

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
January 12, 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 – November 10, 2022
- V. OLD BUSINESS**
- VI. NEW BUSINESS**
 1. Site Plan for Cell Tower on Depot Street
 2. Density Change for McFadden/Cedar Street Area
 3. Election of Officers
- VII. Adjournment**



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
November 10, 2022
5:30 PM**

The Paris Municipal Regional Planning Commission met in regular session Thursday, November 10, 2022, 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
John Etheridge, Planning Commissioner
Vickey Roberts, Planning Commissioner
Tara Wilson, Planning Commissioner

Also Present: James Smith, City Attorney
Kim Foster, City Manager
Jennifer Morris, Community Development Director

Absent: Lynda Searcy, Planning Commissioner

Media: Ken Walker, Post Intelligencer

APPROVAL OF MINUTES: Regular Meeting Minutes – October 13, 2022

DISCUSSION: None

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

VOTE: Unanimous

OLD BUSINESS:

- 1.) Recommendations to amend 11-924 Standards for Residential Occupancy in Commercial Districts of the Paris Municipal Code Zoning Ordinance

NEW BUSINESS: None

OLD BUSINESS

AGENDA ITEM NO. 1: Recommendations to amend 11-924 Standards for Residential Occupancy in Commercial Districts of the Paris Municipal Code Zoning Ordinance

This item of business was again presented to the Planning Commission prior to a final recommendation to the City Commission to amend the zoning ordinance to provide Standards for Residential Occupancy in Commercial Districts of the City of Paris. The City Commission adopted the proposed ordinance on first reading at their October meeting. Prior to the second reading staff revisited the ordinance with the Planning Commission for further contemplation and discussion.

ORDINANCE NO. 1287

AN ORDINANCE to Enact 11-822. of the Paris Municipal Code.

SECTION 1. BE IT ORDAINED by the Board of Commissioners of the City of Paris, Tennessee, Title 11, Chapter 822 be enacted as follows:

That 11-822. of the Paris Municipal Code be enacted by adding “Standards for Residential Occupancy in Industrial Districts” as a Special Permit Use in M-1, M-2, or P-M Districts:

11-822. Standards for Residential Occupancy in M-1, M-2, or P-M Districts The Board of Zoning Appeals may authorize the issuance of a special use permit for residential occupancy as an accessory use in an industrial district after first holding a public hearing as provided in this section and subject to the following additional standards:

- A. Approval is non-transferable. In the case of a lease, permission runs the duration of the lease. The business will need to be in operation for individuals to reside in building.
- B. Space may not be leased or utilized by anyone other than **an owner, manager, person directly employed by the industry or immediate family for which approval was given.**
- C. Residential occupancy of part or all of an existing non-residential building shall be permitted subject to all federal, state and local requirements including local fire and building codes.
- D. No more than 30% may be used as residential.
- E. The exterior of the premises shall retain its **industrial** appearance and no accessory buildings or activities normally associated with residential occupancy such as: playground equipment, swimming pools, outdoor grills, outdoor lawn furniture, or other such appurtenances shall be allowed.
- F. **Additional parking is not required provided that the existing or proposed parking meets the parking requirements for the specific use found in Title 11, Chapter 10 of the Paris Zoning Ordinance. However, for industries with 24 hour shift work, one additional parking space is required for each sleeping quarter.**
- G. The proposed use of the property conforms with the permitted uses, area, and bulk regulations for the district where the property is located, as indicated in Table 1 and Table 2.
- H. To safeguard the health and safety of the occupants of this accessory use, inspections by the City Manager or City Manager’s designee shall be made as necessary to determine the condition of such facilities. The City Manager or the City Manager’s designee shall also have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this section.
- I. If such facilities are present or proposed in or upon an existing **industry**, there shall be provided along the entire side lot lines and rear lot lines a wall or fence as provided in 11-1201 to protect any abutting residential property.
- J. All public utilities and sewage disposal shall be available to the site and shall be approved by the Paris Board of Public Utilities.
- K. The Board of Zoning Appeals may also attach other conditions on the use of the structure or site which will be necessary to carry out the intent of the Zoning Ordinance. (Ord.#1287, _____ / _____ /2022).

SECTION 2. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect on and after final passage and adoption.

Passed and adopted October 6, 2022.

Passed and adopted _____.

The Planning Commission reviewed the proposed ordinance on the highlighted items along with other comments. Following a lengthy discussion, a motion was made to recommend the ordinance with the following changes: add amendment to reference the use in the Table of Uses as well as the section of the ordinance relating to this use; change language in section F. from sleeping quarter to beds; and language prepared by the City Attorney that states nothing can be grandfathered upon amendments to the ordinance.

DISCUSSION: None

ACTION: Motion made by Commissioner Richard Edwards, seconded by Commissioner Tara Wilson to recommend the ordinance presented with amendments to the City Commission for second reading.

VOTE: All yes, Vickey Roberts opposed.

Upon a motion by Commissioner Etheridge, second by Commissioner Edwards, the meeting was duly adjourned at 6:10 p.m.

Secretary

AGENDA

**Paris Municipal Regional Planning Commission
Regular Meeting
January 12, 2023**

Old Business Agenda Item No. 1: Site Plan for Cell Tower on Depot Street

Background and Analysis:

A request for a special use permit was submitted to the Board of Zoning Appeals by Jerry Gingerich with Terra Consulting Group, Ltd. at a meeting of the BZA on November 12, 2020. Mr. Gingerich was present at that meeting.

The request was to construct a 135 ft. monotype cell tower at 814 Depot Street. The property is owned by Terrel Broady and will be leased by the Terra Consulting Group for Verizon Wireless.

The Special Use Permit was approved with the following:

It was pointed out by staff that the required notice of public hearing was printed in the newspaper as well as the property notifications within 300 ft. It was noted that there were no mail returns.

Staff stated that the utilities and city staff reviewed the plat and had no problems with the plat as submitted. Mr. Gingerich did inquire about the landscaping requirements since the site will be surrounded by trees that would not be removed in the installation of the tower.

After some discussion by the BZA with regard to landscaping requirements a motion was made.

ACTION: *A motion was made by Commissioner Gerrell to approve the plat as presented without the landscape requirements provided the trees remain intact. Seconded by Richard Edwards*

VOTE: *Unanimous*

For the Planning Commission, the site plan is attached to your email for your review and approval. Additionally, you will find documents pertaining to the special use permit and a copy of the site plan for your review.

Property Requesting Approval for Cell Tower



**Paris Municipal Regional Planning Commission
Regular Meeting
January 12, 2023**

Old Business Agenda Item No. 2: Density Change for McFadden/Cedar Street Area

Background and Analysis:

Some may be aware that the City of Paris received a \$500,000 grant through the THDA HOME grant program for housing rehab in the City. With this program, if the cost of the rehab exceeds the value of the home, the grant will allow a tear down and rebuild of the home. The first two qualifying projects will be demolitions with a rebuild.

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 non-conforming. In studying this situation we 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.

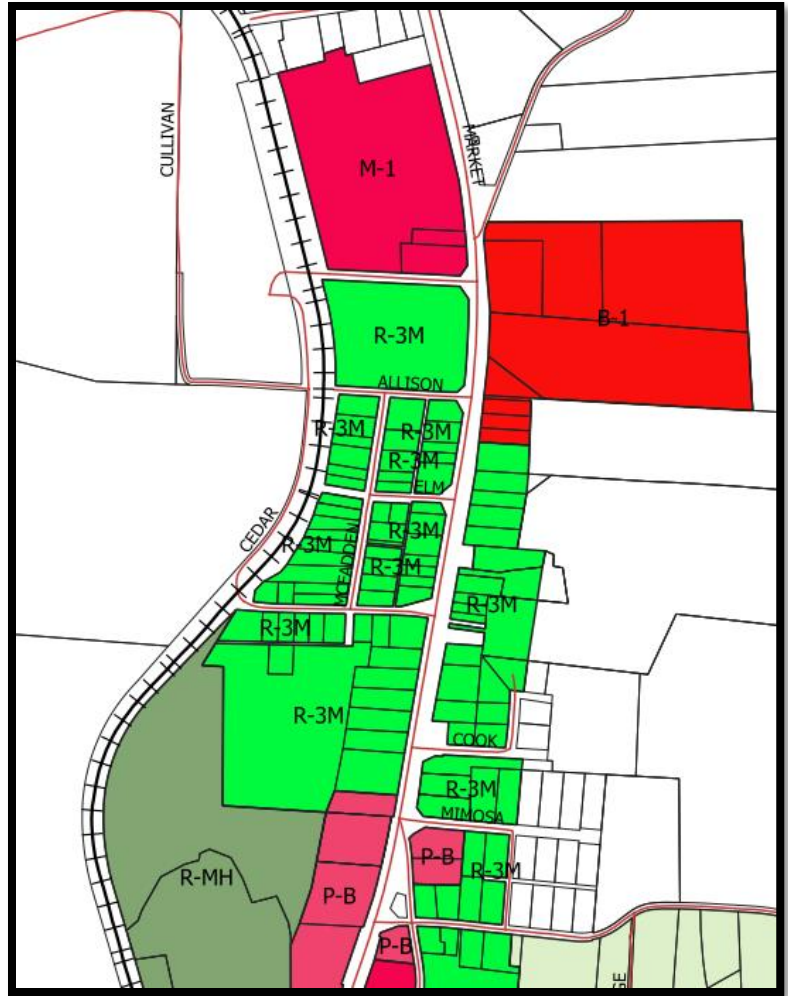
After much discussion staff determined that the best solution to this problem as well as other potential problems in the future would be to change the density from medium density to high density. If you look at most of the developed lots, they are non-conforming.

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.

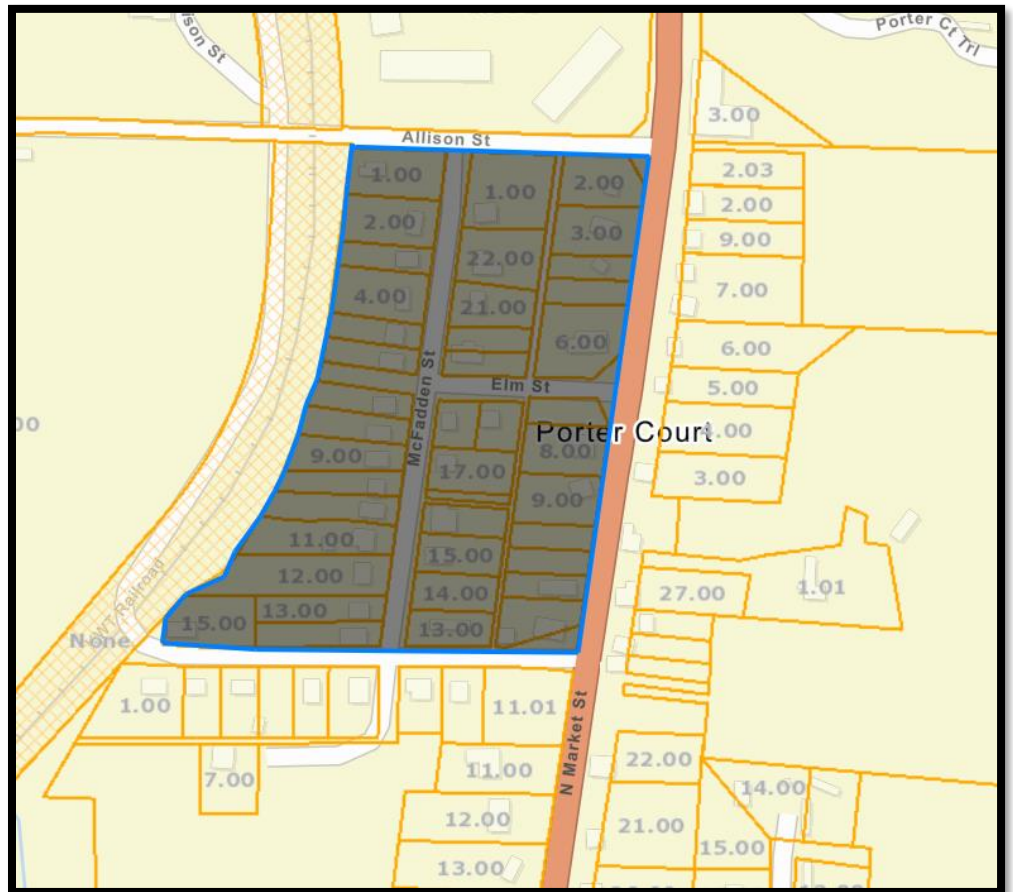
Recommendation:

Staff recommends changing the density of the R-3 properties in the McFadden/Cedar/Allison Street area from R-3-M to R-3-H. The proposed area is shown in the illustration on the next page.

Existing Zoning



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



**Paris Municipal Regional Planning Commission
Regular Meeting
January 12, 2023**

Old Business Agenda Item No. 3: Election of Officers

As everyone is aware we recently welcomed new City Commissioners. With that we are seeing new faces on the Planning Commission. According to TCA, the Mayor should serve on the Planning Commission, however, the mayor may choose to appoint a Commissioner to serve in their place. That has occasionally been the case in the past and other times the Mayor was interested in serving.

TCA also requires that a member of the governing board serve as well. In the past that position was filled by Gayle Griffith.

Without further explanation, at the January City Commission meeting, the following slate was appointed to serve as the Planning Commission going forward, this chart also provides the end of each term to the far right.

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

With all of the changes, it is time to elect officers. We will need a Chairman, a Vice-Chairman and a Secretary. Just as a side note, we do have to call on the secretary from time to time to sign off on minor subdivision plats, that needs to be a person that is somewhat accessible.