

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
August 11, 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 – June 9, 2022
- V. OLD BUSINESS**
- VI. NEW BUSINESS**
 - 1.) Site Plan – Grant Guinn at 1718 East Wood Street
 - 2.) Site Plan – Ed Phillips Mini Storage on Mockingbird Lane
 - 3.) Site Plan – West Wheel and Tire on Highway 218 Bypass
 - 4.) Zoning Ordinance Amendments to allow Micro Breweries
- VII. Adjournment**



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
June 9, 2022
5:30 PM**

Public Hearing

1.) Subdivision Regulations Amendment - Article V; Section A, 4., d. Roadway Improvements for Paris Planning Region/Urban Growth Boundary

Discussion: No comments from citizens. The Public Hearing was duly closed.

The Paris Municipal Regional Planning Commission met in regular session at 5:30 p.m. Thursday, June 9, 2022, in the courtroom of City Hall to consider the following business:

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

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

Absent: Commissioner John Etheridge
Commissioner Lynda Searcy
Lowell Schrader, Building Inspector
City Attorney, Fred McLean

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

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 – May 19, 2022

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:

- 1.) Subdivision Regulations Amendment - Article V; Section A, 4., d. Roadway Improvements for Paris Planning Region/Urban Growth Boundary
- 2.) Site Plan – Brad Mitchel Duplex Development at Skyview Drive and Hwy 641S

NEW BUSINESS:

- 5.) Site Plan – Orr Development at 1335 East Wood Street
- 6.) Request to acquire undeveloped right-of-way at Maple and Brown Streets

OLD BUSINESS

AGENDA ITEM NO. 1: Article V; Section A, 4., d. Roadway Improvement (Paris Planning Region/Urban Growth Boundary)

DISCUSSION: Jennifer Morris, Community Development Director, explained that with this amendment, the City would not allow double bituminous surface treatment (DBST) otherwise known as tar and chip on road surface as it states now.

ACTION: Motion made by Commissioner Gayle Griffith, seconded by Commissioner Vickey Roberts to approve the subdivision regulations in Article V; Section A, 4., d. and Article V; Section A, 4., e. Roadway Improvement in the Paris Planning Region/Urban Growth Boundary.

VOTE: Unanimous

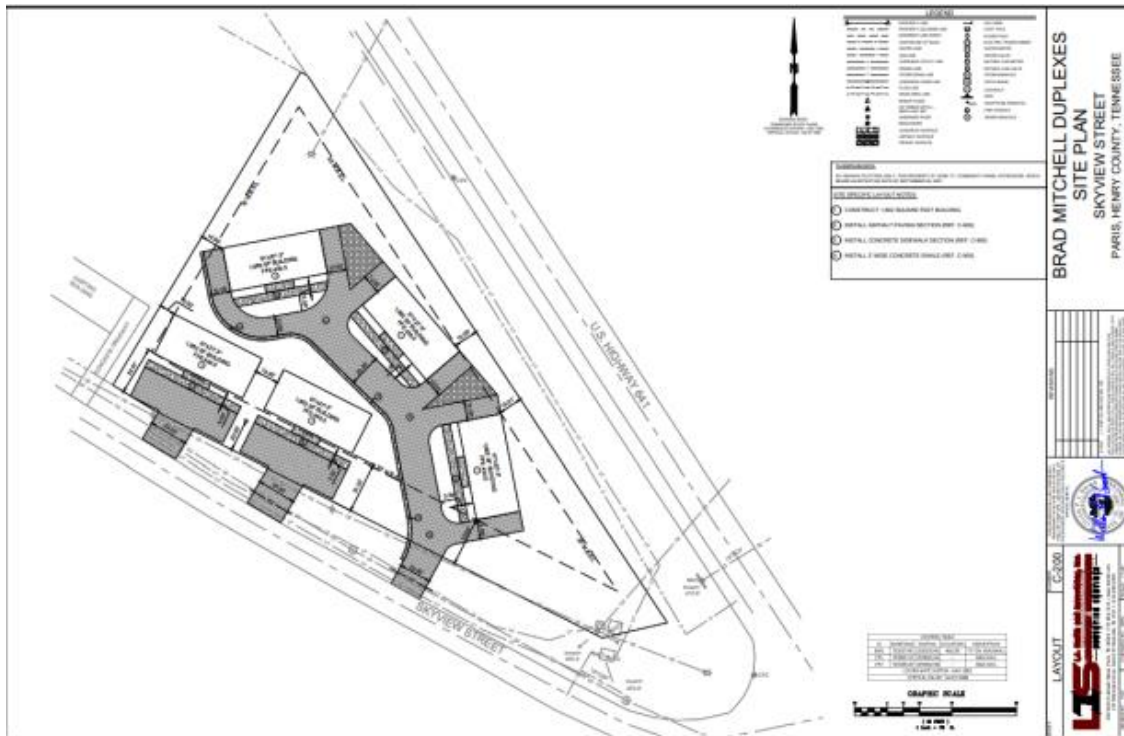
OLD BUSINESS

AGENDA ITEM NO. 2: Site Plan – Brad Mitchel Duplex Development at Skyview Drive and Hwy 641S

DISCUSSION: Community Development Director, Jennifer Morris, explained the Minor Site Plan request submitted by Brad Mitchel for a Duplex Development at Skyview Drive and Hwy 641 South. Ms. Morris stated that there were discrepancies on the setbacks at the last meeting, however these discrepancies have been changed and requested approval of the site plan.

ACTION: Motion made by Commissioner Gayle Griffith, seconded by Vice Chairman Richard Edwards to approve the Site Plan for Brad Mitchel Duplex Development at Skyview Drive and Hwy 641 South.

VOTE: Unanimous



NEW BUSINESS

AGENDA ITEM NO. 1: Site Plan – Orr Development at 1335 East Wood Street

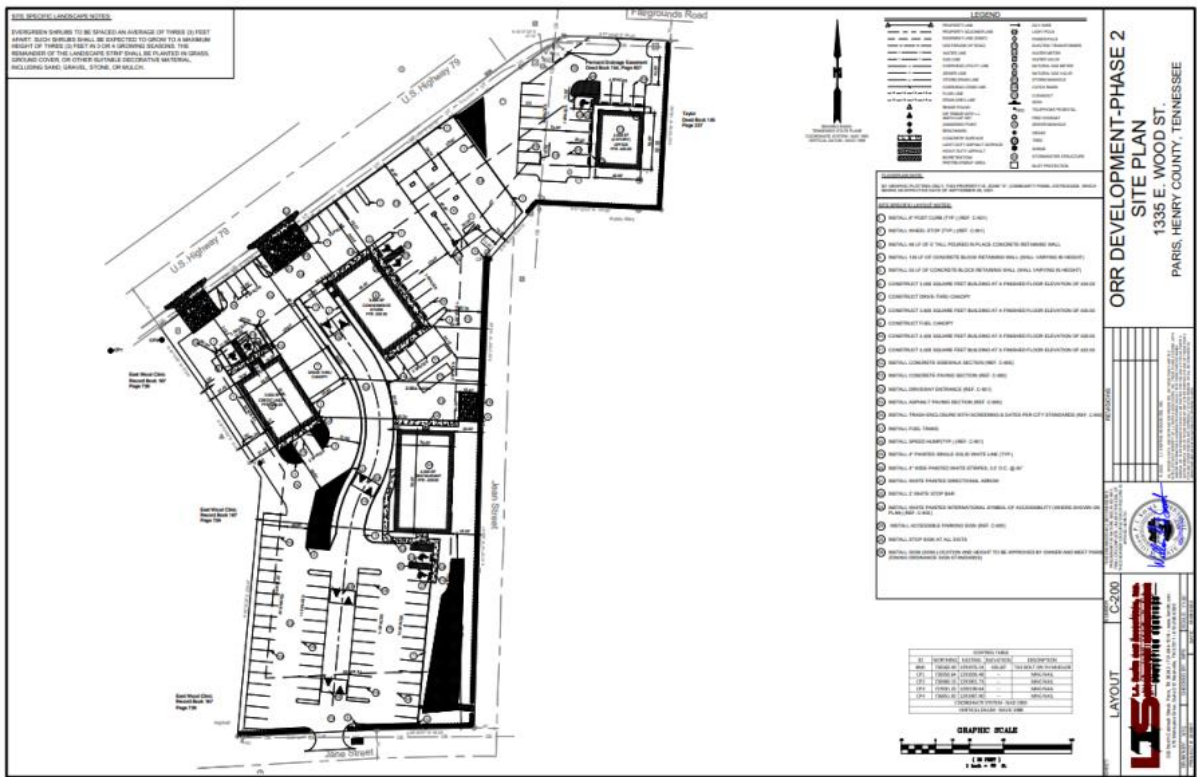
DISCUSSION: Community Development Director, Jennifer Morris, explained the Site Plan request submitted by Jamie Orr regarding the Orr Development at 1335 East Wood Street. This site plan submitted is for Phase 2 which will include a 3,600 square foot convenience store, a 4,500 square foot restaurant, and include Phase 1 - 3,000 square foot bank building.

Ms. Morris stated that the changes shown in the site plan for Phase 1 includes the removal of the retaining wall due to the redesign of the drainage near the access street. The grade has also been adjusted on the main entrance due to drainage. The dumpster has been moved from behind the proposed bank adjacent to the restaurant and has been approved by Public Works Director, Phillip Jessie. This dumpster pad has been designed for two (2) dumpsters, however if the need arises for more, three (3) dumpsters can be placed on this dumpster pad. Ms. Morris noted that heavy duty asphalt or concrete were to be used for the private street throughout the property for heavy duty equipment (i.e., Semi Trucks, garbage truck, etc.). Ms. Morris also noted that evergreen shrubs will be used for vegetation purposes and will meet the guidelines stated in the Zoning Ordinance.

Dean Howd, Contractor, stated that the driveway permit with TDOT has been tentatively approved and the SWPPP permit is under review from the state.

ACTION: Motion made by Vice-Chairman Richard Edwards, seconded by Commissioner Tara Wilson to approve the Site Plan for the Orr Development at 1335 East Wood Street contingent upon TDOT final driveway approvals, review of Sewer Plan by BPU, and the completion of a SWPPP (Stormwater Pollution Prevention Plan) permit.

VOTE: Unanimous



NEW BUSINESS

AGENDA ITEM NO. 2: Request to acquire undeveloped right of way adjacent to 201 Maple Street

DISCUSSION: Community Development Director, Jennifer Morris, explained the request from Michael and Julia Puckett to acquire the undeveloped right of way adjacent to 201 Maple Street. Ms. Morris stated that it is an extension of Brown Street. She states that each property owner will be offered the property. Ms. Morris has checked with BPU and Fire Department and they did not see an issue with the request.

ACTION: Motion made by Commissioner Vickey Roberts, seconded by Commissioner Gayle Griffith to approve the request to acquire undeveloped right of way adjacent to 201 Maple Street without the Kennan Amendments.

VOTE: Unanimous

From: J28ulia puckett <grannypuckett65@yahoo.com>
Sent: Monday, May 23, 2022 1:47 PM
To: Jennifer Morris <jmorris@cityofparistn.gov>
Subject: Strip of land on maple street

We are interested in acquiring the 20 foot strip of property adjacent to 201 Maple street at the intersection of Maple and Brown street. We own both sides of this strip and would like to join them. There is a split tree ready to fall possibly towards our house and another dead one plus a bunch of old trash and debris in the ditch. If we owned the property we would clean it up lowering any additional cost to the city. We appreciate your time and consideration on this matter. Thank you and God bless.
Michael and Julia Puckett.

Request to Acquire Undeveloped Right-of-Way
at Maple and Brown Streets



Upon a motion by Vice Chairman Richard Edwards, seconded by Commissioner Tara Wilson, the meeting was duly adjourned at 5:53 p.m.

Secretary

**Paris Municipal Regional Planning Commission
Regular Meeting
August 11, 2022**

New Business Agenda Item No. 1: Site Plan – Grant Guinn at 1718 East Wood Street

The applicant, Grant Guinn, is proposing to construct a 4,000 s.f. warehouse building and a detention at 1718 East Wood Street (Hwy 79) totaling 0.50 acres.

Background and Analysis:

A review of the site plan has been submitted by OHM Engineering. Comments have been provided to the designing engineer. Staff will be conferring with both engineers prior to the meeting. Included in the plans you will find an existing site as well as the aerial provided below.



**Paris Municipal Regional Planning Commission
Regular Meeting
August 11, 2022**

New Business Agenda Item No. 2: Site Plan – Ed Phillips Mini Storage on Mockingbird Lane

L I Smith Engineering is submitting a revision to a previously approved site plan on behalf of Ed Phillips. His approved site plan shows a total of 8 storage buildings. Ed Phillips has constructed 4 of the 8 proposed buildings and only intends to construct one more at this time. LIS has revised the site plan to remove the buildings he does not have intentions of building. The site plan shows the existing buildings along with the one proposed building. The location of the proposed building has been shifted slightly to the north. The site plan has been updated to better reflect the existing conditions of the site. The proposed grading was revised to be more conforming to the adjusted layout. The amount of proposed impervious area was reduced roughly 20%.

The total site is approximately 2 acres and the proposed building is 3,600 square feet.

Background and Analysis:

A review of the site plan has been submitted by OHM Engineering. Comments have been provided to the designing engineer. Staff will be conferring with both engineers prior to the meeting.



**Paris Municipal Regional Planning Commission
Regular Meeting
August 11, 2022**

New Business Agenda Item No. 3: Site Plan–West Wheel and Tire on Highway 218 Bypass

The applicant, West Wheel and Tire, is proposing to construct five storage units located off of State Route 218 totaling 3.22 acres. This project includes the installation of paved parking and a detention pond.

Background and Analysis:

A review of the site plan has been submitted by OHM Engineering. Comments have been provided to the designing engineer. Staff will be conferring with both engineers prior to the meeting.



**Paris Municipal Regional Planning Commission
Regular Meeting
August 11, 2022**

New Business Agenda Item No. 4: Zoning Ordinance Amendment to allow Micro Breweries

Other communities in Tennessee as well as here in our county are experiencing the addition of micro-breweries and distilleries. In the past we have been approached by developers interested in possibly locating these establishments within the City of Paris. To date none have seen their plans to fruition. In order to attract these types of businesses that is a growing segment of many communities, the Planning Commission is asked to consider if and where we would like to see them located while still establishing a level of local control.

If the Planning Commission does indeed feel that we should consider these businesses, Staff is providing the following recommendations:

- Definitions: Micro-brewery, Micro-distillery: An establishment engaged in the production and distribution of beer, ale or spirituous liquors. The establishment may include other uses such as but not limited to a tasting room or table service restaurant. A micro-brewery may include some off-site distribution of its manufactured beverages consistent with state law.
- Breweries and Distilleries should be allowed as a use by right in the M-1, M-2, and P-M Districts and as a conditional or special permit use in the B-1, B-2, B-3 and SC-1 Districts.
- 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 area that is used for warehousing, manufacturing, and distribution.
One (1) space per one hundred (100) square feet of gross floor area dedicated to the consumption by the ultimate consumer of product brewed, distilled and/or fermented on-site.
- Shall not generate traffic, parking, noise, vibrations, glare fumes, odors, or electrical interference beyond what normally occurs in the applicable zoning district.
- Site plan 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, landscaping, and screening.

- All public utilities and sewage disposal shall be available to the site, shall be capable of servicing the proposed use, and shall be approved by the Paris Board of Public Utilities.
- The outside appearance shall maintain conformance with the general character of the district in which it is located.
- No outdoor storage shall be permitted.
- By-products or waste from the production of malt or distilled liquor shall be properly disposed of off the property.
- All malt, or distilled liquor production shall be within completely enclosed structures.
- All applicable federal, state and municipal codes, including municipal fire, building and electrical codes shall be complied with as a condition of approval.
- All applicable federal, state and municipal codes for the sale or distribution of alcoholic beverages must be met as a condition of approval.
- 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.

Background and Analysis:

Should the Planning Commission wish to proceed with recommendations to the City Commission, it is our hope that the above suggested conditions will provide the Planning Commission with possible additions to our Zoning Ordinance.