

Rachel Terrell, Chairman
Richard Edwards, Vice Chairman
Gayle Griffith, Secretary
Kathy Ray, Planning Commissioner
Jackie Jones, 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
February 9, 2023
5:30 p.m.**

REGULAR MEETING

- I. Call to Order:** Rachel Terrell, Chairman
- II. Roll Call:** Recording Secretary
- III. Pledge of Allegiance and Prayer**
- IV. Approval of the Minutes of Previous Meeting:** Regular Meeting – January 12, 2023
- V. OLD BUSINESS**
- VI. NEW BUSINESS**
 1. Minor Site Plan for Henry County Monument Works – Dunlap Street
- VII. Adjournment**



PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
January 12, 2023
5:30 PM

The Paris Municipal Regional Planning Commission met in regular session Thursday, January 12, 2023, at 5:30 p.m. in the courtroom of City Hall to consider the following business:

Present: Rachel Terrell, Chairman
Richard Edwards, Vice Chairman
Gayle Griffith, Secretary
Kathy Ray, Planning Commissioner
Jackie Jones, Planning Commissioner
Tara Wilson, Planning Commissioner

Also Present: Kim Foster, City Manager
Jennifer Morris, Community Development Director
Jessica Crouch, Administrative Assistant to City Manager

Absent: Lynda Searcy, Planning Commissioner
James Smith, City Attorney

Media: Ken Walker, Post Intelligencer
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 – November 10, 2022

DISCUSSION: None

ACTION: Motion made by Commissioner Tara Wilson, seconded by Commissioner Kathy Ray to approve the minutes as presented.

VOTE: Unanimous

OLD BUSINESS:

- 1.) None

NEW BUSINESS:

- 1.) Site Plan for Cell Tower on Depot Street
- 2.) Density Change for McFadden/Cedar Street Area
- 3.) Election of Officers

OLD BUSINESS

NONE

NEW BUSINESS

AGENDA ITEM NO. 1: Site Plan for Cell Tower on Depot Street

DISCUSSION: Jennifer Morris, Community Development Director, stated this request is for a special use permit submitted by the Board of Zoning Appeals by Jerry Gingerich to construct a 135-foot monotype cell tower at 814 Depot Street. Ms. Morris stated that this property was the old Terrell Broady Funeral Home. This property is owned by Terrel Broady and will be leased by the Terra Consulting Group for Verizon Wireless. Ms. Morris stated that at a previous BZA meeting, the board approved the plat and to keep the trees intact for landscape requirements.

ACTION: Motion made by Commissioner Gayle Griffith, seconded by Commissioner Tara Wilson to approve the site plan for the cell tower on Depot Street.

VOTE: Unanimous



NEW BUSINESS

AGENDA ITEM NO. 2: Density Change for McFadden/Cedar Street Area

DISCUSSION: Jennifer Morris, Community Development Director, began by explaining the difference in zoning and density change. Ms. Morris stated that if the zoning changes then it would need to go before the City Commission and require a Public Hearing. If changing a density, then it would not need to go through the City Commission because the Planning Commission has the authority to change that.

Ms. Morris explained that this Density change came about due to the THDA HOME grant program for housing rehab in the City. One of the projects is located in the McFadden Street area. In looking to rebuild the home it will be impossible to meet the setbacks since the original structure was nonconforming. In studying this situation, the City of Paris realized that many of the property owners in this area would be confronted with the same problem if an unfortunate event were to occur such as wind damage, fire, etc. It would be impossible to re-build without other measures such as a variance.

Ms. Morris stated that after much discussion staff determined that the best solution to this problem as well as other potential problems in the future would be to change the density from medium density to high density. If you look at most of the developed lots, they are nonconforming. In changing the density, it would not change the zoning designation which is R-3. R-3 allows for single, duplex and multi-family residential. This would not change the underlying district, only the density which dictates setbacks.

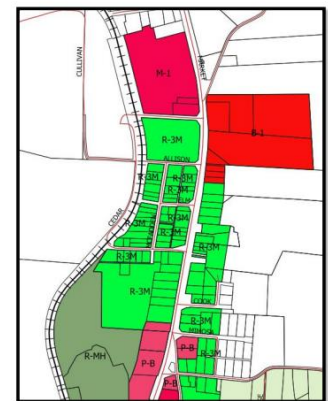
ACTION: Motion made by Commissioner Gayle Griffith, seconded by Vice Chairman Richard Edwards to change the density of all lots currently zoned R-3 M to R-3 H on McFadden/Cedar/Allison streets and Allison Street/Cook Street/Guthrie Road to the Paris Building Supply property which is zoned PB.

VOTE: Unanimous



Change in Density from R-3M to R-3H as of meeting 01/12/2023.

Existing Zoning



Suggested area (shaded) to amend density From Medium to High



NEW BUSINESS

AGENDA ITEM NO. 3: Election of Officers

DISCUSSION: Jennifer Morris, Community Development Director, welcomed the new board members: Commissioner Jackie Jones and Commissioner Kathy Ray. Ms. Morris then turned the meeting over to Chairman Rachel Terrell.

Chairman Rachel Terrell went over the existing officers and opened the floor for nominations. Vice-Chairman Richard Edwards nominated to retain the current slate of officers. With no other nominations, Chairman Rachel Terrell moved to cease nominations.

ACTION: Motion made by Vice Chairman Richard Edwards, seconded by Commissioner Kathy Ray to retain the current slate of officers of Chairman Rachel Terrell, Vice Chairman Richard Edwards, and Secretary Gayle Griffith.

VOTE: Unanimous

PLANNING COMMISSION (Meets second Thursday) / BOARD OF ZONING APPEALS (meets as needed) Mayoral Appointment / Exception: Commission appoints one Commissioner 3 year term, 7 individuals			
Kathy Ray (Mayor)	1210 Chickasaw kray@cityofparistn.gov	(731) 234-8541 (C) (731)232-8512 (H)	August 2025
Gayle Griffith (Secretary)	420 North Willowbrook	(731) 642-8845 (H) (731) 336-7878 (C)	August 8, 2024
Rachel Terrell (Chairman)	317 Walnut Street rvterrell@tva.gov	(731) 642-4551 (H) (731) 641-2002 (C)	August 6, 2024
Richard Edwards (Vice-Chairman)	525 Henderson Drive	(731) 642-3177 (H) (731) 336-0244 (C)	August 8, 2025
Lynda Searcy	130 East Blythe Street	(731) 336-7525	August 8, 2025
Tara Wilson	308 Head Street twilson@paristnchamber.com	(731) 707-8740 (C)	August 6, 2024
Jackie Jones (Commissioner)	152A Emerald Cove Jrjones355@gmail.com	(270) 210-4214 (C)	August 6, 2025

Upon a motion by Commissioner Tara Wilson, second by Vice Chairman Richard Edwards, the meeting was duly adjourned at 5:49 p.m.

Secretary

**Paris Municipal Regional Planning Commission
Regular Meeting
February 9, 2023**

Old Business Agenda Item No. 1: Minor Site Plan for Henry County Monument Works
– Dunlap Street

Background and Analysis:

Henry County Monument Works has submitted a minor site plan for approval to construct a 900 sq. ft. (30 ft. x 30 ft.) enclosed metal building to be constructed by Custom Metal Buildings. The building will replace the existing temporary carport structure shown on the aerial below.

This business is a non-conforming business located in a residential zoning district. The property is located adjacent to Maplewood Cemetery that is allowed as a special use permit.

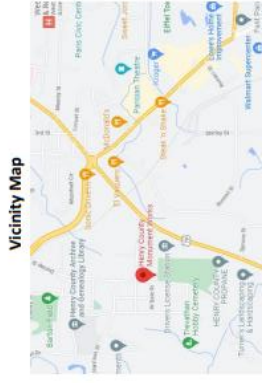
This business has been at this location prior to zoning in the City of Paris. However, the following can be found in our zoning ordinance that addresses this situation:

- B. Extensions. A non-conforming use shall not be extended, expanded, or enlarged except as provided herein. However, any industrial, commercial, residential, or other business establishments made non-conforming by the application of this ordinance which were either conforming to past regulations or under no regulation shall be allowed to expand operations and construct additional facilities with the following limitations. (Ord. # 920, 09/02/97).
 - 1. There must be reasonable amount of space for such expansion on the property where the industry or business is located.
 - 2. All area requirements for the district where it is located must be met.
 - 3. This shall only apply to land owned and in use by such affected business and shall not operate to permit expansion of an existing industry or business through the acquisition of additional land.

The building will maintain the required 5 ft. setback. In all districts an accessory building must be 5 ft. from any property line and 5 ft. from any other structure on the property.

The proposed use for this building will be to store a boom truck in order to get it out of the elements and therefore prolong the life of the equipment. For this use it would be considered an accessory building.

Minor Site Plan – Henry County Monument Works



Applicant:

Jay Travis
Henry County Monument Works
1203 Dunlap Street
PARIS, TN 38242

Applicant:

ZONING:

Zoning Designation: R2H – R2 High Density Residential

Setback Requirements:

Front: 15 ft.
Side: 5 ft.
Rear: 10 ft.

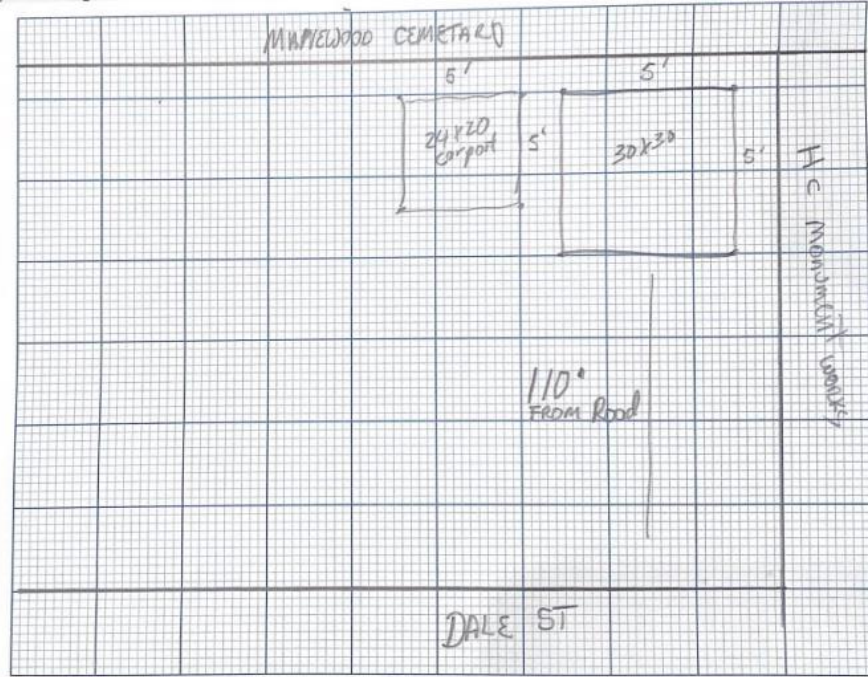
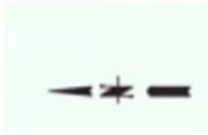
Certificate of Approval of Site Plan:

Secretary, Paris Municipal Regional Planning Commission

Property Address:

Henry County Monument Works
1203 Dunlap Street
PARIS, TN 38242

Map: 106, Group E, Parcel 2.00



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Existing Temporary Carport Structure

