



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

Property Requesting Approval for Cell Tower



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.

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 rverterrell@tva.gov	(731) 333-2917 (C) (731) 641-2024 (W)	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@phcindustrialcommittee.org	(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