



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
November 12, 2020
6:00 PM**

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, November 12, 2020 in the courtroom of City Hall to consider the following business:

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

Also Present: City Attorney Fred McLean
Jennifer Morris, Community Development Director

Absent: Kim Foster, City Manager
M.J. Stancook, Administrative Assistant

Media: None

Chairman Terrell led the meeting with the Pledge of Allegiance followed by a prayer led by Commissioner Gerrell.

APPROVAL OF MINUTES: Regular Meeting Minutes – October 8, 2020

DISCUSSION: None

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

VOTE: Unanimous

New Business Agenda Item No. 1:

A site plan was submitted and reviewed for Wirgau Assisted Living Facility on Recycling Drive. Community Development Director Jennifer Morris presented the site plan and noted the information as required by the Zoning Ordinance was included and meets the regulations. She further noted that the drainage and MS4 requirements were still under review by SSR, the reviewing engineer.

ACTION: Motion made by Commissioner Edwards, seconded by Commissioner Griffith to approve the site plan as approved contingent upon drainage approval by SSR.

VOTE: Unanimous

New Business Agenda Item No. 2:

A Site Plan was submitted by Jerry Lewis for Servall at 900 Tyson Avenue for a 6,00 sq. ft. Indoor Parking Facility. This building would be located to the rear of the existing building. This building will house the remaining auto fleet. It was noted that everything required was provided on the site plan and further noted that the engineer stated that there is very little difference in pre-development calculations as opposed to post development calcs.

ACTION: Commissioner Griffith made a motion seconded by Commissioner Roberts to approve the site plan for Servall at 900 Tyson Avenue.

VOTE: Unanimous

New Business Agenda Item No. 3:

Amendments to Zoning Ordinance:

Parking Requirements: Allowing a percentage of spaces to be calculated at a lower square footage to allow for compact vehicles. After some discussion it was the consensus of the Planning Commission that they did not wish to pursue this change to the ordinance nor make any type of motion regarding this discussion. No action was taken.

Uses Allowed in the B-2 District: A requirement that a business on the court square must be open to the public. After considerable discussion the Planning Commission did not wish to pursue this change to the ordinance. No action was taken.

Allowing residential uses on the court square at street level. After a lengthy discussion the Planning Commission agreed that they did not think it in the best interest of the downtown court square area to allow a residence at ground level. City Attorney Fred McLean will work on an ordinance for consideration by the Planning Commission that would accomplish this action. If in agreement this would be forwarded to the City Commission as a recommendation to amend the zoning ordinance.

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

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.

After a lengthy discussion the Planning Commission determined that they would like to study this further and no action was taken.

Freestanding signs in B-2 District Currently freestanding signs in the B-2 District are prohibited. As you could correctly presume this would be 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. The Planning Commission discussed this topic at length and chose to study this and resume discussion at a later meeting. No action was taken.

New Business Agenda Item No. 4:

Amendment to Subdivision Regulations: Requirement for As Built Inspections.

A subdivision plan is created by a licensed engineer. This would include any improvements such as streets, utilities, drainage and any drainage features. Prior to the city or any other agencies with regard to utilities accepting the improvements as constructed, it must be inspected, approved, disapproved or changes made prior to final acceptance.

In the past this was left to staff from the City or other agencies involved. Particularly with regard to the drainage features such as detention ponds, grades, etc., staff may not have the expertise or equipment to offer good judgement on the final product.

It was the consensus of the Planning Commission to consider adding a requirement to the subdivision process to require the developer to provide an as built approval from the designing engineer. Any costs related to this process would be the responsibility of the developer. The City Attorney will provide a proposed amendment to the Subdivision Regulations reflecting this change for their consideration.

Additionally, the City Attorney will also provide an ordinance for review by the Planning Commission to possibly refer to the City Commission for adoption with regard to requiring as-builts for sites developed under the requirements of the Zoning Ordinance.

No action was taken at this time on amendments to require As-Built drawings for developments or subdivisions. If in agreement with the City Attorney's proposed ordinance the Planning Commission would send this to the City Commission as a recommendation to amend the Zoning Ordinance.

Upon a motion by Vice Chairman Edwards, seconded by Commissioner Roberts, the meeting was duly adjourned at 7:20 p.m.

Secretary