: Ken Walker, Paris PI

Chairman 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 – 12-10-2020

**DISCUSSION:** None

**ACTION:** Motion made by Commissioner Tara Wilson, seconded by Vice Chairman Richard Edwards to approve the minutes as presented.

**VOTE:** Unanimous

## OLD BUSINESS:

### OLD BUSINESS AGENDA ITEM NO. 1: Amendments to Zoning Ordinance

Amendments to Zoning Ordinance:

1. Uses Allowed in the B-2 District
2. Density of Duplexes in an R-2 or R-3 District
3. Free standing signs in B-2 District
4. Amendment to Subdivision Regulations and Zoning Ordinance for Requirement of As-Built Drawings.

#### 1. Uses Allowed in the B-2 District:

**DISCUSSION:** The Planning Commission previously requested the City Attorney to prepare an ordinance for recommendation to the City Commission to amend the Zoning Ordinance to prohibit street level residential in the B-2 District. A draft of the ordinance was read at this time with question regarding old business and building of new businesses. Questions regarding the verbiage of ordinance to change to better suit buildings and businesses already in B-2 district.

**ACTION:** Motion made by Commissioner Vickey Roberts, seconded by Commissioner Richard Edwards to amend 11-924 A.1. of Paris Municipal Code verbiage to “new and existing” in Ordinance and present to City commission for review.

**VOTE:** Unanimous

#### 2. Density of Duplexes in an R-2 or R-3 District

**DISCUSSION:** Community Development Director, Jennifer Morris, begins by stating the Amendments to Zoning Ordinance grouping of sub category #2 and #4 discussion sub sequentially. Currently the way the ordinance is written, in the R-2 section of the residential regulations, a developer is allowed to build multiple duplexes on a single residential lot. Our ordinance only allows one principal use or structure in a residential district. The way the regulations currently are written you may have more than one duplex on a single parcel. One of the problems that could potentially arise with this scenario would be the re-subdivision of the property should the property owner or any future

property owner decide to sell a single duplex. She requested for increased time, effort, and information in regards to the Density of Duplexes in an R-2 or R-3 District and the Amendment to Subdivision Regulations and Zoning Ordinance for Requirement of As-Built Drawings. Community Development Director, Jennifer Morris, states that after talking to other persons that it may be best to look into site plans for commercial development.

**ACTION:** This matter was deferred for further study.

**VOTE:** No vote required.

### **3. Freestanding signs in B-2 District**

**DISCUSSION:** Currently freestanding signs in the B-2 District are prohibited. This is due to the nature of the B-2 District in that in the core of the district, directly around the court square, all buildings are zero lot line and do not provide a space for a pole or freestanding sign. However, as with many situations in the B-2 district some of the outlying properties that do have yard or setback space are treated the same though they have different circumstances. Approximately two blocks off of court square are in the B-2 district.

**ACTION:** Motion made by Commissioner Tara Wilson, seconded by Commissioner Vickey Roberts in order to add “except on lots without zero lot line” to Ordinance.

**VOTE:** Unanimous

### **4. Amendment to Subdivision Regulations and Zoning Ordinance for Requirement of As-Built Drawings**

**DISCUSSION:** Community Development Director, Jennifer Morris, begins by stating the Amendments to Zoning Ordinance grouping of sub category #2 and #4 discussion sub sequentially. Currently the way the ordinance is written, in the R-2 section of the residential regulations, a developer is allowed to build multiple duplexes on a single residential lot. Our ordinance only allows one principal use or structure in a residential district. The way the regulations currently are written you may have more than one duplex on a single parcel. One of the problems that could potentially arise with this scenario would be the re-subdivision of the property should the property owner or any future property owner decide to sell a single duplex. She requested for increased

time, effort, and information in regards to the Density of Duplexes in an R-2 or R-3 District and the Amendment to Subdivision Regulations and Zoning Ordinance for Requirement of As-Built Drawings. Community Development Director, Jennifer Morris, states that after talking to other persons that it may be best to look into site plans for commercial development.

**ACTION:** This matter was deferred.

**VOTE:** No vote required.

### **NEW BUSINESS:**

#### **NEW BUSINESS AGENDA ITEM NO. 1: Ordinance to Rezone County Owned Property Located on Hwy 218**

**DISCUSSION:** Henry County owns a 20 acre tract of property located on the north side of Highway 218 between Hwy 77 and Hwy 641 North, more specifically it is across from Mockingbird Lane. Currently this property is under review by the Paris Henry County Industrial Committee for marketing to prospects. In reviewing the property it was determined that it is zoned B-1 Highway Commercial. For this to be developed by any company or developer for any industrial/manufacturing type use it should be studied to determine which industrial zone would best fit this parcel. Rezoning request for recommendation to change the zoning from B-1 to industrial and further as staff recommending an M-1 zone to City commission. Explanation of reasoning for M-1 zone given in order for less restrictive on setbacks and more restrictive on uses.

**ACTION:** Motion made by Commissioner Vickey Roberts, seconded by Commissioner Richard Edwards with staff recommendation a M1 designation.

**VOTE:** Unanimous

#### **NEW BUSINESS AGENDA ITEM NO. 2: Minor Site Plan for 317 Tyson Avenue – Chris Scott**

**DISCUSSION:** (Background): Chris Scott purchased a building at 317 Tyson Avenue to renovate for commercial space. The proposed use of the building is a physical therapy clinic. However, due to the fact that the parking and the ingress/egress

was modified the owner was required to submit a minor subdivision plat. Mr. Scott met with Derek Ryan with TDOT verbal approval for revised site plan.

**ACTION:** Motion made by Commissioner Richard Edwards, seconded by Commissioner Tara Wilson to approve the site plan contingent upon certificate of occupancy after written approval from TDOT.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA ITEM NO. 3: Site Plan Revision for Bridge of Hope Church at 1575 Hwy 641 South**

**DISCUSSION:** (Background): In October, 2019 the Planning Commission approved a site plan submitted by Bridge of Hope Church. Since that time the church has made a decision to reduce the size of the building from 8,000 sq. ft. to 7,462 sq. ft. The site plan has been approved for decrease in size

**ACTION:** Motion made by Commissioner Vickey Roberts, seconded by Commissioner Richard Edwards to approve the amended site plan for Bridge of Hope Church.

**VOTE:** Unanimous

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

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Secretary