

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**

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**City Hall Courtroom  
November 11, 2021  
6:00 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 - October 14, 2021
- V. OLD BUSINESS**
  - 1. Zoning Ordinance Amendment -** 11-1201. Walls and Fences
  - 2. Minor Site Plan -** Randy Crowder, 1008 E. Wood Street (deferred)
  - 3. Request for Change in Density -** Dobbins Street Area
- VI. NEW BUSINESS**
  - 1. Major Site Plan -** Jamie Orr, 1335 East Wood Street
- VII. Adjournment**



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES**  
**CITY OF PARIS, TENNESSEE**  
**October 14, 2021**  
**6:00 PM**

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, October 14, 2021, in the courtroom of City Hall to consider the following business:

**Present:** Chairman Rachel Terrell  
Vice Chairman Richard Edwards  
Commissioner John Etheridge  
Commissioner Tara Wilson  
Commissioner Lynda Searcy  
Commissioner Gayle Griffith

**Also Present:** Kim Foster, City Manager  
City Attorney, Fred McLean  
Jessica Crouch, Administrative Assistant  
Jennifer Morris, Community Development Director  
Lowell Schrader, Building Inspector

**Absent:** Commissioner Vickey Roberts

**Media:** Ken Walker, Paris PI  
Shannon McFarlin, WENK/WTPR

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 – September 9, 2021

**DISCUSSION:** None

**ACTION:** Motion made by Commissioner John Etheridge, seconded by Commissioner Tara Wilson to approve the minutes as presented.

**VOTE:** Unanimous

**OLD BUSINESS:**

1.) None

**NEW BUSINESS:**

- 1.) **Minor Site Plans** – Michael Lewis, 2505 Hwy 79 South (2)
- 2.) **Minor Site Plan** – Randy Crowder, 1008 E. Wood Street

**3.) Request for Change in Density – Harold Thomas, 2688 Filmore, Memphis, TN**

**NEW BUSINESS**

**AGENDA ITEM NO. 1: Minor Site Plans – Michael Lewis (Lewy’s) at 2505 Hwy 79 South**

**DISCUSSION:** There are two site plans at 2505 Hwy 79 South that sets on three parcels owned by Michael Lewis. Parcel 59.03 (Sheet 1 of 2) shows a 20 ft. x 30 ft. (600 sq. ft.) addition to the rear of the building. All setbacks are met but the rear corner of the building is only 1 ft. off the property line. In the P-B District one side is not required to meet a setback (zero setback) provided there is a cumulative 20 ft. with a minimum of 15 ft. on one side. This is the case in this instance. Parcel 59.01 (sheet 2 of 2) is the most southern parcel of the three as shown in the aerial included. The proposed addition to this building is 32 ft. x 14 ft. (448 sq. ft.). This addition and the existing structure both meet the required minimum setback.

**ACTION:** Motion made by Vice Chairman Richard Edwards, seconded by Commissioner Tara Wilson to approve the two Minor Site Plans as presented.

**VOTE:** Unanimous



**NEW BUSINESS**

**AGENDA ITEM NO. 2: Minor Site Plan – Randy Crowder, 1008 E. Wood Street**

**DISCUSSION:** Randy Crowder submitted a minor site plan for 1008 East Wood Street. Since his development does not include any new structures or additions to structures and the land disturbance is less than an acre, a major site plan is not required. As you can see by the plan shown that there is a one-way drive from Currier Street which is existing. There is a .41-acre tract adjacent to this tract that provides the proposed parking for the development. As you can see by the plan, it shows 35 parking spaces. Based on the requirements found in the city's zoning ordinance that number is sufficient. Also included on that parcel is a proposed new access to East Wood Street that is a right-in/right-out. It also shows that there is an existing drive that is a portion of the drive access from Currier Street. It should be noted that the developer met with TDOT some time ago regarding a Wood Street access. Though a permit application has not yet been submitted to TDOT, the TDOT representative did verbally agree to the right-in/right-out configuration.

Jennifer Morris, Community Development Director, shared items that have been shared with Developer Randy Crowder as follows:

1. It is not likely that TDOT or the city will permit the existing drive on the main parcel.

This existing drive on the main parcel is too close to the intersection.

2. A reference should be made to screening, where and what type.

Jennifer Morris, Community Development Director reads from the ordinance that any commercial property that abuts an adjacent residential area must be screened. In the past, masonry, wood fences, and fast-growing greenery were allowed. Screening will need to be provided around the residential property next to the proposed parking lot. Ms. Morris quoted the ordinance 11-1201-B regarding the minimum standards for screening.

3. The Dumpster pad should be added along with a notation for screening.

The Dumpster pad has been added to the Minor Site Plan. However, there still needs to be a notation to the Minor Site Plan for screening around the dumpster pad.

4. The location of any signage that will not be attached to the building.

Developer Randy Crowder shared that the signage will be attached to an awning on the walkway.

5. The parking configuration is questioned regarding the existing trees. Should the developer decide to save the trees in the proposed parking lot, the parking layout would need to change and revised on the plan.

Commissioner John Etheridge stated his concern regarding the existing gravel driveway and the control of access. Another concern stated was regarding the lights of vehicles along residential properties nearby.

City Attorney, Fred McLean, states that a notation can be made to the site plan that ingress/egress is not allowed at the gravel driveway. Also, Mr. Crowder may place a barrier across the gravel driveway for personal use only.

**ACTION:** Motion made by Chairman Rachel Terrell, seconded by Commissioner John Etheridge to table the approval of the Minor Site Plan contingent upon the following notations: the update of screening guidelines and screening around residential area, a barrier across the residential gravel driveway, and paving to be completed within a year.

**VOTE:** Unanimous

### **NEW BUSINESS**

#### **AGENDA ITEM NO. 3: Request for Change in Density** – Harold Thomas, 2688 Filmore, Memphis, TN

**DISCUSSION:** Harold Thomas has presented a plan for a home to be constructed on McClain Street. His intention of the properties is to combine all three into one property. Mr. Thomas has made the decision to decrease the size of the garage so that he can better meet the front and rear setback. Even with this change it will not meet the setbacks for medium density in an R-3 District. There are no other houses on this street, only an accessory building for the corner lot on Caledonia and McClain. As in the last similar situation, when comparing the front setbacks, none of the dwellings on Caledonia (adjacent area) meet the 25 ft. setback. Jennifer Morris, Community Development Director states this neighborhood is 75-100 years old and that when densities were first determined it should have followed the existing properties and the density most prevalent in that area should have been assigned. The staff is recommending the density change from R-3-M to R-3-H from Irvine to McClain to Caledonia.

**ACTION:** Motion made by Commissioner John Etheridge, seconded by Commissioner Tara Wilson to approve the request to change the density from R-3-M to R-3-H. A second motion was made by Chairman Rachel Terrell, seconded by Vice Chairman Richard Edwards to rezone the isolated B-3 zoned parcel on Caledonia to R-3 and recommend to the City Commission.

**VOTE:** Unanimous



**Paris Municipal Regional Planning Commission  
Regular Meeting  
November 11, 2021**

**Old Business Agenda Item No. 1:**

**Zoning Ordinance Amendment - 11-1201. Walls and Fences**

**Background and Analysis:**

At the October Planning Commission meeting staff was asked to research and provide possible changes or additions to the section of the zoning ordinance dealing with walls, fences and screening of commercial properties adjacent to residential zoned properties.

Below is section 11-1201. of the Zoning Ordinance. Highlighted are the items for you to review. This should provide you with a basis for discussion.

Any amendments to this section would be recommended to the City Commission for their consideration. They adopted an ordinance by caption at the November City Commission meeting. They are awaiting a recommendation from the Planning Commission before fully adopting any changes.

11-1201. Walls and Fences. The following requirements shall apply to any non-residential development which abuts adjacent residential lots:

A. Development Requirements. Development standards shall be as follows:

1. The Paris Planning Commission may recommend screening of a portion of all parking lots, service areas, loading docks, trash receptacles, outdoor storage, outdoor work areas, or similar uses not contained within the building from any residential zoning district located within 150 feet of such uses.
2. Development shall be screened from adjacent residential lots using an opaque fence or wall.
3. Non-residential lots adjacent to residential lots shall be screened on all rear lot lines and alongside lot lines to the intersection of the front building line. Such screen shall be placed and maintained at the expense of the owner or occupant of the lot.

B. Minimum Standards. All screening shall meet the following requirements:

1. Walls shall be designed to facilitate maintenance and shall not modify natural drainage so as to endanger adjacent property.
2. Such screening shall be a minimum of six (6) feet. Screening shall be provided at a height and density to achieve an opacity of 80%.
3. The screen may be composed of view-obscuring vegetation, wall, fence, berm or any other screen approved by the Planning Commission. The items may be used individually or in combination. Fences constructed of plastic sheets, panels or corrugated sheet-metal or panels chain link, barbed wire, stock wire, chicken wire or other similar type fences are not permitted when used for screening.
4. When using vegetation, plant materials shall be at least two (2) feet tall at the time of installation and reach the desired height of six (6) feet within three (3) to five (5) years.
5. No fence shall be located closer to the street than the right-of-way.
6. At any street or driveway intersection the provisions of 11-1502.B. will still apply.

C. Existing Developments. In the case of an existing development, should the use of the commercial property change from that originally approved, the Planning Commission shall have the right to review any additional screening as required by this section prior to the issuance of a certificate of occupancy by the City Manager or the City Manager's designee.

D. Waiver of Requirements. The Planning Commission shall have the authority to grant a waiver of any of the requirements in this Section upon written request, which outlines the rationale for the waiver. The Planning Commission shall review each written request and grant a waiver only: under unusual or extreme circumstances which cause an unreasonable hardship such as the size of the lot; or, when an innovative or alternative approach can be made which still meets the intent and purpose of this Section.

**Paris Municipal Regional Planning Commission  
Regular Meeting  
November 11, 2021**

**Old Business Agenda Item No. 2:**

**Minor Site Plan** - Randy Crowder, 1008 E. Wood Street (deferred)

**Background and Analysis:**

At the October meeting the Planning Commission considered a Minor Site Plan for Randy Crowder for 1008 East Wood Street. Mr. Crowder is developing this property that has been zoned commercial for over 20 years. However, it was never converted from a residential use to a commercial use.

At last month's meeting the following needed to be addressed:

- update of screening guidelines and screening around residential area
- a barrier across the residential gravel driveway
- paving to be completed within a year

As you know the screening requirements are to be addressed at this week's meeting. The other points were notations that needed to be made on the plat. Additionally, some trees were removed to allow for the approved parking.

All of the above with the exception of screening should be updated on the site plan.

Additionally, Mr. Crowder is in the process of making application to TDOT for his driveway permit. It was confirmed verbally that he would not be allowed to keep the existing drive that circles through from Currier, in front of the building into East Wood. Also, the right-in/right-out was also verbally confirmed as well.

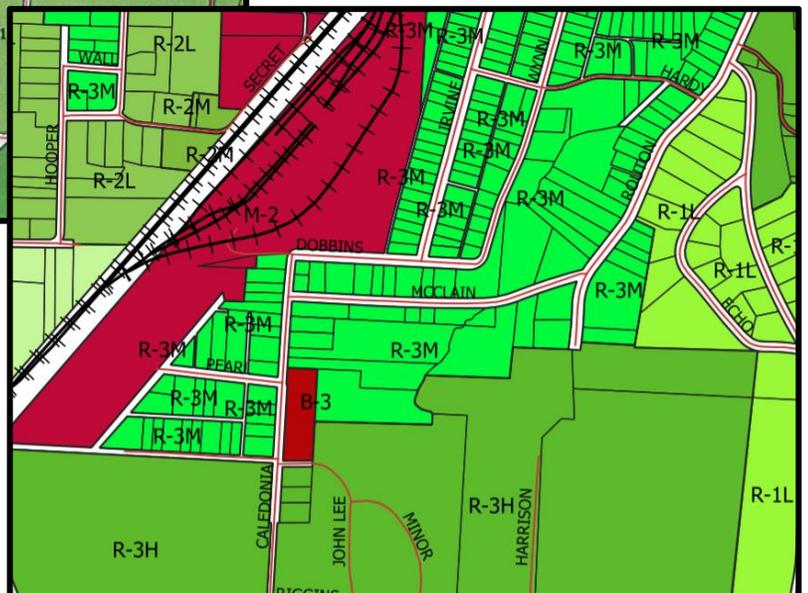
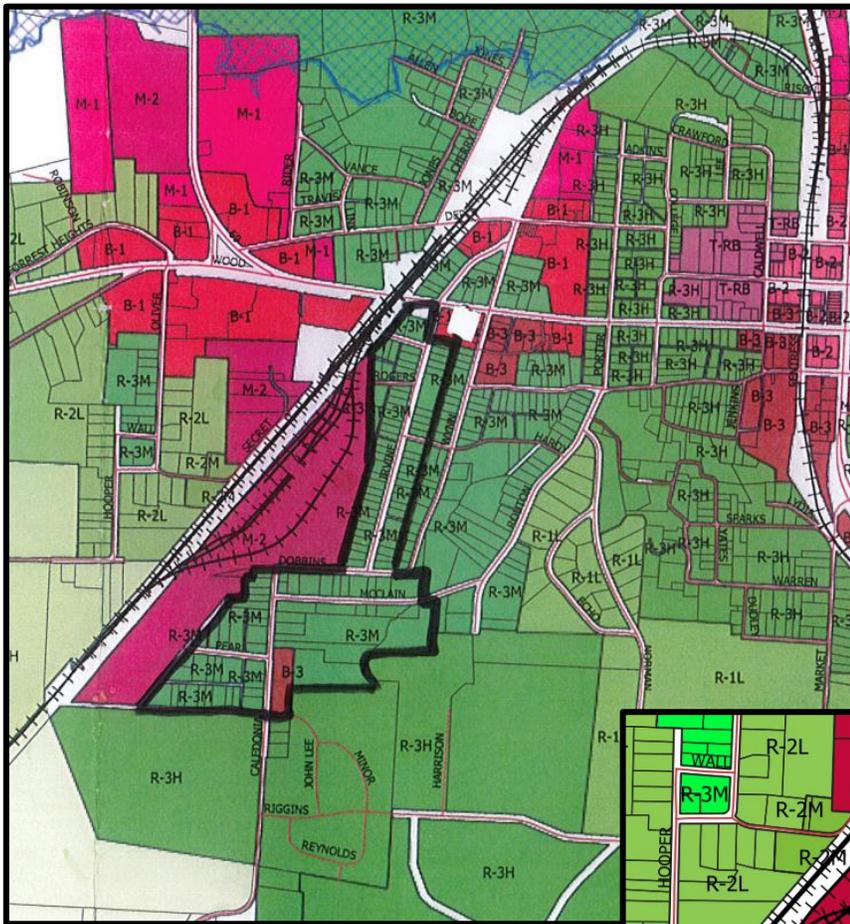
**Paris Municipal Regional Planning Commission  
Regular Meeting  
November 11, 2021**

**Old Business Agenda Item No. 3:**

**Request for Change in Density – Dobbins Street Area**

**Background and Analysis:**

At the October meeting the Planning Commission made a motion to amend the density for the Dobbins Street area from medium density to high density as requested. Staff has placed this back on the agenda for confirmation from the Planning Commission that the area in the dark black outline is the area intended for a density change.



**Paris Municipal Regional Planning Commission  
Regular Meeting  
November 11, 2021**

**New Business Agenda Item No. 1:**

**Major Site Plan - Jamie Orr, 1335 East Wood Street**

**Background and Analysis:**

Jamie Orr has presented a site plan for development of his property located at 1335 East Wood Street. The site plan shows a 4,000 sq. ft. building to be divided into two 2,000 sq. ft. spaces. Additionally the site plan shows another 3,000 sq. ft. for future development.

With regard to parking, if calculations were made on the “high end” for professional offices, banks, etc. only 18-20 parking spaces would be required depending on the number of employees which is to be determined. Though there is no definite plan for the 3,000 sq. ft. area, if you calculate parking on retail they would be required to have an additional 14 spaces for a total of 34 spaces. The plan shows a total of 67 spaces which is more than adequate. All travel lanes and driveway widths are according to code.

As you can see by the site plan there is a proposed access drive on both East Wood and Jean Street with an existing entrance on East Wood. The drives shown on East Wood (both proposed and existing) would of course depend on an approved permit from TDOT. As of now we do not have a determination yet by TDOT. However, the Planning Commission can act on the Jean Street entrance. Something the commission should consider when looking at the Jean Street entrance, this will not be the primary entrance and any vehicles using the Jean Street entrance would lessen the impact on Wood Street.

All setbacks are shown and adequate. BPU has reviewed the plat with no issues. As you know, the Planning Commission is currently addressing amendments to the Zoning Ordinance with regard to screening. In reviewing the plat you can see that a five (5) foot strip is shown along Jean Street which is the only property line that is adjacent to a residential zone.

The plans have been sent to SSR for MS4 and drainage review. At the time the agenda was prepared, the engineers are still addressing the points made by SSR. Staff will report at the meeting as to whether or not SSR has signed off on drainage.