

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
Fred McLean, City Attorney
Jennifer Morris, Community Development
Lowell Schrader, Building Inspector
Jessica Crouch, Recording Secretary

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

**City Hall Courtroom
September 9, 2021
6:00 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 - August 12, 2021
- IV. OLD BUSINESS**

None
- V. NEW BUSINESS**
 - 1. Major Site Plan -** Tidal Wave Auto Spa, 1410 Mineral Wells Avenue
 - 2. Rezoning Request –** Randy Crowder, 1008 E. Wood Street
 - 3. Request for Change in Density –** Danny and Sherry Freeman, Nance Circle
- VI. Adjournment**



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
August 12, 2021
6:00 PM**

PUBLIC HEARING

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, August 12, 2021, 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 Tara Wilson

Also Present: Kim Foster, City Manager
City Attorney, Fred McLean
Jessica Crouch, Administrative Assistant
Lowell Schrader, Building Inspector

Absent: Jennifer Morris, Community Development Director
Commissioner Lynda Searcy
Commissioner John Etheridge

Media: Ken Walker, Paris PI

Chairman Rachel 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 – July 8, 2021

DISCUSSION: None

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

VOTE: Unanimous

OLD BUSINESS:

- 1.) None

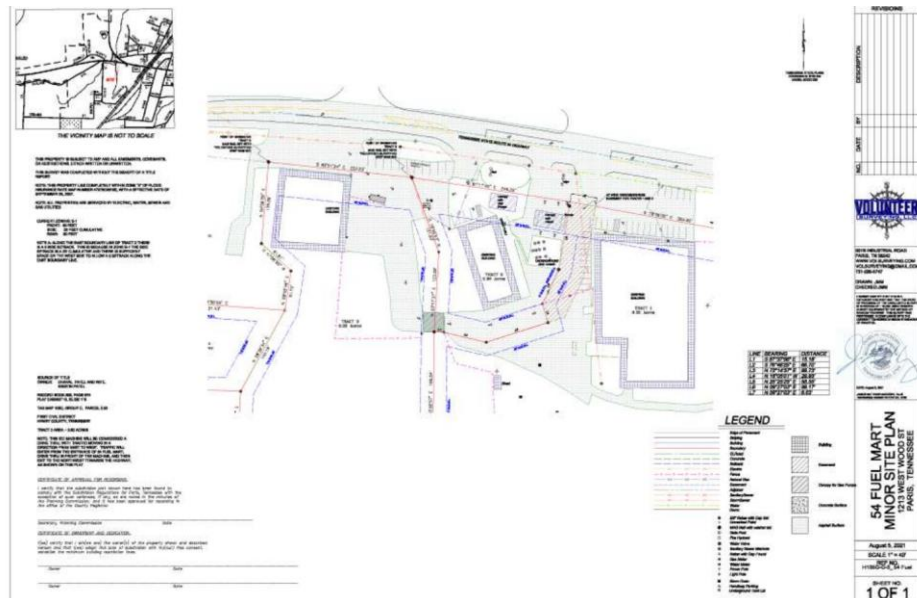
NEW BUSINESS:

- 1.) **Minor Site Plan** – 54 Fuel Mart, 1213A West Wood Street

NEW BUSINESS

AGENDA ITEM NO. 1: Minor Site Plan – 54 Fuel Mart, 1213A West Wood Street

DISCUSSION: A Minor Site Plan was submitted by 54 Fuel Mart. The diesel fuel pumps, and canopy are in the process of being replaced by new pumps and canopy. They have been shifted to be positioned vertically to the street rather than perpendicular as they have been in the past. This minor site plan is presented to the Planning Commission due to the fact that the traffic pattern of the site will be altered. Kim Foster, City Manager explains the minor site plan by demonstrating where the tractor truck traffic will enter the property which will be to the west of the convenience store and travel around the rear of the store where they will pump fuel and exit from the property where the canopy and pumps have always been located. This travel pattern could improve traffic when entering and exiting the property. Rather than these vehicles maneuvering around the pumps to enter and exit in the same location it should make it safer for the truck traffic entering and exiting onto the highway.



ACTION: Motion made by Vice Chairman Richard Edwards, seconded by Commissioner Gayle Griffith to approve the Minor Site Plan as presented.

VOTE: Unanimous

Upon a motion by Commissioner Tara Wilson, seconded by Vice Chairman Richard Edwards, the meeting was duly adjourned at 6:04 p.m.

Secretary

**Paris Municipal Regional Planning Commission
Regular Meeting
September 9, 2021**

Old Business Agenda Item No. 1:

Major Site Plan - Tidal Wave Auto Spa, 1410 Mineral Wells Avenue

Background and Analysis:

New Potato Creek Holdings of Thomaston, GA has submitted a site plan for a Tidal Wave Auto Spa to be located on the out parcel in the Memorial Plaza Shopping Center (Wal Mart). This is a 1.202-acre site that consists of travel area, car wash tunnel, vacuums, etc.

According to the site plan they plan to enter the development from the south side of the property and exit on the north side (across from Taco Bell). As you can see by the site plan the entrance and exit will be from the Wal Mart parking lot for which they have an easement. They will not be accessing the property from either of the travel lanes that exit on and off Mineral Wells.

This proposed development is located in an SC-1 District and the required setbacks have been met. The site plan has been submitted to SSR for review. Comments have been prepared and sent to the designing engineer. A full recommendation will be available at the meeting.

**Paris Municipal Regional Planning Commission
Regular Meeting
September 9, 2021**

Old Business Agenda Item No. 2:

Rezoning Request – Randy Crowder, 1008 E. Wood Street

Background and Analysis:

The City Commission has referred a rezoning request by Randy Crowder at 1008 East Wood Street. This property is zoned P-B on the front portion of the property. The rear portion is zoned R-2-M. This property was zoned commercial many years ago by the City of Paris and the zoning line basically cut the property in half.

The location of this property at the intersection of Tyson and Wood Streets makes access basically non-existent to this commercial property. Mr. Crowder is in the process of developing this property into a restaurant which is allowed in a P-B District.

Mr. Crowder has also acquired the property next door to 1008 East Wood Street (east side) and a property to the rear. It should be noted that there are still residences on Currier Street which is to the rear of this property. Access to this commercial property must come from Currier Street rather than East Wood Street. TDOT has committed to a right-in/right-out on the property adjacent to 1008 East Wood Street, however, this could still create some issues for traffic in this area.

A public hearing with the Planning Commission recommendation will be held prior to the City Commission meeting in October. Notification of the public hearing will be



Area Requested to be Rezoned
From R-2-M (Residential) to P-B (Commercial)



Old Business Agenda Item No. 3:

Request for Change in Density – Danny and Sherry Freeman, Nance Circle

Background and Analysis:

Danny and Sherry Freeman have submitted an application for a building permit on Nance Circle. They are unable to add an addition onto their home due to the fact that their property is considered non-conforming based on the requirements for an R-1-M (Single Family Medium Density). Their home does not currently meet the rear setback requirements which is 30 ft. for R-1-M. This is true with the majority of the homes in these neighborhoods between Wilson Street and Royal Oak Drive. This means that if any of these property owners wish to add to their properties they would not be allowed. You definitely could not add to the rear of the property but as it stands now they cannot even extend the structure on the end of the home.

Attached is an aerial of the subdivision showing the distance from the existing structures to the rear property line.

The Planning Commission may amend the densities without sending it to the City Commission.



Apologies for the poor copy, a better aerial will be provided at the meeting. You can still see that some of these properties, the structure is closer to the property line than the required rear setback.