



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES**  
**CITY OF PARIS, TENNESSEE**  
**May 13, 2021**  
**6:00 PM**

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, March 11, 2021 in the courtroom of City Hall to consider the following business:

Present:	Chairman Rachel Terrell Vice Chairman Richard Edwards Commissioner Lynda Searcy Commissioner Gayle Griffith Commissioner Tara Wilson
Also Present:	Kim Foster, City Manager City Attorney, Fred McLean Jennifer Morris, Community Development Director Jessica Crouch, Administrative Assistant Lowell Schrader, Building Inspector
Absent:	Commissioner, Vickey Roberts Commissioner John Etheridge
Media:	Shannon McFarlin, WENK/WTPR Ken Walker, Paris PI

Chairman 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 – March 11, 2021

**DISCUSSION:** None

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

**VOTE:** Unanimous

**OLD BUSINESS:** None

**NEW BUSINESS:**

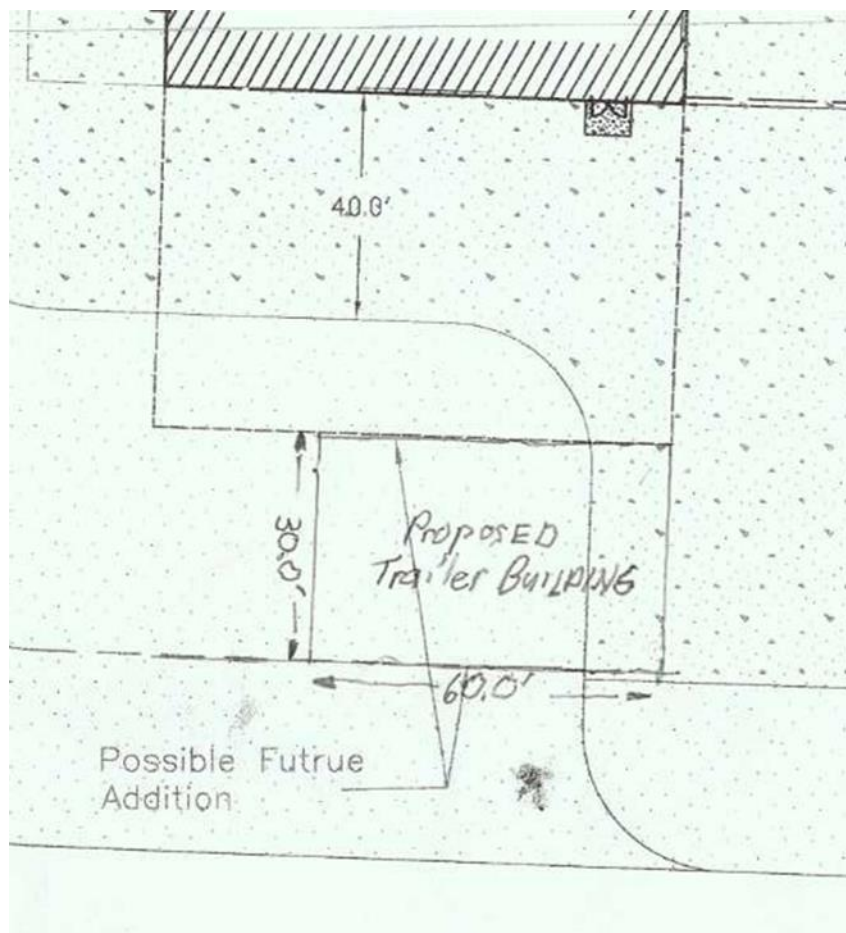
**NEW BUSINESS**

**AGENDA ITEM NO. 1: Minor Site Plan Paris Utility Authority for Accessory Building at 4047 Hwy 218 By-Pass**

**DISCUSSION:** This is a site plan that was previously approved by the Planning Commission for the BPU/Paris Utility Authority. This is a minor site plan for a 30 ft. x 60 ft. (1,800 sq. ft.) structure within their existing development. This was shown on the original site plan as "Future Addition."

**ACTION:** Motion made by Vice Chairman Richard Edwards, seconded by Commissioner Gayle Griffith to approve the Minor Site Plan as presented.

**VOTE:** Unanimous





## **NEW BUSINESS**

### **AGENDA ITEM NO. 2: Request to Amend Zoning Ordinance Table of Uses Allow a Car Wash in an SC-1 Zoning District**

**DISCUSSION:** A request from John Lapointe of Brightwork Real Estate, contacted the City of Paris to purchase the property at Walmart to build a carwash. Upon the request it was understood that carwashes were not allowed in a SC-1 zoning district. At that time John Lapointe requested the City of Paris amend the zoning ordinance to state that carwashes be allowed in SC-1 zoning districts. There are currently three car wash facilities in the City of Paris with two located in a B-1 District and one in an SC-1 District (non-conforming). City Attorney, Fred McLean and Community Development Director, Jennifer Morris believe a clerical error occurred in regards to the carwash that is currently located in an SC-1 zoning district.

**ACTION:** Motion made by Commissioner Tara Wilson, seconded by Commissioner Gayle Griffith to recommend this request to City Commission for Public Hearing to amend Zoning Ordinance table of uses to allow an Auto Wash in a use by right in B-1, B-2, P-B, and add the SC-1 Zoning Districts.

**VOTE:** Unanimous



## PEA GROUP

\* \* \*

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April 29, 2021

Jennifer Morris  
Community Development Director  
City of Paris  
100 N. Caldwell St.  
P.O. Box 970  
Paris, TN 38242

RE: Carwash in SC-1 District  
Tidal Wave Auto Spa  
1210 Mineral Wells Avenue  
Paris, TN 38242

Dear Jennifer:

We are looking to develop a Tidal Wave Auto Spa on the 1.2 acres located at 1210 Mineral Wells Avenue. The site is an existing undeveloped outparcel to the Walmart shopping center and is currently zoned SC-1. Please use this letter as our request to allow a carwash in the SC-1 Shopping Center District.

We believe the existing Walmart shopping center (SC-1) and a car wash use to be complementary and compatible to each other and will enhance the overall shopping experience at this location. We have attached a draft site plan and elevations for your use.

Thanks for all your help and consideration. If you have any questions or need additional information, please do not hesitate to contact us via phone or email.

Regards,



Jacques Gilbert, PE  
Project Manager

TROY, MI \* BRIGHTON, MI \* WASHINGTON, MI \* DETROIT, MI \* HOUSTON, TX

### **NEW BUSINESS**

#### **AGENDA ITEM NO. 3: Request to Acquire Undeveloped Alley Behind parcels fronting on Chickasaw Road**

**DISCUSSION:** Ed and Vickey Roberts have requested to acquire the undeveloped alley behind their parcels who own property on Chickasaw Road. There is an undeveloped alley between Powell Street and Curtis Street. Community Development Director, Jennifer Morris states that if the Planning Commission is to approve, there are certain guidelines that will have to be followed. The Keenan



Amendment means there is a perpetual agreement for utilities and to not construct anything in the alley. If the owner sells the property then the City of Paris has the first right of refusal to get the property back. The staff sees no use for this alley and no right to attach the Keenan Amendment.

**ACTION:** Motion made by Vice Chairman Richard Edwards, seconded by Commissioner Tara Wilson to recommend to City Commission and to include the Keenan Amendment if necessary.

**VOTE:** Unanimous

Request to Acquire Undeveloped Alley



The following request was received from Vickey Roberts concerning their property located at 1006 Chickasaw Road. They are interested in acquiring the undeveloped alley behind their property on Chickasaw.



## **NEW BUSINESS**

### **AGENDA ITEM NO. 4: Amendments to Conditional Uses Regarding Sales, Storage and Recapping of Tires**

**DISCUSSION:** In the past, over many years, the City of Paris has struggled with the accumulation of tires in both a business setting as well as industrial and even residential. This is not only unsightly but a health hazard as well. The staff is requesting to include sales, storage, and recapping of tires in the conditional uses.

City Attorney, Fred McLean states that this means changing the title to 11-907 which could change the way current City of Paris businesses sale tires.

**ACTION:** The Planning Commission recommends updating the conditional uses regarding sales, storage, and recapping of tires and that the staff make a change that will reflect a small amount of outside storage of tires and the rest of the tire inventory be moved inside or in an enclosed building.

**VOTE:** Unanimous

**CERTIFICATION OF COMPLIANCE**  
Vehicle Sales and/or Services and Tire Sales and/or Services

Initials

	All structures must be accessible by an unobstructed lane sufficient to accommodate fire apparatus. The minimum unobstructed lane width is twenty (20) feet.	
	A parcel used for Vehicle Sales and/or Services and Tire Sales and/or Services must have two (2) driveways, one for ingress and one for egress, or one (1) driveway adequate to permit simultaneous ingress and egress. If one (1) driveway is provided, then the driveway must consist of at least two (2) lanes. The minimum unobstructed lane width is twenty (20) feet.	
	Service of vehicles requiring draining or replacing fluids or exceeding more than thirty (30) minutes must occur inside a structure or under a canopy designed for servicing vehicles and meets requirements of the International Fire Code as adopted by the City of West Columbia.	
	Vehicles under repair or displayed for sale may only be stored in areas meeting the minimum parking area improvement requirements per section 611.4.	
	Vehicles not in readily apparent working order must be stored in an area screened from public view.	
	No portion of any vehicle under repair or awaiting service or displayed for sale may project into any right-of-way or onto any public or private sidewalk.	
	No vehicle under repair or displayed for sale may occupy a parking spaces used to meet the minimum requirements established in section 611 (Off-street automobile parking and storage) or 612 (Off-street loading requirements).	
	Landscape and screening requirements established in section 811 (Landscape Regulations) <b>must be met prior to a zoning permit being issued</b> for establishing a use as vehicle sales and/or services or tire sales and/or services.	
	Temporary structures may not be permitted for occupancy.	
	Tire storage: Tires must be screened from public view and may not be visible from public or private roadways or from any adjacent property. No tires may be stacked or stored within 50 feet from any property line. Tires must be stored in a manner that prevents water from accumulating in or around tires.	
	Business signs must be permanent and must comply with Article 9 (Sign Regulations).	
	Consistent with section 611.4.2 of this Ordinance, no vehicle may be parked at any time in such a manner that the vehicle is required to back onto a public street or way when leaving the premises.	
	A business or sales office is required to be established on the same lot used for Vehicle Sales and/or Services and Tire Sales and/or Services. The minimum interior floor area for a business or sales office is 700 square feet.	
	Vehicles must be spaced a minimum of twenty-four (24) inches from other vehicles and structures. This provision does not apply to vehicles properly parked between the markings of a space designed to meet the requirements of section 611 (Off-street automobile parking and storage).	
	Vehicles must be parked or stored within twenty (20) feet of an access lane designed to meet the requirements of 815.1.1.	
Name of Business		Tax Identification Number (Social Security or Federal ID Number)
Address (Including City, State, ZIP)		Business Phone Number
Name of Applicant	Home Phone Number	Mobile Phone Number



**CERTIFICATION OF COMPLIANCE**

Vehicle Sales and/or Services and Tire Sales and/or Services

The undersigned hereby acknowledges receipt of and compliance with the requirements of Section 815 of the \_\_\_\_\_ Zoning Ordinance regarding Vehicle Sales and/or Services and Tire Sales and/or Services and understands that the Zoning Administrator must approve any Vehicle Sales and/or Services and Tire Sales and/or Services prior to the issuance of a business license. Failure to comply with these requirements during the course of business may result in the revocation of the zoning permit and the business license.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**FOR OFFICE USE**

<input type="checkbox"/> Approved. Conditions:		
<input type="checkbox"/> Denied. Reasons:		
Appeals may be made within 30 days		
Zoning Administrator	Date:	Business License Number

**Must Be Attached to Business License Application**

### Am I permitted to store tires or vehicles outside of my facility?

It is unlawful for any person to accumulate, store, leave, place or deposit or allow to be accumulated, stored, left, placed or deposited, any solid waste on the property. (i.e. Litter, garbage, trash, industrial waste, bulk waste, yard waste, commercial waste, hazardous waste, structural waste, tires, etc.).

There shall be no storage on site of wrecked or inoperative vehicles. In addition, no vehicles awaiting service shall be parked on any public right-of-way. Inoperative vehicles will be towed.

### Can I use a shipping container for storage?

Shipping containers are not permitted for permanent storage of tires. Any additional storage buildings requested must obtain a building permit and must be approved by the Zoning Administrator.

### What are the requirements regarding property maintenance?

It is the duty of the property owner to cut grass, weeds, and other vegetable matter on the property, and between the sidewalk and curb. Grass, weeds, and other vegetable matter should not grow to a height of more than 12 inches.

### Where can I obtain a building permit?

Permits are required for all signs and structures. Permits may be obtained from the Development Services Center in City Hall.

### Additional Information

Questions regarding the Tire Store process? Suggestions for improvement? Please contact the following:

- Department of City Planning (zoning information): 757-664-4752 or email at: [planning@norfolk.gov](mailto:planning@norfolk.gov).
- Norfolk Cares Assistance: 757-664-6610.
- Bureau of Neighborhood Quality: 757-664-6500.
- Department of Fire-Rescue: 757-664-6604



Last Updated: 12/2/2015

## TIRE STORE REGULATIONS



THE CITY OF

## TIRE STORE REGULATIONS

### What am I permitted to do as a tire store?

- Buy, sell, or trade new and used tires and rims.
- Remove, mount, balance, repair, rotate, and install tires and rims.
- Work must be done inside a bay or building if designed for the work.
- Minor repair work (i.e. wiper and lamp replacement).

### What am I not permitted to do as a tire store?

- Store or repair vehicles.
- Do any work outside of a structure unless approved by the Zoning Administrator.
- Perform mechanical or body work.
- Change fluids.

### How may I display the tires at my store?

A total of 10 tires may be displayed outdoors:

- 2 stacks of five tires; OR
- 5 single tires and 5 rims separated; OR
- 10 tires with rims

In addition, banners must be inside bay doors and not visible from the street when the bay doors are closed. **A building permit required**

### What are the sign regulations for my tire store?

A business shall be permitted one square foot of sign surface area for each linear foot of building frontage facing a public street, but not less than 32 square feet. **A building permit is required.**

**Temporary signs**, or those constructed of cloth, canvas, fabric paper, plywood, or other light material and designed to be displayed and removed within certain time periods, have a different set of rules.

Temporary signs for **commercial sale events** may be displayed for the duration of the sale event, with a limit of 15 times per year. Removal is required by 3 days after the end of the sale. **A building permit is required.**

**Balloon signs** may be displayed for a maximum of 7 days, with a limit of 3 times per year:

- One sign per business except that two such signs shall be permitted on corner lots.
- **A building permit is required.**

### What signs are prohibited for my tire store?

- Portable signs
- Signs that move or flash
- Roof top signs

### What are the fencing regulations for tire stores?

- A building permit is required for fences over 6 feet in height.
- Opaque fencing or landscaping, not less than 6 nor more than 8 feet in height, shall be installed along the entire length of abutting Residential Zoning Districts.
- All storage must be shielded from view.

### Are there any fire regulations or inspections?

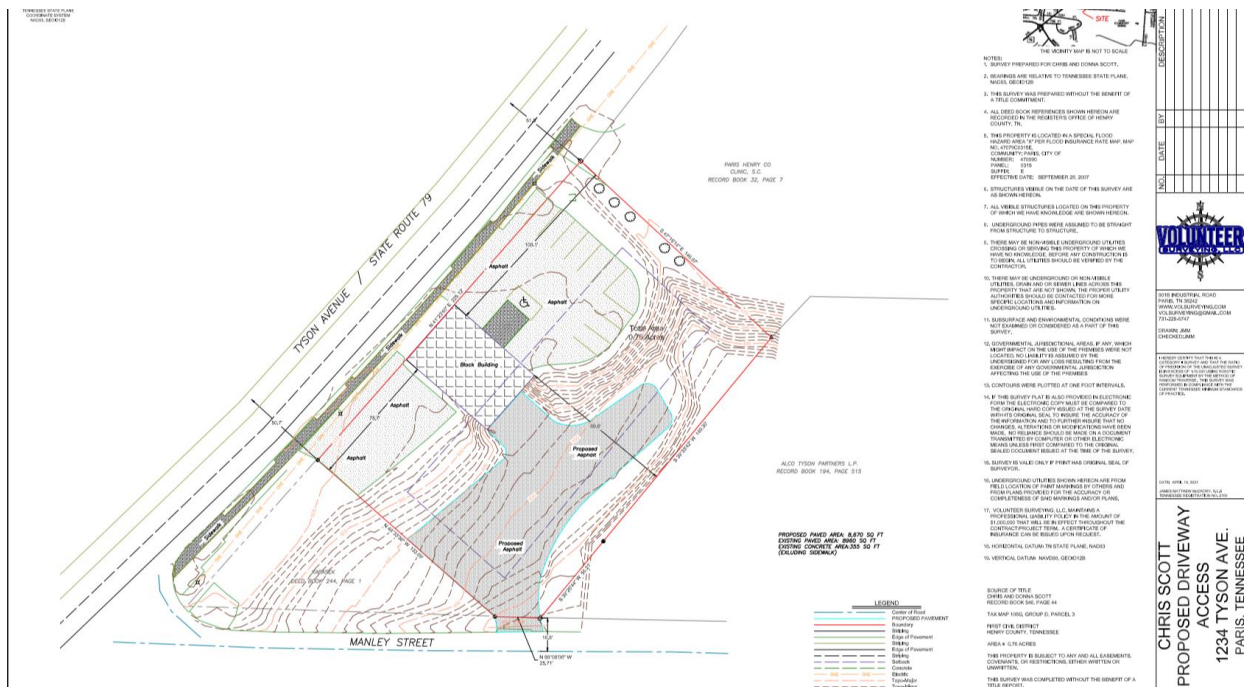
- An inspection will be required.
- Additional permits may be required.
- All buildings or structures shall be provided with portable fire extinguishers.
- Tires are only to be stored inside of a building.
- Where tires are stored on-tread, the dimension of the pile in the direction of the wheel hole shall not be more than 50 feet.
- Tires stored adjacent to or along one wall shall not extend more than 25 feet from that wall.
- Other piles shall not be more than 50 feet in width.
- High piled storage of tires greater than 6 feet is limited to 500 square feet of rack footprint area in spaces not protected by fire sprinklers.

**AGENDA ITEM NO. 5: Minor Site Plan Chris Scott Parking Lot on Manley– Tyson Avenue**

**DISCUSSION:** This site plan was previously approved by the Planning Commission to Chris Scott. Mr. Scott is proposing to add an additional parking lot to the rear of the building accessed by Manley Avenue. The building has a basement with the intentions the whole building be utilized from this additional parking lot. With certain guidelines in place, the staff is recommending that the parking spaces and size be added to the site plan.

**ACTION:** Motion made by Vice Chairman Richard Edwards, seconded by Commissioner Gayle Griffith to recommend approval of the minor site plan contingent upon the site plan including parking spaces, sizes, and travel patterns.

**VOTE:** Unanimous



Upon a motion by Commissioner Tara Wilson, seconded by Commissioner Lynda Searcy, the meeting was duly adjourned at 6:44 p.m.

Secretary