



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
August 13, 2020
6:00 PM**

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, August 13, 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
Commissioner Charlie West
Commissioner Lynda Searcy

Also Present: City Attorney Fred McLean
M.J. Stancook, Administrative Assistant
Jennifer Morris, Community Development Director

Absent: Kim Foster, City Manager

Media: Justin Hodges, Paris Post Intelligencer

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

APPROVAL OF MINUTES: Regular Meeting Minutes – July 9, 2020

DISCUSSION: None

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

VOTE: Unanimous

NEW BUSINESS AGENDA ITEM NO. 1: Major Site Plan: Chris Pitts Storage – Hwy 641 South

DISCUSSION: Mr. Chris Pitts submitted a site plan for his mini storage development located on US Hwy 641 South. The site is located in an M-1 Light Industrial zone. Currently, there are three existing buildings in this development. The proposed fourth building will be 5,844 sq. ft.

Community Development Director Jennifer Morris stated the buildings both existing and proposed meet all setbacks, travel lanes, etc. No parking is required since there is not an on-site office.

Staff recommended approval contingent on favorable comments from SSR.

ACTION: Motion made by Mayor Gerrell, seconded by Commissioner Griffith to approve the site plan contingent on favorable comments from SSR.

VOTE: Unanimous

NEW BUSINESS AGENDA ITEM NO. 2: Major Site Plan: Bearing and Supply – 409 East Wood Street

DISCUSSION: Mr. James McCampbell made a request for approval of his site plan for his business, Bearing & Supply, located at 409 E. Wood Street. This is an addition to his existing development/building. The proposed addition would be added to the rear of the building and it would be 2,800 sq. ft. The addition will be used for warehouse/storage.

Community Development Director Jennifer Morris stated the water line will be moved.

Staff recommended approval of the site plan based on favorable comments from SSR and the one change on the rear setback.

ACTION: Motion made by Commissioner West, seconded by Commissioner Gerrell to recommend approval of the site plan contingent on SSR review and to remove the 20 ft. notation from the site plan.

VOTE: Unanimous

NEW BUSINESS AGENDA ITEM NO. 3: Major Site Plan: Ultimate Fitness –Lakeway Circle

DISCUSSION: Ed and Nancy Reagor requested approval of a site plan for their property located at 2323 Lakeway Circle. The business currently located at this property is Ultimate Fitness Gym. Currently there are three existing structures located within this development; a 4,000 sq. ft. building, a 1,800 sq. ft. building and a small storage shed building.

The proposed building would be to the rear of the largest existing building. The proposed building would be 2,000 sq. ft. with a five foot walkway connecting the two buildings.

The proposed building does meet the required setbacks and the number of parking spaces exceed the required number.

Staff recommended approval of the site plan as presented as long as there are no issues with drainage or MS4 which will be determined by the SSR review.

ACTION: Motion made by Commissioner West, seconded by Vice Chairman Edwards to recommend approval of the site plan contingent on favorable review from SSR.

VOTE: Unanimous

NEW BUSINESS AGENDA ITEM NO. 4: Request for City Property: Lone Oak and Volunteer Drive

DISCUSSION: Ms. Jane Overton requested to acquire a section of property at the corner of Lone Oak Road and Volunteer Drive which connects to property that she currently owns. The narrow parcel of property extends from a point at the south end of Ms. Overton's property and along the property to the rear that is accessed by Valleywood Drive.

This section of property was created when Volunteer was developed. The parcel is not large enough for development and has no value to the City of Paris.

Ms. Overton's main reason for requesting this piece of property is so that she be allowed to construct a driveway to enter her property from Volunteer.

The request went before the City Commission earlier this month and was referred to the Planning Commission for recommendation.

ACTION: Motion made by Commissioner Gerrell, seconded by Commissioner Roberts to make a recommendation to the City Commission to proceed to convey.

VOTE: Unanimous

NEW BUSINESS AGENDA ITEM NO. 5: Request for City Property: Eiffel Tower Park on Jim Adams/Mineral Wells

DISCUSSION: Two property owners have made requests to acquire property that is currently a part of the property owned by the City of Paris and acquired through an LPRF grant provided by the Tennessee Department of Environment and Conservation.

Community Development Director Jennifer Morris stated that one of the stipulations in acquiring property through these grant, it is a requirement to sign a Notice of Limitations of Use that states you are not allowed to sell or use this property for anything other than parks and recreation uses.

Ms. Morris also added that should the City choose to convey the property, the City must request the State of Tennessee amend the NLU to allow for conveyance of the property. If the State were to agree to such a request the usual requirement would be for the City to acquire additional property to be used for parks and recreation to mitigate the transfer of land.

Staff is currently researching the procedures for making this request to the State of Tennessee. In the NLU it states that permission must be received from Tennessee Department of Environment and Conservation, TN Department of Agriculture and TWRA.

ACTION: After a brief discussion, a motion was made by Vice Chairman Edwards, seconded by Commissioner Gerrell to recommend approval of conveyance through appropriate channels and to add the entire strip of property along Jim Adams Drive.

VOTE: Unanimous

NEW BUSINESS AGENDA ITEM NO. 6: Request for City Property – Parcel at 309 N. Porter Street

DISCUSSION: Mr. Mike Dorris requested to acquire City owned property located at 309 N. Porter Street. Mr. Dorris currently owns the property to the North of 309 N. Porter and has been maintaining the property for the last two years.

Mr. Dorris plans to start renovating the house and will need to repair the retaining wall. Mr. Dorris stated in his request that his long term plan if allowed to purchase the property is to build a single family home.

Community Development Director Jennifer Morris stated a public hearing meeting would need to be scheduled and all property owners located within 300 feet of the property would need to be contacted.

ACTION: Motion made by Commissioner West, seconded by Commissioner Griffith to recommend approval to pursue.

VOTE: Unanimous

NEW BUSINESS AGENDA ITEM NO. 7: Skyview Drive and Hwy 641 South

DISCUSSION: The owners of the property located at the corner of Hwy 641 South and Skyview Drive submitted an application for rezoning of this property. The property is currently zoned P-B (Planned Business). The owners are requesting a zoning that would allow them to build multiple duplexes at this location.

There are three existing duplexes on separate parcels immediately behind this property that front on Skyview Drive. Those properties are actually non-conforming at this time.

ACTION: Motion made by Vice Chairman Edwards, seconded by Commissioner West to recommend approval to rezone property from P-B to a R-2 to include the parcels behind the property that front Skyview Drive with existing duplexes.

VOTE: Unanimous

Community Development Director Jennifer Morris presented the minor subdivisions that have been approved in the last month.

1. Crutchfield Lane
2. Corner of Stonegate and Harding
3. Cornerstone (Dr. Chandler)
4. TVCC
5. McFadden Street

Community Development Director Jennifer Morris announced the new Building Inspector, Lowell Schrader has been hired and will begin work on Monday, August 17, 2020

Upon a motion by Vice Chairman Edwards, seconded by Commissioner Roberts, the meeting was duly adjourned at 6:55 p.m.

Secretary