



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
March 11, 2021
6:00 PM**

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, March 11, 2021 in the courtroom of City Hall to consider the following business:

Present: Chairman Rachel Terrell
Vice Chairman Richard Edwards
Commissioner Lynda Searcy
Commissioner John Etheridge
Commissioner Gayle Griffith
Commissioner Tara Wilson

Also Present: Kim Foster, City Manager
City Attorney, Fred McLean
Jennifer Morris, Community Development Director
Jessica Bannister, Administrative Assistant

Absent: Lowell Schrader, Building Inspector
Commissioner, Vickey Roberts

Media: None Present

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 – January 14, 2021

DISCUSSION: None

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

VOTE: Unanimous

OLD BUSINESS:

OLD BUSINESS

AGENDA ITEM NO. 1:

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

DISCUSSION: 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. The staff is recommending to the Planning Commission to allow multiple duplexes on a single parcel in the R-2 and R-3 district and to include requirements for minimum distance between structures enough to meet setbacks if it were to be subdivided. The staff also recommends that a site plan be required for the development of more than one duplex on a single parcel.

ACTION: Motion made by Commissioner John Etheridge, seconded by Commissioner Gayle Griffith to amend the ordinance to require a site plan for the development of more than one duplex on a single parcel to show adequate setbacks if it were to be subdivided.

VOTE: Unanimous

OLD BUSINESS

AGENDA ITEM NO. 2

Amendment to Subdivision Regulations and Zoning Ordinance

DISCUSSION: Jennifer Morris, Community Development Director, states that staff has been working on this item of business for a couple months now. Since that time Staff has been working with an engineer to develop checklists and amendments to the Zoning Ordinance with regard to As Built drawings, MS4 and storm water requirements. Staff is requesting the Planning Commission to defer until further information can be presented at next meeting.

ACTION: Motion made by Commissioner Tara Wilson, seconded by Vice Chairman Richard Edwards to defer this item for further information to present at next Planning Commission meeting.

VOTE: Unanimous

NEW BUSINESS:

NEW BUSINESS

AGENDA ITEM NO. 1:

Amendment to Special Use Permit for Schools: Ordinance 11-808. Standards for Schools

DISCUSSION: This request has been referred by the City Commission to amend zoning ordinance 11-808 section A. The City has been contacted by a local private school regarding a proposed relocation. Their proposed site consists of an existing building and parking area. Currently the standard requirements for schools (shown below) in our Zoning Ordinance requires a minimum of 5 acres plus one acre for each 100 students. This school only has an enrollment of less than 25 students. Since our Zoning Ordinance was developed the culture has changed and there are more private and church based schools in existence now than at that time.

ACTION: Motion made by Commissioner John Etheridge, seconded by Commissioner Tara Wilson to recommend to City Commission to amend zoning ordinance 11-808 section A.

VOTE: Unanimous

NEW BUSINESS

AGENDA ITEM NO. 2:

Amendment to Table of Uses for Schools

DISCUSSION: Our ordinance only allows schools in the residential zones. They are not allowed in any of the commercial zones. Staff is asking the Planning Commission to consider allowing schools in some of the commercial districts. Jennifer Morris, Community Development Director, states that the current school is looking in the PB zoning area for relocation.

Commissioner John Etheridge questioned regarding school zone traffic. Fred McLean, City Attorney, states that in the provision in Ordinance 11-808 section E that facilities shall be located as to be compatible with the surrounding areas and provide safety to those using said facilities.

ACTION: Motion made by Commissioner John Etheridge, seconded by Commissioner Tara Wilson to recommend to City Commission for Special Use Permit schools to relocate to PB and B-1 zoning districts.

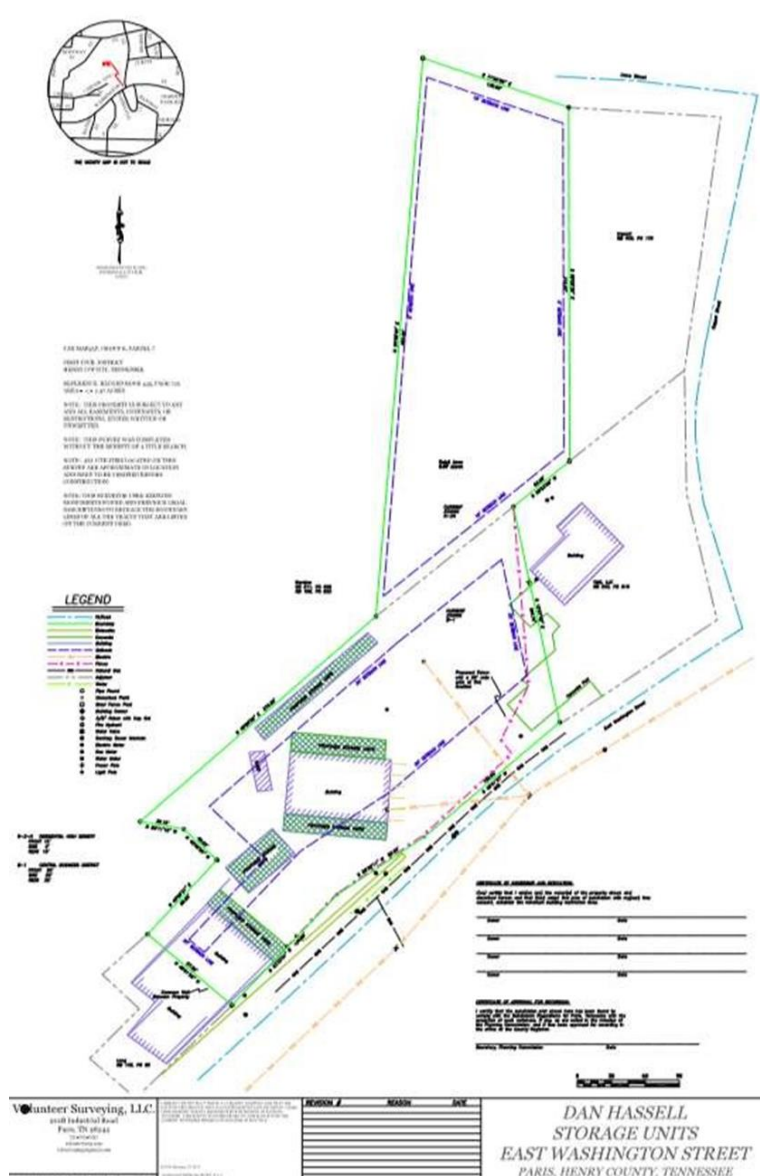
VOTE: Unanimous

NEW BUSINESS

AGENDA ITEM NO. 3:

Hassell Minor Site Plan for East Washington Street (second approval)

DISCUSSION: This site plan was presented and approved at the May 9, 2017 meeting. Though some work has been done to repair and reconstruct some of the original structures the site plan has expired from its original approval. At this time Mr. Hassell plans to replace the buildings that were originally on the concrete pads to the rear of the property. The Planning Commission may renew the approval to the Minor Site Plan as presented.



ACTION: Motion made by Commissioner Gayle Griffith, seconded by Commissioner Tara Wilson to renew the approval of site plan approved in 2017.

VOTE: Unanimous

Upon a motion by Vice Chairman Richard Edwards, seconded by Commissioner John Etheridge, the meeting was duly adjourned at 6:23 p.m.

Secretary