

Kim Foster, City Manager
James Smith, City Attorney
Jessica Crouch, Community Development Dir
Rebecca Renkel, Admin Asst. to Building,
Codes, & Stormwater
Mike Brown, Building and Codes Director
Caleb Murnane, Stormwater Manager



Richard Edwards, Chairman
Rachel Terrell, Vice Chairman
Brent Greer, Secretary
Kathy Ray, Planning Commissioner
Jackie Jones, Planning Commissioner
Tara Wilson, Planning Commissioner
Dickie Mobley, Planning Commissioner

**CITY OF PARIS, TENNESSEE
PARIS MUNICIPAL REGIONAL PLANNING COMMISSION**

CITY HALL COURTROOM

**March 12, 2026
5:00 P.M.**

Regular Meeting

Call to Order: Richard Edwards, Chairman

Roll Call: Rebecca Renkel, Recording Secretary

Pledge of Allegiance and Prayer

Approval of the Minutes of Previous Meetings: February 12, 2026 – Regular Meeting

Board Will Hear Comments from Citizens

Board Will Hear Comments from the Commission

OLD BUSINESS

- 1.) Rezoning Request – 43 Hillcrest Drive - Stutzman

NEW BUSINESS

- 1.) Rezoning Request – 1406 Industrial Park Lane - Vaughn
- 2.) Site Plan – Forbes Drive – Pete Piskos
- 3.) Minor Subdivision Plat – Weston Hall – Henry County Board of Education

OTHER BUSINESS

- 1.) None

Adjournment

OLD BUSINESS

OLD BUSINESS

AGENDA ITEM #1

Rezoning Request – 43 Hillcrest Drive – Stutzman

Justin Stutzman has submitted a rezoning request for property he owns at 43 Hillcrest Drive. Currently the property is zoned R-1L (Residential Low Density). He is requesting a rezoning to B-1 (Highway Commercial District). Mr. Stutzman's rezoning application is attached below for review.

The Planning Commission reviewed this request at its February meeting and voted to recommend approval to the City Commission. The item was presented to the City Commission in March; however, due to public hearing requirements and the local newspaper's weekly publication schedule, the public hearing has been set for April 2, 2025, prior to the City Commission meeting.



Location of Requested Rezoning

NEW BUSINESS

NEW BUSINESS

AGENDA ITEM #1

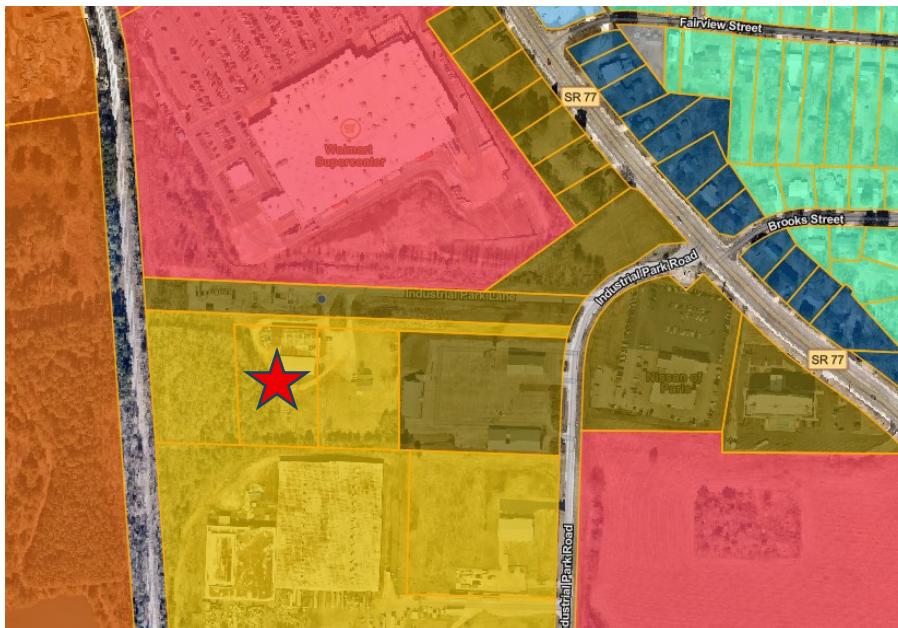
Rezoning Request – 1406 Industrial Park Lane - Vaughn

Savannah Vaughn has submitted a rezoning request for property she owns at 1406 Industrial Park Lane. Currently the property is zoned P-M (Planned Industrial District). She is requesting a rezoning to P-B (Planned Commercial District). Ms. Vaughn's rezoning application is attached below for review.

When considering rezoning requests, it is important to avoid creating "spot zoning," which occurs when a single parcel is zoned differently from surrounding properties without a clear, logical connection. In this case, the lot Ms. Vaughn wishes to rezone is separated from similar zoning by another parcel. Because of that, the rezoning would also need to include the parcel between them to keep zoning boundaries consistent and avoid creating an isolated zoning district "spot zoning."

Additionally, the property in question directly borders an industrial lot and is also adjacent to another industrial lot to the south. These surrounding land uses are important factors for the Commission to consider when evaluating whether the requested zoning change is appropriate.

The City Commission reviewed the request on March 5, 2026, and referred the rezoning request to the Planning Commission for approval and recommendation.



City of Paris

100 N Caldwell St
P.O. Box 970
Paris, TN 38242
<http://parisn.gov/>

For Internal Use Only

Received By: _____ Date: _____

APPLICATION FOR AMENDMENT TO ZONING ORDINANCE

APPLICANT'S INFORMATION

Name of Individual: Savannah Vaughn Phone: 731-333-2774

Address: 1010 Memorial Dr City/State: Paris, TN 38242

Email Address: Savannahsbray@yahoo.com

Applicant's Interest in Property: ☒ Owner ☐ Agent ☐ Lessee ☐ Option to Purchase

PROPERTY INFORMATION: Map: 110 Group: _____ Parcel: 010.03

Property Address: 1406 Industrial Park LN Paris TN

REQUEST TO REZONE PROPERTY

Current Zoning Classification: P-M(Planned Industrial) Requested Zoning Classification: P-B(Planned Commercial)

Reason for Request/Remarks: open a salon

Site Plan Required: Yes No

Map Required: Yes No

Site Plan Required: Yes No

REQUEST TO AMEND TEXT OF THE MUNICIPAL ZONING ORDINANCE

Chapter: _____ Section: _____ Requested Amendments/Remarks: _____

I hereby certify that the statements made by me herein and the maps and other accompanying data submitted herewith are true and correct.

Applicant Signature: Savannah Vaughn Date: 2/12/2020

City Commission Meeting: 3/5/20

Planning Commission Meeting: 3/12/20

Planning Commission Recommendation: _____

Date of Action: ____/____/____

Action by Board of Commissioners: _____

Date of Action: ____/____/____

NEW BUSINESS

AGENDA ITEM #2

Site Plan – Forbes Drive – Pete Piskos

Applicant: Pete Piskos

Project Type: Retail/Office

Proposed Building Size: 9,800 square feet

Summary:

Jamison Townsend has submitted a site plan for the construction of approximately 9,800 square feet of retail/office space on Forbes Drive. The property is zoned B-1 (Highway Commercial), and the proposed development is consistent with the permitted uses for this zoning district.

Site Improvements/Requirements:

- Stormwater Management:
 - o Drainage Easement: A drainage easement is required to allow runoff from the Piskos property to flow onto the neighboring parcel to the north before entering the ditch. Jamison Townsend is coordinating this requirement.
- Updated Site Plan: The plan must include a note indicating that land disturbance will remain under one acre.
- Minor Subdivision Approval: The existing property line must either be removed or relocated based on its current placement.

Additional Notes:

- A Land Disturbance Permit will be required.
- Dumpster location must be clarified on the final plan.
- According to BPU, there is one existing sewer tap on site.
 - o That tap may serve one building.
 - o A tap fee will be required for the second connection, after which BPU will install an additional tap.

AGENDA ITEM #3

Minor Subdivision Plat - Weston Hall - Henry County Board of Education

Applicant: Submitted by Volunteer Surveying for Henry County Board of Education

Project Type: Minor Subdivision Plat

Summary:

The minor subdivision plat, as currently proposed, will create non-conformities. Staff will provide additional details and discussion at the meeting.

