

Kim Foster, City Manager  
James Smith, City Attorney  
Jessica Crouch, Comm Development Dir  
Rebecca Renkel, Planner  
Mike Brown, Building and Codes Director



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 BOARD OF ZONING APPEALS**

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**CITY HALL COURTROOM  
June 11, 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:** November 13, 2025 – Regular Meeting

**Board Will Hear Comments from Citizens**

**Board Will Hear Comments from the Commission**

**OLD BUSINESS**

- 1.) None

**NEW BUSINESS**

- 1.) Request for Special Use Permit for Boarding House – 814 East Wood Street, Paris, TN
- 2.) Request for Special Use Permit for Church – 2375 Lakeway Circle, Paris, TN

**Adjournment**

## **NEW BUSINESS**

### **AGENDA ITEM #1**

#### **Request for Special Use Permit for Boarding House - 814 East Wood Street, Paris, TN**

An application was submitted for a Boarding House at 814 East Wood Street, Paris, TN. This property is zoned T-RB (Transitional Residential Business District). Attached you will find the application and additional documents. Additionally, the section pertaining to this request and property owners within 200 ft are included as attachment.

#### **11-300. Definitions**

**Boarding House:** A dwelling other than a hotel where, for compensation and by pre-arrangement for definite periods, meals are provided for three (3) or more but not exceeding twelve (12) persons on a weekly or monthly basis.

#### **11-800. Procedures and Development Standards for Special Permit Uses.**

The Board of Zoning Appeals shall have the authority to grant special use permits for specific uses indicated on Table 1 and in accordance with the procedures and standards as set forth herein.

#### **11-801. Procedure for Authorizing Special Permit Uses.**

- A. **Application for Special Use Permit.** An application for a special use permit shall be filed with the city manager or city manager's designee at least ten (10) days prior to the regular meeting of the Board of Zoning Appeals. The application shall show the location and intended use of the property, the names of the property owners and existing land uses within two hundred (200) feet, and any other information pertinent to the request which the Building Inspector may require.
- B. **Public Hearing.** When applicable, the city manager or city manager's designee shall cause to be published in a daily newspaper of general circulation a NOTICE OF APPLICATION FOR SPECIAL USE PERMIT. Such notice shall give the time and place of such hearing and shall be published at least seven (7) days prior to the Board of Zoning Appeals meeting.
- C. **Requirement for Special Use Permit.** In the making of its decision, and in addition to the standards established herein, the Board of Zoning Appeals may impose such other conditions regarding the location, character, and other features of the special use as it may deem advisable in the furtherance of the general purposes of this ordinance.

The following general criteria are provided as guidelines in the review and/or approval by the Board of Zoning Appeals of an application for a special use permit. A request for a special permit shall:

1. Be in conformance with the Comprehensive Plan for development for the site and its surrounding area as well as any other officially approved area development plans.
  2. Be in compliance with the uses permitted and area and bulk regulations of the district in which proposed.
  3. Be functionally related and not detrimental to other adjacent existing or permitted use or structures.
  4. Be so designed and located that the public health, safety, and welfare will be promoted and protected.
- D. **Effective Date of Approval - Issuance of Permit.**
1. Board of Zoning Appeals approval shall become effective the date at which approval is granted.
  2. No Special Use Permit shall be issued prior to the effective date of approval.
  3. The Special Use Permit shall be issued subject to all conditions and requirements stipulated by the Board of Zoning Appeals.
  4. The Building Inspector shall not issue a Certificate of Occupancy for a special use if any of the conditions imposed by the Board of Zoning Appeals in approving the special use permit have not been met.

- E. Validity of Plans. All approved plans, conditions, restrictions, and rules made a part of the approval of the Board of Zoning Appeals shall constitute certification on the part of the applicant that the proposed use shall conform to such regulations at all times.
- F. Time Limit and Notification. An application for a Special Use Permit shall be acted upon within forty-five (45) days of the date of application and the applicant shall be provided with a written notice of approval or denial. Failure of the Board of Zoning Appeals to act upon such application within forty-five (45) days shall constitute approval of the application.
- G. Amendments to Special Permits. A special use permit may be amended pursuant to the same procedure and in accordance with the same standards which governed its grant.

#### **11-815. Standards for Boarding or Rooming House**

The Board of Zoning Appeals may authorize the issuance of a special use permit for a Boarding or Rooming House after first holding a public hearing as provided in this section and subject to the following additional standards:

- A. A minimum of 1.5 off street parking space, per room to be occupied by residents shall be provided.
- B. The outside appearance of the dwelling unit shall maintain conformance with the general character of the neighborhood in which it is located.
- C. Signs advertising the Boarding or Rooming House shall not exceed four (4) square feet in area, shall be nonilluminated and attached flat to the main structure or visible through a window. The sign may only indicate the name of the occupant and/or the name of the Board or Rooming House.
- D. No more than twelve (12) sleeping quarters of the dwelling unit shall be used for lodging in the Boarding or Rooming House. This would not apply to other parts of the dwelling unit which may be incidentally used by residents such as bathrooms, kitchen and living room areas not being used as sleeping quarters by residents.
- E. An accurately drawn plan shall be presented to the Board of Zoning Appeals at least ten (10) days prior to the meeting. The site plan shall show the location of the principal building, off street automobile parking, relationship to adjoining properties and surrounding land use, existing zoning of the proposed site, any required screening, and any other information as may be required by the Paris Board of Zoning Appeals.
- F. All applicable Federal, State, and Municipal Codes, including municipal fire, building and electrical codes shall be complied with as a condition of approval by the Board of Zoning Appeals.
- G. 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

# City of Paris

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

For Internal Use Only

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

## APPLICATION FOR APPEAL

Name of Individual: Brittney Steele Phone: 615-651-1295

Address: 449 Jet Stream Drive City/State: La Vergne TN

Email Address: egh.carehome@gmail.com

Appellant's Interest in Property:  Owner  Agent  Lessee  Option to Purchase

PROPERTY INFORMATION: Map: 106B Group: C Parcel: 028.00

Property Address: 814 East Wood Street Paris, TN 38242

### NATURE OF APPLICATION/REASON FOR APPEAL

Variance  Special Exception  Alleged Error of Building Official  Interpretation of Code

Intended Use of Property: Single-family residential home to be operated as small residential care home for elderly adults.

In order to appeal a decision of the Building Official, your appeal must fall within one or more of the following categories:

1. You believe the code has been incorrectly interpreted;
2. To meet the code you would suffer an extreme hardship;
3. You have an equivalent or alternate method of meeting the code.

Ordinance Section Number Appealed: Title II, Chapter 3

Reason for Appeal: Requesting approval for use of the property as a small residential care home

Note: Attach map showing dimensions and the location of existing and proposed structures or uses including setbacks, yards, heights, and the distance from the nearest traffic intersection at a scale of not more than one (1) inch equals fifty (50) feet.

### STATUS OF APPLICATION/BEARING:

Date Filed: \_\_\_/\_\_\_/\_\_\_ Hearing Date: \_\_\_/\_\_\_/\_\_\_ Date of Published Notice: \_\_\_/\_\_\_/\_\_\_

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

Appellant Signature Brittney Steele Date 05/25/20

FINAL STATUS OF APPEAL  Approved  Denied Date: \_\_\_/\_\_\_/\_\_\_

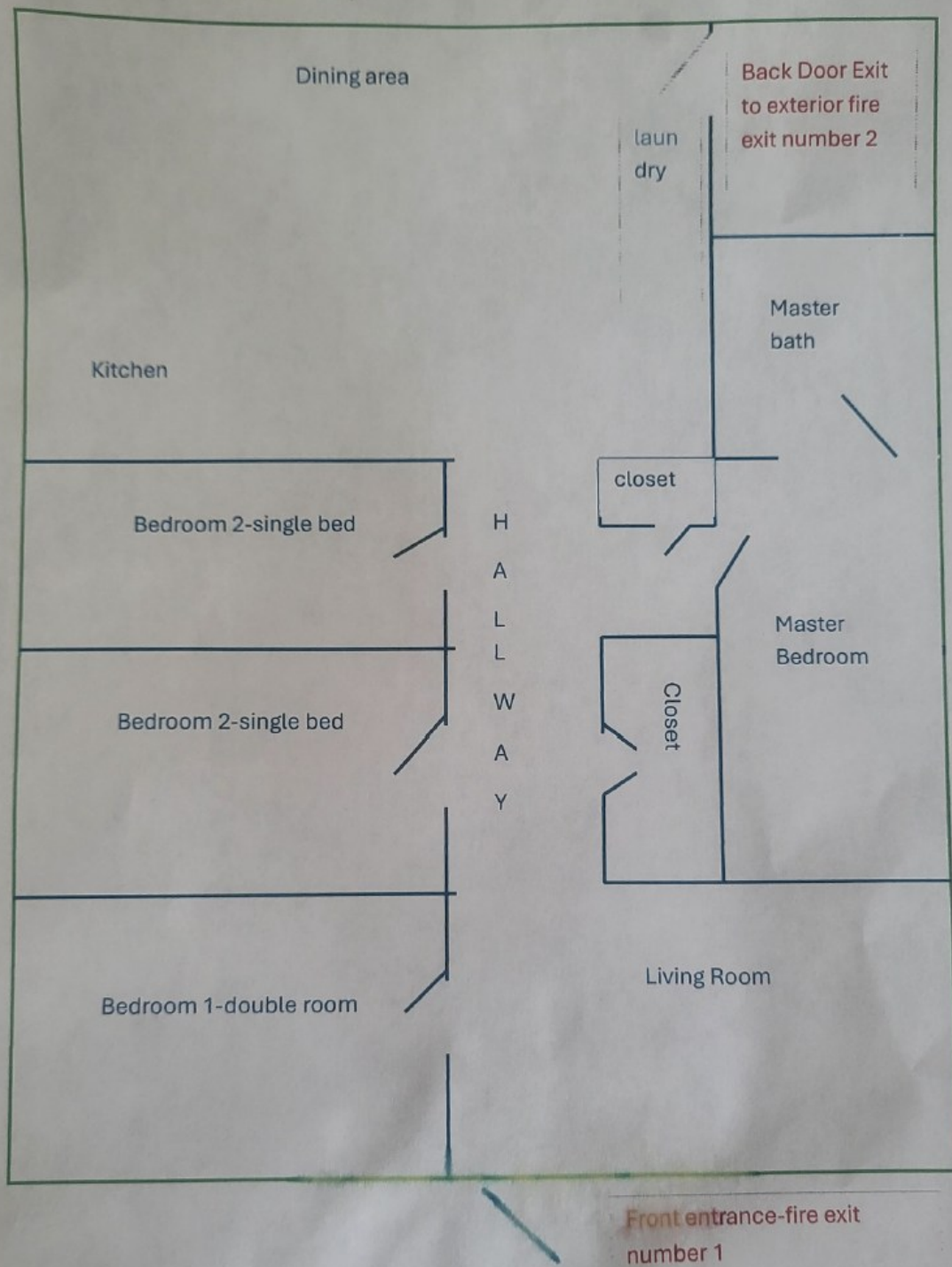
Chairman, Board of Zoning Appeals

Secretary, Board of Zoning Appeals

Member, Board of Zoning Appeals

Member, Board of Zoning Appeals

Member, Board of Zoning Appeals

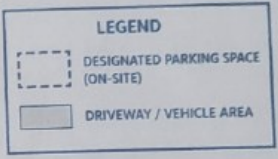


Fire Evacuation Plan 814 East Wood Street Paris TN

**814 EAST WOOD STREET, PARIS, TN 38242**  
**3-RESIDENT RESIDENTIAL CARE HOME – PARKING AND SITE PLAN**  
 (NOT TO SCALE)



- PARKING PLAN**
- Parking provided in private driveway.
  - Maximum of 1–2 staff vehicles at any given time.
  - Space for 3 vehicles (stacked parking).
  - No parking on street.
  - Additional rear gravel parking can be added in the future if needed.



- PARKING CAPACITY**
- Standard Use: 2 Vehicles (1 caregiver, 1 additional)
  - Max Occasional Use: 3 Vehicles (including visitors/relief)
- All vehicles accommodated on-site.

- PROPERTY SUMMARY**
- Zoned: To be approved for Residential Care Home (Non-Institutional Use)
  - Residents: Maximum of 3
  - Staff: Typically 1 caregiver at a time
  - Use: 24/7 Residential Care Home
  - Property Use: Remains residential in character

**NOTE:** All vehicles will be parked on-site. No parking will occur on the street.

- PARKING NOTES FOR BOARD:**
1. The existing driveway accommodates up to 3 vehicles in a stacked configuration.
  2. Typical daily need is 1–2 vehicles.
  3. Additional gravel parking can be added in the rear yard if needed in the future.
  4. No parking or traffic congestion will occur on East Wood Street.

**ADDRESS:**  
 814 East Wood Street  
 Paris, TN 38242

**DATE:** May 12, 2024

**Property Owners within 200 ft.**

<b><i>DISTANCE</i></b>	<b><i>PARCELID</i></b>	<b><i>ADDRESS</i></b>	<b><i>OWNER</i></b>	<b><i>MAILADDR</i></b>	<b><i>USE</i></b>
0.85 Feet	040 106B C 02800 000 2024	E WOOD ST 814	JONES SARAH	814 EAST WOOD ST	Rental Home
55.54 Feet	040 106B C 02900 000 2024	E WOOD ST 812	ROSE TODD A ETUX TERESA G	1000 ADKINS LANE	Law Office
58.13 Feet	040 106B C 02700 000 2024	E WOOD ST 816	ROBERTS VICKEY R ETVIR	404 DUNLAP ST	Rental Home
109.23 Feet	040 106B C 03000 000 2024	E WOOD ST 810	ALLEN PROPERTIES	P O BOX 102	Business
113.92 Feet	040 106B C 02600 000 2024	E WOOD ST 818	MCKENZIE BANKING COMPANY	P O BOX 941	Business
169.79 Feet	040 106B C 03100 000 2024	E WOOD ST 808	EAST WOOD CHURCH OF CHRIST	800 EAST WOOD ST	Church
190.49 Feet	040 106B C 00400 000 2024	MORTON ST 813	SHANKLE DAVID	813 MORTON ST	Residence
191.62 Feet	040 106B C 00300 000 2024	MORTON ST 811	PROWETT KIM	8375 HWY 69S	Residence
193.67 Feet	040 106B C 02500 000 2024	E WOOD ST 822	CARTER WILLIAM REX &	415 N MARKET ST	Business
200.5 Feet	040 106B C 02400 000 2024	N LAKE ST 106	HACKNEY TODD A ETUX REGINA K	519 HOLIDAY ACRES DR	Residence
201.96 Feet	040 106B C 00500 000 2024	MORTON ST 815	BARKER JEFFREY ETUX SERENA C	226 SUNNYSIDE DR	Residence
205.35 Feet	040 106B C 00200 000 2024	MORTON ST 809	HUDGINS SCOTTY L ETUX JAMIE L	809 MORTON ST	Residence
216.7 Feet	040 106B C 02300 000 2024	N LAKE ST 108	GEE RONALD ETUX VERONICA	231 PARKER LN	Residence
220.51 Feet	040 106B G 00701 000 2024	E WOOD ST 815	FARRIS JUDY ETVIR RICHARD	815 E WOOD ST	Residence

239.45 Feet	040 106B C 00100 000 2024	MORTON ST 807	CLAXTON CAROLYN S	230-B TYSON AVE STE 200	Residence
247.95 Feet	040 106B C 02200 000 2024	N LAKE ST 110	EVANS ETHEL L &	110 N LAKE ST	Residence
253.12 Feet	040 106B G 00600 000 2024	E WOOD ST 813	HUBBARD LISA ETVIR MICHAEL	401 ASBURY RD	Medical Office
253.46 Feet	040 106B G 00700 000 2024	E WOOD ST 817	CHARLES P WILSON FOUNDATION INC	P O BOX 936	Business
283.08 Feet	040 106B G 00500 000 2024	WOOD ST 811	HARRISON AMANDA ETVIR STEVEN	2045 OLD UNION RD	Business
286.2 Feet	040 106B G 00802 000 2024	E WOOD ST	CHARLES P WILSON FOUNDATION INC	P O BOX 936	Business
290.17 Feet	040 106B C 00600 000 2024	MORTON ST	ALLEN PROPERTIES	P O BOX 102	Residence
313.87 Feet	040 106B G 00400 000 2024	E WOOD ST 809	GOLD DONALD DAVIS JR ETUX	260 INDIA RD	Business
326.49 Feet	040 106B G 00800 000 2024	E WOOD ST 823	ROBBINS RONALD ETUX CATHERINE	45 JENELLE DR	Business
409.51 Feet	040 106B B 00600 000 2024	MORTON ST 715	TRAVIS DAVID B &	715 MORTON ST	Dental Office
439.01 Feet	040 106B B 00700 000 2024	E WOOD ST 800	EAST WOOD CHURCH OF CHRIST	800 EAST WOOD ST	Church

## **NEW BUSINESS**

### **AGENDA ITEM #2**

#### **Request for Special Use Permit for Church - 2375 Lakeway Circle, Paris, TN**

An application was submitted for a Church at 2375 Lakeway Circle, Paris, TN. This property is zoned M-1 (Light Industrial). Attached you will find the application and additional documents. Additionally, the section pertaining to this request and property owners within 200 ft are included as attachment.

#### **11-800. Procedures and Development Standards for Special Permit Uses.**

The Board of Zoning Appeals shall have the authority to grant special use permits for specific uses indicated on Table 1 and in accordance with the procedures and standards as set forth herein.

#### **11-801. Procedure for Authorizing Special Permit Uses.**

- A. Application for Special Use Permit. An application for a special use permit shall be filed with the city manager or city manager's designee at least ten (10) days prior to the regular meeting of the Board of Zoning Appeals. The application shall show the location and intended use of the property, the names of the property owners and existing land uses within two hundred (200) feet, and any other information pertinent to the request which the Building Inspector may require.
- B. Public Hearing. When applicable, the city manager or city manager's designee shall cause to be published in a daily newspaper of general circulation a NOTICE OF APPLICATION FOR SPECIAL USE PERMIT. Such notice shall give the time and place of such hearing and shall be published at least seven (7) days prior to the Board of Zoning Appeals meeting.
- C. Requirement for Special Use Permit. In the making of its decision, and in addition to the standards established herein, the Board of Zoning Appeals may impose such other conditions regarding the location, character, and other features of the special use as it may deem advisable in the furtherance of the general purposes of this ordinance.

The following general criteria are provided as guidelines in the review and/or approval by the Board of Zoning Appeals of an application for a special use permit. A request for a special permit shall:

  5. Be in conformance with the Comprehensive Plan for development for the site and its surrounding area as well as any other officially approved area development plans.
  6. Be in compliance with the uses permitted and area and bulk regulations of the district in which proposed.
  7. Be functionally related and not detrimental to other adjacent existing or permitted use or structures.
  8. Be so designed and located that the public health, safety, and welfare will be promoted and protected.
- D. Effective Date of Approval - Issuance of Permit.
  5. Board of Zoning Appeals approval shall become effective the date at which approval is granted.
  6. No Special Use Permit shall be issued prior to the effective date of approval.
  7. The Special Use Permit shall be issued subject to all conditions and requirements stipulated by the Board of Zoning Appeals.
  8. The Building Inspector shall not issue a Certificate of Occupancy for a special use if any of the conditions imposed by the Board of Zoning Appeals in approving the special use permit have not been met.
- E. Validity of Plans. All approved plans, conditions, restrictions, and rules made a part of the approval of the Board of Zoning Appeals shall constitute certification on the part of the applicant that the proposed use shall conform to such regulations at all times.
- F. Time Limit and Notification. An application for a Special Use Permit shall be acted upon within forty-five (45) days of the date of application and the applicant shall be provided with a written notice of

approval or denial. Failure of the Board of Zoning Appeals to act upon such application within forty-five (45) days shall constitute approval of the application.

- G. Amendments to Special Permits. A special use permit may be amended pursuant to the same procedure and in accordance with the same standards which governed its grant.

**11-807. Standards for Churches and Related Buildings.**

The Board of Zoning Appeals may authorize the issuance of a special use permit for churches and other buildings or uses normally accessory thereto as indicated on Table 1 after first holding a public hearing as provided in this section and subject to the following additional standards:

- A. The minimum lot area shall be 20,000 square feet or 200 square feet of lot area per auditorium seat whichever is greater.
- B. Front, Rear, and Side Yards shall conform to the district in which located.
- C. Off-Street Parking shall be as provided in Section [11-1000](#).
- D. Except for temporary non-profit festivals, fencing, screening, and landscaping shall be provided as appropriate for such facility in accordance with Section [11-1200](#), except that no landscaping or screens shall be located closer than 15 feet to any vehicular entrance or exit to the property.
- E. The location and operation of such community assembly facility shall be in keeping with the character of the surrounding area and shall not adversely affect the properties within the surrounding area.
- F. All public utilities and sewage disposal shall be available to the site and shall be subject to approval by the Paris Board of Public Utilities.
- G. General sign requirements for the district in which the community assembly activity is requested shall apply.

# City of Paris

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

For Internal Use Only  
Received By: RR Date: 06/01/2026

## APPLICATION FOR APPEAL

Name of Individual: Steve Hale Phone: 731-363-3778

Address: 1090 Anderson Dr. City/State: Paris, TN. 38242

Email Address: rev\_shale\_tn@hotmail.com

Appellant's Interest in Property:  Owner  Agent  Lessee  Option to Purchase

PROPERTY INFORMATION: Map: 094 Group: \_\_\_\_\_ Parcel: 048.15

Property Address: 2375 Lakeway Circle

### NATURE OF APPLICATION/REASON FOR APPEAL

Variance  Special Exception  Alleged Error of Building Official  Interpretation of Code

Intended Use of Property: Church in an M-1(Light Industrial) zone.

In order to appeal a decision of the Building Official, your appeal must fall within one or more of the following categories:

1. You believe the code has been incorrectly interpreted;
2. To meet the code you would suffer an extreme hardship;
3. You have an equivalent or alternate method of meeting the code.

Ordinance Section Number Appealed: \_\_\_\_\_

Reason for Appeal: \_\_\_\_\_

Note: Attach map showing dimensions and the location of existing and proposed structures or uses including setbacks, yards, heights, and the distance from the nearest traffic intersection at a scale of not more than one (1) inch equals fifty (50) feet.

### STATUS OF APPLICATION/HEARING:

Date Filed 06 / 01 / 2026 Hearing Date: 06 / 11 / 2026 Date of Published Notice: 06 / 04 / 2026

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

Appellant Signature Steve Hale Date 06 / 01 / 2026

FINAL STATUS OF APPEAL  Approved  Denied Date: \_\_\_/\_\_\_/\_\_\_

\_\_\_\_\_  
Chairman, Board of Zoning Appeals

\_\_\_\_\_  
Secretary, Board of Zoning Appeals

\_\_\_\_\_  
Member, Board of Zoning Appeals

\_\_\_\_\_  
Member, Board of Zoning Appeals

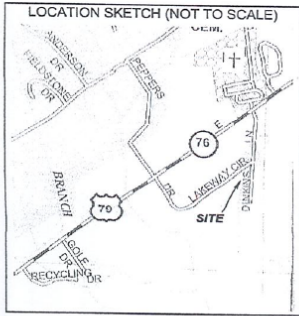
\_\_\_\_\_  
Member, Board of Zoning Appeals

# SITE PLAN

## ADDITION TO EXISTING PRIVATE STORAGE WAREHOUSE

PROPERTY SURVEY  
 SEVENTH CIVIL DISTRICT, HENRY CO., TN  
 SURVEY BY: JESSE R. PEIRPOINT - APRIL 25, 2016  
 P.O. BOX 473  
 BIG SANDY, TN 38221  
 (731) 441-0567

PROPERTY ADDRESS: 2375 LAKEWAY CIR.  
 PARIS, TN  
 ZONE: M - 1  
 OWNER: STEVE HALE  
 4565 COUNTY HOME RD.  
 PARIS, TN



I hereby certify that this is a category II survey and the ratio of precision of the unadjusted survey is 1:7,500 or greater as shown hereon.

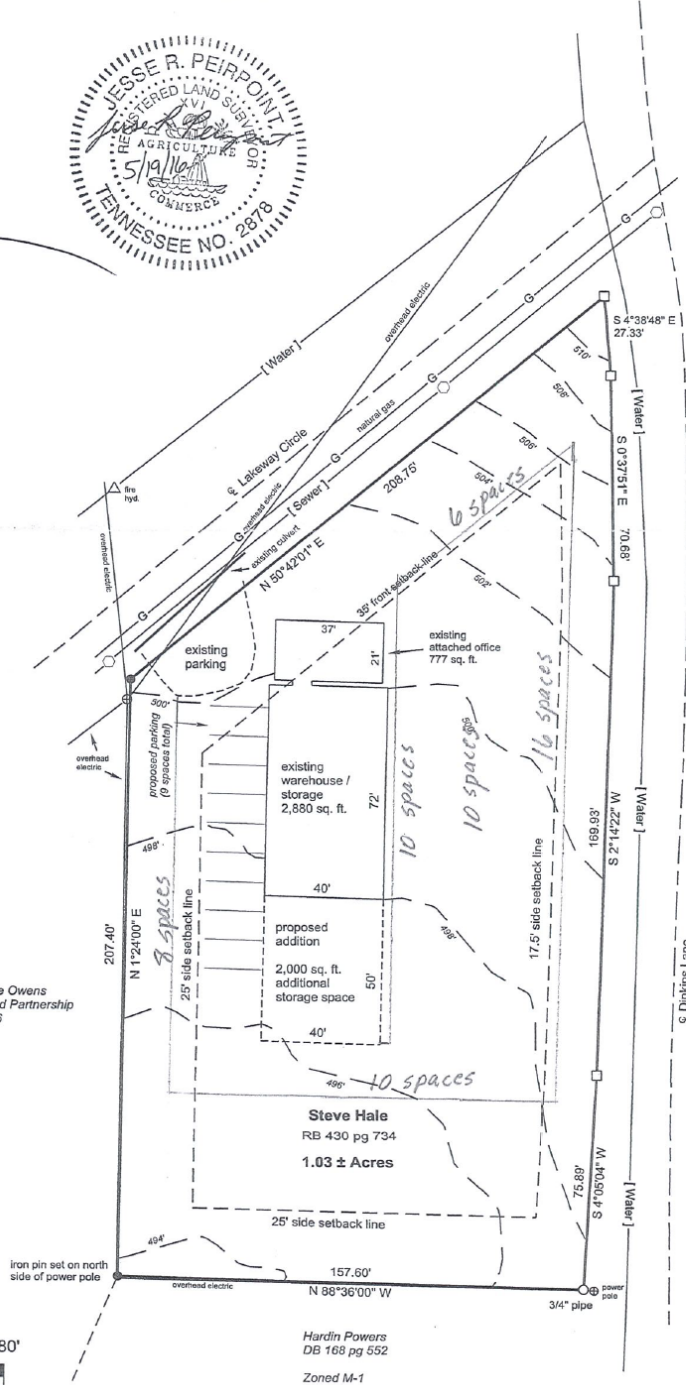
*Jesse R. Peirpoint*  
 Jesse R. Peirpoint TN R.L.S. 2878



The site plan shown hereon is hereby approved  
 Date 5/27/16  
*[Signature]*  
 Secretary, City of Paris TN  
 Planning Commission

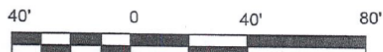
### NOTES

1. The parcel depicted hereon is not located within the flood hazard zone.
2. The utility lines shown hereon are a general depiction drafted using information obtained from personnel at the various utility companies. Information regarding the specific location of utilities should be obtained prior to any digging or construction.
3. The elevation values shown hereon are based upon a benchmark with arbitrarily assigned elevation.
4. There is an underground water service line traversing a portion of the west side of the tract shown hereon which services the lot adjoining to the south.



David & Marie Owens  
 Family Limited Partnership  
 RB 91 pg 276  
 Zoned M - 1

LEGEND	
○	Found Iron Pin
●	Set Rebar (cap 2878)
□	Unmarked Point
○	Sewer Manhole
⊕	Power Pole
△	Fire Hydrant



File: SHALE.TRV / Scale: 1" = 40' / Property: Map 94 Parcel 48.15

**Property Owners Within 200 Feet**

<b><u>DISTANCE</u></b>	<b><u>PARCEL ID</u></b>	<b><u>ADDRESS</u></b>	<b><u>OWNER</u></b>	<b><u>MAILADDR</u></b>	<b><u>USE</u></b>
0.32 Feet	040 094 04815 000 2024	LAKEWAY CIR 2375	HALE STEVE	4565 COUNTY HOME RD	Church
280.29 Feet	040 094 04812 000 2024	DINKINS LN	PARIS MOOSE LODGE #1915	3003 DINKINS LN	Community Social Club
281.73 Feet	040 094 04818 000 2024	DINKINS LN	POWERS JEREMY	130 ALEXANDER RD	Body Shop
463.29 Feet	040 094 04819 000 2024	DINKINS LN 3018	DOLLAR AMUSEMENT CO INC	3018 DINKINS LANE	Misc Warehousing
864.06 Feet	040 094 04802 000 2024	DINKINS LN	DINKINS DUDLEY H ETUX	2990 DINKINS LANE	Residence
1357.77 Feet	040 094 04806 000 2024	LAKEWAY CIR	OWENS DAVID & MARIE	2308 HAMLIN DRIVE	Misc Warehousing