

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
James Smith, City Attorney
Jennifer Morris, Community Development
Jesse Skidmore, Building Inspector
Jessica Crouch, Recording Secretary

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

**City Hall Courtroom
September 8, 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 – August 11, 2022
- V. OLD BUSINESS**
 - 1.) Ordinance to Enact 11-821 in the Paris Municipal Code Zoning Ordinance Table of Uses to allow Micro-Breweries and Micro-Distilleries
- VI. NEW BUSINESS**
 - 2.) Request to Divest of the Undeveloped Alley off of Ogburn Street
 - 3.) Subdivision Construction Plans for Emerald Lake Development Phase Two – Owens Construction
 - 4.) Recommendations to amend 11-924 Standards for Residential Occupancy in Commercial Districts of the Paris Municipal Code Zoning Ordinance
- VII. Adjournment**



PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
August 11, 2022
5:30 PM

The Paris Municipal Regional Planning Commission met in regular session at 5:30 p.m. Thursday, August 11, 2022, 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 John Etheridge
Commissioner Lynda Searcy
- Also Present: Kim Foster, City Manager
Jessica Crouch, Administrative Assistant
Jennifer Morris, Community Development Director
- Absent: Commissioner Tara Wilson
- Media: 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 – June 9, 2022

DISCUSSION: None

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

VOTE: Unanimous

OLD BUSINESS:

- 1.) None

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

NEW BUSINESS

AGENDA ITEM NO. 1: Site Plan – Grant Guinn at 1718 East Wood Street

DISCUSSION: Community Development Director, Jennifer Morris, explained the Site Plan submitted by Grant Guinn at 1718 East Wood Street. This site plan is to construct a 4,000 square foot warehouse building and a detention totaling 0.50 acres.

Ms. Morris stated that because this new warehouse building will not be adding any employees, there is still enough parking in the current parking lot that can be striped for parking use.

Commissioner Vickey Roberts questioned the concern of Town Creek located behind the existing building and the addition of the new building. Ms. Morris stated that you cannot build in a flood way, but you can build in a flood plain. Ms. Morris stated that when you build in a flood plain, it must be built one foot above the flood elevation. Once the building permit is complete, the flood elevation will be determined, and the new building will be built to code.

ACTION: Motion made by Commissioner John Etheridge, seconded by Commissioner Gayle Griffith to approve the Site Plan for Grant Guinn located at 1718 East Wood Street contingent upon the parking and drainage comments on the site plan review.

VOTE: Unanimous



NEW BUSINESS

AGENDA ITEM NO. 2: Site Plan – Ed Phillips Mini Storage on Mockingbird Lane

DISCUSSION: Community Development Director, Jennifer Morris, explained the Site Plan submitted by Ed Phillips on Mockingbird Lane. This site plan is to construct eight (8) storage buildings. Four (4) out of the eight (8) have already been constructed, with plans to construct only one more at this time. The proposed building is 3,600 square feet.

Commissioner Vickey Roberts questioned when the site plan was originally approved. Ms. Morris stated that this was approved in 2016.

ACTION: Motion made by Vice-Chairman Richard Edwards, seconded by Commissioner Gayle Griffith to approve the Site Plan for Ed Phillips Mini Storage on Mockingbird Lane contingent upon the review of the site plan to show the accessory building, include driveway dimensions, and to pave the travel lanes in one (1) year.

VOTE: Unanimous



NEW BUSINESS

AGENDA ITEM NO. 3: Site Plan – West Wheel and Tire on Highway 218 Bypass

DISCUSSION: Community Development Director, Jennifer Morris, explained the Site Plan submitted by West Wheel and Tire located on the Highway 218 Bypass. This site plan is to construct five storage units (150' x 30') located off State Route 218 totaling 3.22 acres. Ms. Morris stated that this project includes paved parking and a detention pond. She also stated that the distance between the buildings is correct. Ms. Morris recommended that the traffic flow of either painted lines or signage be shown on the site plan.

ACTION: Motion made by Commissioner Vickey Roberts, seconded by Commissioner Gayle Griffith to approve the Site Plan for West Wheel and Tire on Highway 218 Bypass contingent upon the comments from the site plan regarding drainage and the noting of traffic flow by painted lines and/or signage.

VOTE: Unanimous



NEW BUSINESS

AGENDA ITEM NO. 4: Zoning Ordinance Amendments to allow Micro Breweries

DISCUSSION: Community Development Director, Jennifer Morris, explained that other communities in Tennessee as well as here in Henry County are experiencing the addition of micro-breweries and distilleries. Ms. Morris stated that in the past, developers have approached the interest of locating these establishments in the City of Paris. Ms. Morris stated that staff recommendations would require a conditional or special use permit for these businesses.

Kim Foster, City Manager, stated that she would like to see guidance/guidelines from the Planning Commission on the next steps to take regarding the Zoning Ordinance to allow Micro-Breweries.

Ms. Morris stated that staff has the following recommendations regarding these businesses:

- 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.

Commissioner Vickey Roberts stated that her main concern was the parking requirements. She stated that her concern was the “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.” Ms. Morris stated that she would research other Municipalities to gather more information regarding parking requirements.

Ms. Morris said if this passes, then Micro-Breweries would be allowed in the Downtown district under Conditional Uses. Chairman Rachel Terrell stated that her concern was the parking in the Downtown area.

ACTION: Motion made by Chairman Rachel Terrell, seconded by Commissioner Vickey Roberts to approve the amendment to the Zoning Ordinance to allow Micro Breweries and refer to the City Commission.

VOTE: Unanimous

Upon a motion by Vice-Chairman Richard Edwards, seconded by Commissioner Vickey Roberts, the meeting was duly adjourned at 6:12 p.m.

Secretary

AGENDA

**Paris Municipal Regional Planning Commission
Regular Meeting
September 8, 2022**

Old Business Agenda Item No. 1:

Ordinance to Enact 11-821 in the Paris Municipal Code Zoning Ordinance Table of Uses to allow Micro-Breweries and Micro-Distilleries

Background and Analysis:

At the August Planning Commission meeting the board approved staff recommendations to amend the Zoning Ordinance to allow and provide development standards for Micro-Breweries and Micro-Distilleries.

That information has been codified into an ordinance adopted by the City Commission at their September meeting. Staff is requesting clarification from the Planning Commission as to whether or not they prefer to see this type of approval fall under the conditional uses or special permit uses.

So that you have adequate information to make this decision the differences are found below:

With a conditional use, as long as the applicant can meet the conditional standards found in the zoning ordinance staff has the ability to insure that those conditions are met and ultimately issue a certificate of compliance.

With a special use permit the same conditions included in the ordinance would be met. The difference is the in the case of a special use permit, it must be approved by the Board of Zoning Appeals. In so doing there must be a seven-day notice in the newspaper of a public hearing as well as notification to surrounding property owners.

We presented the ordinance to the City Commission as a Special Permit Use, however, that was not included in the discussion at the August meeting. Staff asks that you please consider these options, the ordinance before the City Commission can be amended prior to second reading at the October meeting should you choose to include this as a conditional use as opposed to Special Permit Use.

ORDINANCE NO. 1286

AN ORDINANCE to enact 11-821 of the Paris Municipal Code

SECTION 1. BE IT ORDAINED by the Board of Commissioners of the City of Paris, Tennessee, that 11-300, Table 1 be amended, 11-502C, 11-503C, 1-504C, 11-505C, 11-506C, 11-602B, 11-603B and 11-604B be amended; and the following be enacted as Title 11, Chapter 821 of the Paris Municipal Code:

- (1) That 11-300, Table 1 be amended to allow Micro-Breweries and Micro-Distilleries as a use by right in the M-1, M-2 and P-M Districts, and allowed as a special permit use in the B-1, B-2, B-3, P-B and SC-1 Districts;
- (2) That 11-502C, 11-503C, 1-504C, 11-505C, and 11-506C be amended to allow Micro-Breweries and Micro-Distilleries as a special permit use.

- (3) That 11-602B, 11-603B, and 11-604B be amended to allow Micro-Breweries and Micro-Distilleries as a use by right.
- (4) That the Following be enacted as Title 11, Chapter 821:

11-821. Development Standards for Micro-Breweries and Micro-Distilleries. The Board of Zoning Appeals may authorize the issuance of a special use permit for Micro-Breweries and Micro-Distilleries as indicated on Table 1 after first holding a public hearing as provided in this section and subject to the following additional standards.

B. Development Standards for Micro-Breweries and Micro-Distilleries:

1. Zoning Districts – Micro-Breweries and Micro-Distilleries shall be allowed as a use by right in the M-1, M-2 and P-M Districts and as a conditional use in the B-1, B-2, B-3, P-B and SC-1 Districts.
2. 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
3. Development shall not generate traffic, parking, noise, vibrations, glare, fumes, odors or electrical interference beyond what normally occurs in the applicable zoning district.
4. The outside appearance shall maintain conformance with the general character of the district in which it is located.
5. No outdoor storage shall be permitted.
6. By-products or waste from the production of malt or distilled liquor shall be properly disposed of off the property.
7. All malt, or distilled liquor production shall be within completely enclosed structures.
8. 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.

C. Submission of a Site Plan

If required by the zoning district, a site plan meeting the requirements of 11-1101 et.seq. 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, drainage, landscaping and screening.

D. Final Approval and Certificate of Occupancy. The following information must be submitted to the city manager or city manager's designee before final approval can be obtained and a certificate of occupancy can be issued:

1. Certification by a registered engineer or surveyor as to the accuracy of the survey and placement of monuments where required.
2. Certification by the Paris Board of Public Utilities that all public utilities and sewage disposal shall be available to the site, shall be capable of servicing the proposed use and that all required utilities have been provided in compliance with all local county and state standards and regulations.

3. Certification that all buildings, structures, and other improvements to the land have been constructed and installed according to the site plan in compliance with all specifications of this section and the building codes.
4. Certification that all applicable federal, state and municipal codes, including municipal fire, building and electrical codes are in compliance.
5. Certification that all applicable federal, state and municipal codes for the sale or distribution of alcoholic beverages have been met.

SECTION 2. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect on and after its final passage and adoption.

Passed and adopted September 8, 2022.

Passed and adopted _____.

Mayor

Finance Director

Paris Municipal Regional Planning Commission
Regular Meeting
September 8, 2022

Old Business Agenda Item No. 1: Request to Divest of the Undeveloped Right of Way off of Ogburn Street



Background and Analysis:

City staff is currently working through the process of identifying undeveloped right of ways within the city and determining whether or not it is in the city's best interest to keep them or attempt to divest of them. During this process a resident living adjacent to an undeveloped ROW between Ogburn and Blanton Streets expressed an interest in acquiring this ROW. Staff has determined that there are utilities in this ROW so Keenan Amendments would need to be attached but divesting of this undeveloped ROW would be in the City's best interest.

**Paris Municipal Regional Planning Commission
Regular Meeting
September 8, 2022**

New Business Agenda Item No. 2:

Subdivision Construction Plans for Emerald Lake Development Phase Two – Owens Construction

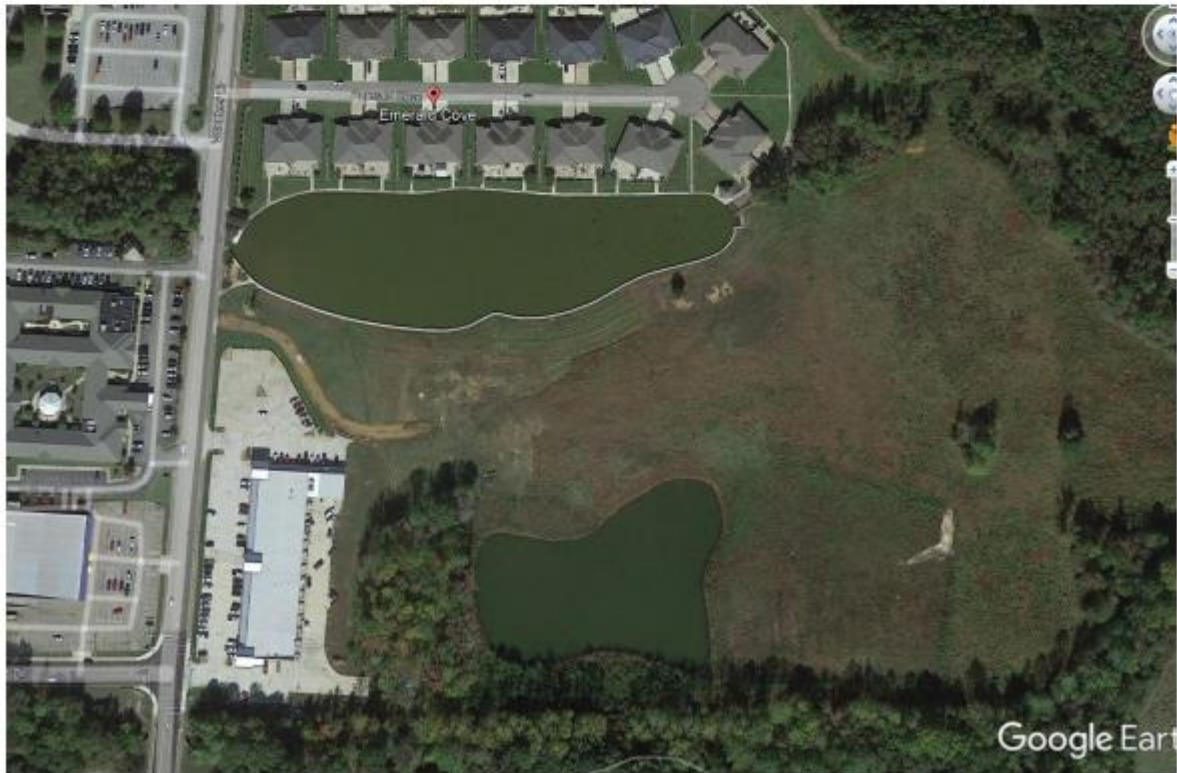
Background and Analysis:

Wyatt Owens and Brent Owens have submitted Subdivision Construction Plans for Emerald Lake Development Phase Two. This the development discussed at the time the Shoppes of Emerald Lake strip center was developed. These lots are located to the rear of the existing shopping center.

The plan includes 25 lots and an area designated as Phase 3 for future development. It is noted on the plat that the development lies within Zone AE, areas inside the 100-year floodplain per FEMA. Also included are utility plans, road plans, contours and existing conditions.

This has been submitted to the reviewing engineer as well as City of Paris utilities, E911, Public Works, Police and Fire.

We have received some feedback that has been submitted to the designing engineers. A complete recommendation will be available at the meeting.



Paris Municipal Regional Planning Commission
Regular Meeting
September 8, 2022

New Business Agenda Item No. 3:

Recommendations to amend 11-924 Standards for Residential Occupancy in Commercial Districts of the Paris Municipal Code Zoning Ordinance

Background and Analysis:

Currently the zoning ordinance includes a section dealing with residential use and occupancy in a commercial district. It addresses residential use in B-1, B-3, H-1 and P-B Districts. Included in these requirements are as follows:

- Subject to building codes
- More than 50% sf are required to be used as the commercial use
- Exterior of the building must not resemble the residential use in any way

Before you now is the possibility of allowing residential uses in industrial districts. Some of the following are the reasons cited to consider this amendment:

- Nationwide, industry and business, not only here locally, are struggling to find and maintain an adequate workforce
- When recruiting people into our area to work, often the employee needs shelter prior to relocating family and belongings to their new work home.
- It is becoming increasingly necessary for employers to recruit outside our area for their workforce. This could include workers from other parts of the country as well as those working through the legal VISA system.
- And finally, with the plans for Blue Oval City locating in West Tennessee, these challenges are only going to increase with the possibility of more industry locating in our community.
- We as staff feel that we are being proactive in providing this ability to our local businesses and industry in a manner that can have some control over the process.
- Affordable housing inventory continues to be in short supply. The proposed changes would provide some short-term relief for young families who want to relocate here for employment.

Following is some suggested content for the ordinance:

The Board of Zoning Appeals may authorize the issuance of a special use permit for residential uses as an accessory use in the M-1, M-2, P-M, B-1, and P-B Districts

- Approval is non-transferable. In the case of a lease, permission runs the duration of the lease
- Space may not be leased or utilized by anyone not directly employed by the industry or institution for which approval was given
- Residential occupancy of part or all of an existing non-residential building shall be permitted subject to all federal, state and local requirements including local fire and building codes.
- No more than ____% may be used as residential.
- The exterior of the premises shall retain its commercial or institutional appearance and no accessory buildings or activities normally associated with residential occupancy such as: playground equipment, swimming pools, outdoor grills, outdoor lawn furniture, or other such appurtenances shall be allowed.
- Additional parking is not required provided that the existing or proposed parking meets the parking requirements for the specific use found in Title 11, Chapter 10 of the Paris Zoning Ordinance.
- The proposed use of the property conforms with the permitted uses, area, and bulk regulations for the district where the property is located, as indicated in Table 1 and Table 2.
- To safeguard the health and safety of the occupants of this accessory use, inspections by the City Manager or City Manager's designee shall be made as necessary to determine the condition of such facilities. The City Manager or the City Manager's designee shall also have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this section.
- If such facilities are present or proposed in or upon an existing business or industry, there shall be provided along the entire side lot lines and rear lot lines a wall or fence as provided in 11-1201 to protect any abutting residential property.
- All public utilities and sewage disposal shall be available to the site and shall be approved by the Paris Board of Public Utilities.
- The Board of Zoning Appeals may also attach other conditions on the use of the structure or site which will be necessary to carry out the intent of the Zoning Ordinance.