



PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
June 11, 2020
6:00 PM

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, June 11, 2020 in the courtroom of City Hall to consider the following business:

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

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

Media: No media present

APPROVAL OF MINUTES: Regular Meeting Minutes – May 14, 2020

DISCUSSION: None

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

VOTE: Unanimous

NEW BUSINESS AGENDA ITEM NO. 1: Minor Site Plan: Tim Carter dba/Auto Trim Design, 1318 East Wood Street

DISCUSSION: A minor site plan was submitted to the Planning Commission for approval by Mr. Tim Carter. Mr. Carter proposed a 16' x 50 addition to the rear of Auto Trim Design, which is located at E. Wood Street. The addition will be constructed on an existing concrete slab. The northeast corner of the building does not allow for a 16 ft. addition due to setbacks, therefore, the back wall of the addition will be 14 ft. and expand to a 16 ft. width at 20 ft. With the adjustment the addition will be constructed within the required setbacks. Community Development Director Jennifer Morris stated that the current rear setback required in the Zoning Ordinance is 30 ft. and that the plan was approved based on a 25 ft. setback. The minor site plan submitted has no major changes to the development and according to the City Attorney the addition can be calculated based on the original site plan (25 ft. setback).

Ms. Morris also stated that due to the fact that the addition would be constructed on an existing slab, it will not change the drainage. With regard to parking, according to the Zoning Ordinance, unless square footage to the "usable floor area" increased parking is not required. Originally the plan called for 15 parking spaces, however, based on the usable floor area the spaces should be calculated on 2,000 sq. ft. which would require 9 parking spaces. The parking area in the front of the building is adequate.

Staff recommended approval of the minor site plan

ACTION: Motion made by Commissioner West, seconded by Commissioner Griffith to approve the minor site plan.

VOTE: Unanimous

NEW BUSINESS AGENDA ITEM NO. 2: Rezoning Request: James Snow – Memorial Drive/Hwy 69A

DISCUSSION: Mr. James Snow made a request that his property located at Memorial Drive/Hwy 69 A be rezoned from M-1 (Light Industrial) to R-2H (Residential High Density). The property only has access to Memorial Drive. The property is zoned (M-1) in accordance with the adjacent property that is accessed from Hwy 641S.

Mr. Snow has purchased the entire 35.5 acre tract and is in the process of dividing the property into 4 tracts, all greater than 5 acres. Mr. Snow wishes to utilize these tracts as a residential/agricultural use.

ACTION: Motion mad by Vice Chairman Edwards, seconded by Commissioner Griffith to rezone to include the parcel adjacent (Map 106, Parcel 66.02) to the property belonging to Mr. Snow.

VOTE: Unanimous

NEW BUSINESS AGENDA ITEM NO. 3: Zoning Discussion: North Market Street/ Hwy 69A

DISCUSSION: The Planning Commission and Staff held a brief zoning discussion with regard to North Market Street/Hwy 641 North. Community Development Director Jennifer Morris stated that most times when a new highway is constructed or major upgrades are made, the Planning Commission will study the existing zoning to determine whether they feel changes should be made.

A zoning map with certain business/landmarks was provided to assist in navigating the parcels. The properties range from R-3 to Industrial.

ACTION: No action required. The board recommended that Staff provide the pros and cons to changing the zoning.

VOTE: Unanimous

Upon a motion by Vice Chairman Edwards, seconded by Commissioner West, the meeting was duly adjourned at 6:36 p.m.

Secretary