
**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, JUNE 19, 2018**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, June 19, 2018 at 6:00 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Chairman Mark O'Leary, Vice-Chairman Jerry Don Case, Mayor Rex Pesnell, Margaret King, Jay Totton and Jerry Don Kennemore. Others present were Brian Bradford, Hunter Bradford, Building Inspector Earl Geary Attorney William L. Gouger, Planners Chad Reese and Cameron Buckner and Sharon Case.

Chairman O'Leary called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

On a motion by Jay Totton, seconded by Vice-Chairman Case the minutes of the regular meeting held on Tuesday July 18, 2017 were approved. This motion passed unanimously on a board vote.

Chad Reese introduced the town's new planner Cameron Buckner.

OLD BUSINESS

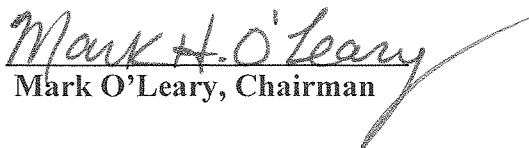
- Discussion – Subdivision Regulations Proposed Amendments
Planner Reese explained the changes he had made to the Subdivision Regulations. The board scheduled two workshops to review the changes.

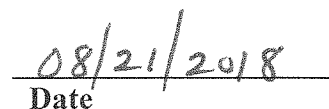
NEW BUSINESS

- Payne Final Plat – Lot Line Abandonment
Jay Totton made a motion to approve subject to the proper signatures needed being obtained, seconded by Mayor Pesnell. This motion passed unanimously on a board vote.
- Building Inspector, Earl Geary and Planner Chad Reese gave updates on completed permits and calls they had received.

ADJOURNMENT

As there was nothing further to come before the board, motion was made by Vice-Chairman Case to adjourn, seconded by Jay Totton. The motion passed unanimously on a board vote.


Mark O'Leary, Chairman


Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, AUGUST 21, 2018**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, August 21, 2018 at 6:00 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Chairman Mark O'Leary, Mayor Rex Pesnell, Margaret King, Jay Totton and Jerry Don Kennemore. Others present were Dennis Pate, Arnie Pizaaz, Nannetta Taylor, Ronnie Thomas, Building Inspector Earl Geary Attorney William L. Gouger, Planner Chad Reese and Sharon Case.

Chairman O'Leary called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

On a motion by Mayor Pesnell, seconded by Jerry Don Kennemore the minutes of the regular meeting held on Tuesday June 19, 2018 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

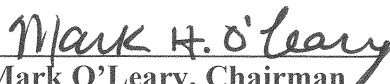
- None

NEW BUSINESS

- **Best Value Inn Subdivision – Final Plat**
Mayor Pesnell made a motion to grant 30-foot wide ingress/egress easement on the east side and approve subject to the proper signatures needed being obtained, seconded by Jay Totton. This motion passed unanimously on a board vote.
- **Rezoning Request – Virginia H. Greaves – 1030 Main Street – C-2 to R-1**
Jay Totton made a motion to deny the application for rezoning, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.
- **Request to Replace Camper with a Newer Camper on Lot #42**
Jerry Don Kennemore made a motion to decline the replacement, seconded by Jay Totton. This motion passed unanimously on a board vote.

ADJOURNMENT

As there was nothing further to come before the board, motion was made by Mayor Pesnell to adjourn, seconded by Jay Totton. The motion passed unanimously on a board vote.


Mark O'Leary, Chairman

09-18-2018
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, September 18, 2018**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, September 18, 2018 at 6:00 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Chairman Mark O'Leary, Mayor Rex Pesnell, Margaret King, Jay Totton, Jerry Don Kennemore and Robina Hibbs. Others present were Bobby Dietz with BFW Engineering, Building Inspector Earl Geary, Attorney William L. Gouger, Planner Chad Reese and Sharon Case.

Chairman O'Leary called the meeting to order at 6:00 p.m.

Chairman O'Leary welcomed Robina Hibbs to the board.

APPROVAL OF MINUTES

On a motion by Mayor Pesnell, seconded by Jerry Don Kennemore the minutes of the regular meeting held on Tuesday August 21, 2018 were approved. This motion passed unanimously on a board vote.

NEW BUSINESS

- **O'Reilly Auto Parts – Site Plan**
Jay Totton made a motion to grant a variance of four feet on access width to allow 34-foot access from Dixie Lee Center Road instead of 30-foot, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote. Jay Totton then made a motion to approve the site plan as presented with the 34-foot access from Dixie Lee Center Road, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.

OLD BUSINESS

- **Advance Financial – Fence**
Jerry Don Kennemore made the board aware that the adjoining property owner was not pleased with the privacy fence that was installed. After reviewing the minutes from the July 18, 2017 meeting it was decided the fence did not meet the original requirements. Jay Totton made a motion to have proposals for a fence submitted to town hall to be reviewed by the planning commission, seconded by Margaret King. This motion passed unanimously on a board vote.

ADJOURNMENT

As there was nothing further to come before the board, motion was made by Jay Totton to adjourn, seconded by Mayor Pesnell. The motion passed unanimously on a board vote.


Mark O'Leary, Chairman

11-20-2018
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, November 20, 2018**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, November 20, 2018 at 6:00 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor Rex Pesnell, Jerry Don Case, Margaret King, Jay Totton, Jerry Don Kennemore and Robina Hibbs. Others present were Sam Clemons, Virginia Greaves, Kyle Holland, Steve Lofty, Building Inspector Earl Geary, Attorney William L. Gouger, Planner Chad Reese and Sharon Case.

Vice-Chairman Case called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

On a motion by Jay Totton, seconded by Robina Hibbs the minutes of the regular meeting held on Tuesday September 18, 2018 were approved. This motion passed unanimously on a board vote.

Chairman O'Leary arrived at this time. He will now preside over the meeting.

OLD BUSINESS

- **Advance Financial – Fence**
Mr. Geary informed the board that Advance Financial has replaced the fence and they are asking for a CO. Jay Totton made a motion to allow the building inspector issue a CO, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.

NEW BUSINESS

- **Marion Farms, Phase 3 – Preliminary Plat (9 Lots)**
Mr. Geary read a report he had prepared concerning the Marion Farms Preliminary Plat. He asked that this be a part of the minutes. Jerry Don Kennemore made a motion to accept the addendum from Mr. Geary as read, seconded by Mayor Pesnell. This motion passed unanimously on a board vote. Jay Totton made a motion to approve the preliminary plat contingent upon TDOT and the local street supervisor's approval, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.
- **Virginia Greaves – 1030 Main Street – C-2 Highway Business – Options for Use**
Ms. Greaves was proposing a Dogs Bed & Breakfast for this location, with her living on the premises. Jay Totton made a motion to decline the request, seconded by Mayor Pesnell. This motion passed unanimously on a board vote.

ADJOURNMENT

As there was nothing further to come before the board, motion was made by Jerry Don Case to adjourn, seconded by Margaret King. The motion passed unanimously on a board vote.


Mark O'Leary, Chairman

01-15-2019
Date

REPORT FOR PLANNING COMMISSION MEETING

11-20-18

~~10-16-18~~

MARION FARMS PRELIMINARY PLAT

It appears that lots 11 and 12 have areas that part of the lot is in the flood plain. Any construction in the flood plain would have to meet the construction practice required for an AE zone and also meeting setbacks.

It also appears that lots 13,14 and 15 are completely in flood plain. Any construction in the flood plain would have to meet the construction practice required for an AE zone and also meeting setbacks.

Construction in a flood plain requires lowest floor elevation to be 1 foot above BFE (base flood elevation). Lowest floor elevation shall be established by a Tn Licensed Land Surveyor as well as setting corners of the structure. An elevation certificate shall be required for each structure as well.

Construction can be by crawlspace with lowest floor being 1 foot above BFE, but crawlspace must have flood vents as required by ordinance.

Construction can also be by engineered fill with crawlspace or on slab as long as the lowest floor elevation is 1 foot above BFE.

Each permit must include a site plan by the surveyor showing location of structure, setbacks and location relative to flood plain.

Addendum

Remember that any HVAC unit and ducts shall also be that 1 foot above BFE.

The following are excerpts from the Floodplain Ordinance dealing with AE zoning:

Residential Structures

In AE Zones where Base Flood Elevation data is available, new construction and substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated to no lower than one (1) foot above the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures".

Within AE Zones, where Base Flood Elevation data is available, any lowest floor certification made relative to mean sea level shall be prepared by or under the direct supervision of, a Tennessee registered land surveyor and certified by same. The Administrator shall record the elevation of the lowest floor on the development permit.

Enclosures

All new construction and substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor that are subject to flooding, shall be designed to preclude finished living space and designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls.

ADVANCE FINANCIAL REPORT

A letter was sent to Wes Hunt with Wellspring Construction. See attached.

A copy of the letter was delivered to the manager of the Advanced Financial business. So far I have heard nothing from either. I plan to close the business at the sixty day period.

OTHER

Ms. Taylor and Ms. Greaves are both to appear at the November 5th Kimball City Court date for resolution of citations.