

---

---

**MINUTES OF THE REGULAR MEETING  
KIMBALL TENNESSEE PLANNING COMMISSION  
Tuesday, April 20, 2021**

---

---

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, April 20, 2021 at 5:30 p.m. in the Municipal Building, 649 Main Street, Kimball, Tennessee. Those members present were: Chairman Mark O’Leary, Vice-Chairman Jerry Don Case, Margaret King, Mayor Rex Pesnell, Robina Hibbs, Renae Keef and Jerry Don Kennemore. Others present were Leon Bailey, Brian Bradford, Hunter Bradford, Clarence Howard, Building Inspector Earl Geary, Attorney William L. Gouger, Planner Chad Reese and Sharon Case.

Chairman O’Leary called the meeting to order at 5:30 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 September 15, 2020 were approved. This motion passed unanimously on a board vote.

**OLD BUSINESS**

- None

**NEW BUSINESS**

- **Sandras Way 4-Lot Subdivision – Preliminary Plat**

Jerry Don Kennemore made a motion to approve this Preliminary Plat subject to being able to obtain the permit from TDOT and the road plans being submitted to the town for approval, seconded by Jerry Don Case. This motion passed unanimously on a board vote.

- **Rezoning Request of Thunder Development Properties on Timber Ridge Drive**

Jerry Don Case made a motion to recommend to the Mayor and Board of Aldermen, to rezone this property from C-2 to R-1, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.

- **Election of Planning Commission Officers**

Renae Keef made a motion to keep officers as are, seconded by Jerry Don Case. This motion passed unanimously on a board vote.

- Any Properly Presented New Business

None

**ADJOURNMENT**

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

  
Mark O'Leary, Chairman

07-20-2021  
Date

---

---

**MINUTES OF THE REGULAR MEETING  
KIMBALL TENNESSEE PLANNING COMMISSION  
Tuesday, July 20, 2021**

---

---

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, July 20, 2021, at 5:30 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, Margaret King, Mayor Rex Pesnell, Renae Keef and Jerry Don Kennemore. Others present were Surveyor Sam Clemons, James Fox, Building Inspector Earl Geary, Attorney William L. Gouger, Planner Chad Reese and Sharon Case. Kyle Holland attended by telephone conference while the Marion Farms, Phase 3 Subdivision – Final Plat was discussed.

Chairman O'Leary called the meeting to order at 5:30 p.m.

**APPROVAL OF MINUTES**

On a motion by Jerry Don Kennemore, seconded by Renae Keef the minutes of the regular meeting held on Tuesday April 20, 2021, were approved. This motion passed unanimously on a board vote.

**OLD BUSINESS**

- None

**NEW BUSINESS**

- **Site Plan for 4,505 SF 2-Restaurant Building – Main St. in Front of America's Best Value Inn – Tax Map 133F, Group C, Parcel 010.02**  
This item was deferred to the August meeting.
- **Marion Farms, Phase 3 Subdivision – Final Plat w/Letter of Credit**  
Jerry Don Case made a motion to approve this Final Plat subject to the box culvert on Old Dixie Hwy being extended 4 feet to the Southwest at the owner's expense, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.
- **James Fox – Tree Service & Outdoor Storage of Wood Chips/Mulch & Potential Greenhouse/Nursery and Landscaping Business – Asking if It Would be Allowable in a Flood Zone in the C-2 Highway Commercial Zone**  
This item was discussion only. Mr. Fox was advised at to what would be needed for this to proceed.
- **Hearing of Persons Having Business Before the Planning Commission**  
Planner Reese gave an update on calls he had received since the last meeting.

**ADJOURNMENT**

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

  
Mark O'Leary, Chairman

08-17-2021  
Date

---

---

**MINUTES OF THE REGULAR MEETING  
KIMBALL TENNESSEE PLANNING COMMISSION  
Tuesday, August 17, 2021**

---

---

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, August 17, 2021, at 5:30 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, Margaret King, Mayor Rex Pesnell, Robina Hibbs and Jerry Don Kennemore. Others present were James Fox, Angela Wooten and her nephew, Roger Haggard, Building Inspector Earl Geary, Attorney William L. Gouger, Planner Chad Reese and Sharon Case. Greg Edney attended by telephone conference while the Site Plan for 3,867 SF 2-Restaurant Building-Main St. in Front of America’s Best Value Inn-Tax Map 133F, Group C, Parcel 010.02 was discussed.

Chairman O’Leary called the meeting to order at 5:30 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 July 20, 2021, were approved. This motion passed unanimously on a board vote.

**OLD BUSINESS**

- **Site Plan for 3,867 SF 2-Restaurant Building – Main St. in Front of America’s Best Value Inn – Tax Map 133F, Group C, Parcel 010.02**  
Jerry Don Kennemore made a motion to approve contingent subject to ingress/egress as to what TDOT requires, seconded by Jerry Don Case. This motion passed unanimously on a board vote.
- **James Fox – Tree Service & Outdoor Storage of Wood Chips/Mulch & Potential Greenhouse/Nursery and Landscaping Business – Asking if It Would be Allowable in a Flood Zone in the C-2 Highway Commercial Zone**  
Planning Commission requested a site plan.
- **Any Properly Presented Old Business**

**NEW BUSINESS**

- **332 Ponderosa Drive – Wanting to Subdivide Property off a Private Road**
  - a. **David & Angela Wooten**
  - b. **Zoned: R-2 Multi-Family Residential**Instructed by the Planning Commission to bring plat for consideration of approval and 50’ required by planning commission for private access and utility easement.
- **Any Properly Presented New Business**

- Vice Chairman Jerry Don Case made a motion to recommend a zoning ordinance amendment to the Kimball Board of Mayor and Aldermen that would remove the F-1 Flood Hazard District section from the zoning ordinance and replace it with language referring to the Municipal Floodplain Zoning Ordinance #216 currently in effect, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.
- Hearing of Persons Having Business Before the Planning Commission

**ADJOURNMENT**

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

  
Mark O'Leary, Chairman

09-21-2021  
Date

---

---

**MINUTES OF THE REGULAR MEETING  
KIMBALL TENNESSEE PLANNING COMMISSION  
Tuesday, September 21, 2021**

---

---

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, September 21, 2021, at 5:30 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, Margaret King, Mayor Rex Pesnell, Robina Hibbs, Renae Keef and Jerry Don Kennemore. Others present were Angela Wooten and her nephew, Roger Haggard, Troy Copeland, Brian Smith, Angela Stephens, Debbie Haggard, Building Inspector Earl Geary, Attorney William L. Gouger and Planner Chad Reese.

Chairman O’Leary called the meeting to order at 5:30 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 August 17, 2021, were approved. This motion passed unanimously on a board vote.

**OLD BUSINESS**

- **James Fox – Tree Service & Outdoor Storage of Wood Chips/Mulch & Potential Greenhouse/Nursery and Landscaping Business – Asking if It Would be Allowable in a Flood Zone in the C-2 Highway Commercial Zone**  
Planning Commission requested a site plan. No one present. No action was taken.

- **332 Ponderosa Drive – Wanting to Subdivide Property off a Private Road**
  - a. **David & Angela Wooten**
  - b. **Zoned: R-2 Multi-Family Residential**

Instructed by the Planning Commission to bring plat with signatures for consideration of approval that meets the 50’ required by planning commission for private access and utility easement. No action taken.

- **Any Properly Presented Old Business**

None

**NEW BUSINESS**

- **Rezoning Request R-1 to R-2**

**Troy Copeland is requesting to Rezone 3 parcels on Glover Hill Road.**

**Mr. Copeland would like to build duplexes on this property. He plans to remove the mobile home that is currently on the property. Mayor Pesnell made a motion to deny this request, seconded by Jerry Don Case. This motion passed unanimously on a board vote.**

- **Any Properly Presented New Business**  
**None**

- **Hearing of Persons Having Business Before the Planning Commission**

**Planner Reese said Burger King may submit their site plan for next month. He also stated the Tesla charging stations were nearing completion.**

**ADJOURNMENT**

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

  
~~Mark O'Leary, Chairman~~  
*VICE CHAIRMAN*

10-19-2021  
Date

---

---

**MINUTES OF THE REGULAR MEETING  
KIMBALL TENNESSEE PLANNING COMMISSION  
Tuesday, October 19, 2021**

---

---

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, October 19, 2021, at 5:30 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were Vice-Chairman Jerry Don Case, Robina Hibbs, Renae Keef and Jerry Don Kennemore. Others present were David & Angela Wooten, Jimmy Fenn, Tom Davis and Lonna Dozier with Burger King, Roger Haggard, Building Inspector Earl Geary, Attorney William L. Gouger, Planner Chad Reese and Sharon Case.

Vice-Chairman Case called the meeting to order at 5:30 p.m.

**APPROVAL OF MINUTES**

On a motion by Jerry Don Kennemore, seconded by Renae Keef the minutes of the regular meeting held on Tuesday September 21, 2021, were approved. This motion passed unanimously on a board vote.

**OLD BUSINESS**

- 332 Ponderosa Drive – Wanting to Subdivide Property off a Private Road
  - a. David & Angela Wooten
  - b. Zoned: R-2 Multi-Family Residential
  - c. Instructed by PC to Bring Plat for Consideration of Approval
  - d. 50' Required by PC for Private Access & Utility Easement

Jerry Don Kennemore made a motion to approve subject to the correct certification signatures being obtained on the plat, seconded by Renae Keef. This motion passed unanimously on a board vote.

- Any Properly Presented Old Business

None

**NEW BUSINESS**

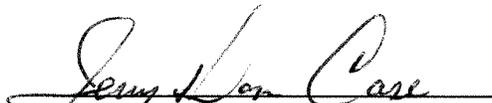
- Burger King Site Plan – 105 Kimball Crossing Drive

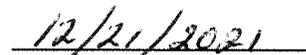
After some discussion it was agreed that there would be some minor changes made to the site plan. They will change the exit to the rear of the building. The changes also included removing the left turn out of the main entrance onto Kimball Crossing Drive near the red light and submitting a signage plan to the building inspector. Jerry Don Kennemore made a motion to approve with the changes being made, seconded by Robina Hibbs. The motion passed unanimously on a board vote.

- **Any Properly Presented New Business**  
Building Inspector Geary gave updates on the permits and plans he had approved.
- **Hearing of Persons Having Business Before the Planning Commission**

**ADJOURNMENT**

As there was nothing further to come before the board, motion was made by Robina Hibbs to adjourn, seconded by Renae Keef. The motion passed unanimously on a board vote.

  
Jerry Don Case, Vice-Chairman

  
Date

---

---

**MINUTES OF THE REGULAR MEETING  
KIMBALL TENNESSEE PLANNING COMMISSION  
Tuesday, December 21, 2021**

---

---

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, December 21, 2021, at 5:30 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were Vice-Chairman Jerry Don Case, Margaret King, Mayor Rex Pesnell, Robina Hibbs, Renae Keef and Jerry Don Kennemore. Others present were James Fox, Pete Tipton, Lyndi Silver, Roger Haggard, Building Inspector Earl Geary, Attorney William L. Gouger, Planner Chad Reese and Sharon Case.

Vice-Chairman Case called the meeting to order at 5:30 p.m.

**APPROVAL OF MINUTES**

On a motion by Jerry Don Kennemore, seconded by Margaret King the minutes of the regular meeting held on Tuesday October 19, 2021, were approved. This motion passed unanimously on a board vote.

**OLD BUSINESS**

- **535 Battle Creek Road – James Fox – Asking for PC Consideration to Operate Business Here**  
Planning Commission requested a site plan. No action was taken
- **Any Properly Presented Old Business**  
None

**NEW BUSINESS**

- **535 Battle Creek Road – Pete Tipton – Asking for PC Consideration to Operate Business Here**  
After discussion it was decided the Mr. Tipton's business would need to be in an Industrial Zone and not a Commercial Zone.
- **Any Properly Presented New Business**  
None

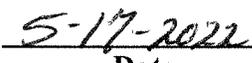
- **Hearing of Persons Having Business Before the Planning Commission**

**Mr. Geary asked Lyndi Silver to come to the meeting and discuss her plans for the property she owns at 1187 Main Street. This property was previously used as residential property however it is zoned commercial. Mrs. Silver plans to use the property for commercial use. Attorney Gouger explained that once the property was used as commercial property it could not be used as residential property in the future.**

**ADJOURNMENT**

**As there was nothing further to come before the board, motion was made by Robina Hibbs to adjourn, seconded by Renae Keef. The motion passed unanimously on a board vote.**

  
\_\_\_\_\_  
Jerry Don Case, Vice- Chairman

  
\_\_\_\_\_  
Date