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**MINUTES OF THE REGULAR MEETING  
KIMBALL TENNESSEE PLANNING COMMISSION  
Tuesday, January 17, 2023**

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A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, January 17, 2023, 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, Mayor Rex Pesnell, Margaret King, Robina Hibbs, and Renae Keef. Others present were Roger Haggard, Christopher Haggard, Paul Langlois with Mountain Man Real Estate, 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 Renae Keef, seconded by Robina Hibbs the minutes of the regular meeting held on Tuesday October 18, 2022, were approved. This motion passed unanimously on a board vote.

**OLD BUSINESS**

- None

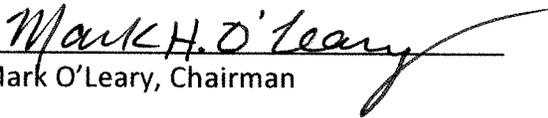
**NEW BUSINESS**

- **Dixie Lee Center Lot 6 – Final Plat (Tennessee Valley Surveying, Danny Dancy)**  
Motion to approve as submitted was made by Vice-Chairman Jerry Don Case, seconded by Renae Keef, and passed unanimously on a board vote.
- **Election of Planning Commission Officers – Tabled at the October PC Meeting**  
Motion by Mayor Rex Pesnell, for Mark O'Leary to remain as chairman, seconded by Margaret King, and passed unanimously on a board vote. Motion by Mark O'Leary for Jerry Don Case to remain as vice-chairman, seconded by Margaret King, and passed unanimously on a board vote. Motion by Robina Hibbs for Margaret King to remain as secretary, seconded by Mayor Rex Pesnell, and passed unanimously on a board vote.
- **Annual Planning Commission/BZA Training Flyer for 2022 (Online)**  
Planner Reese reminded everyone to complete their training.
- **Any Properly Presented New Business**  
None

- **Hearing of Persons Having Business Before the Planning Commission**  
Planner Chad Reese informed the board of calls he had received.

## **ADJOURNMENT**

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

  
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Mark O'Leary, Chairman

02-21-2023  
Date

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**MINUTES OF THE REGULAR MEETING  
KIMBALL TENNESSEE PLANNING COMMISSION  
Tuesday, February 21, 2023**

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A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, February 21, 2023, 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, Mayor Rex Pesnell, Margaret King, Jerry Don Kennemore, Robina Hibbs, and Renae Keef. Others present were Roger Haggard, Christopher Haggard, Travis Hullender, George Vaughan, Jayne Pesnell, Jackie Jenkins and Andy Pirtle with Arrow Pointe Surveying, 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 January 17, 2023, were approved. This motion passed unanimously on a board vote.

### **OLD BUSINESS**

- **Dixie Lee Center Lot 6 – Revised/Enlarged - Final Plat (Tennessee Valley Surveying, Danny Dancy)**  
Motion to approve as presented was made by Renae Keef, seconded by Jerry Don Case. This motion passed unanimously on a board vote.

### **NEW BUSINESS**

- **Food City Lot Line Abandonment & 1.58 Acre New Lot-Final Plat (Arrow Pointe Surveying)**  
Motion to approve lot line abandonment and the creation of Lot 2 was made by Jerry Don Case, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.
- **Rezoning Request on Battle Creek Road – TM 133 Parcel 113.00 – Rezone Portion from R-1 Single Family Residential to C-2 Highway Commercial – Darrell Jones, Harbor Light Yacht Club, Inc.**  
Motion to approve rezoning from R-1 single family residential to C-2 highway commercial was made by Jerry Don Case, seconded by Mark O'Leary. This motion passes unanimously on a board vote.

- **1535 Battle Creek Road – TM 118 Parcel 001.04 – Hearing Applicant Request to Open Rock Yard at this Location – No Site Plan has Been Provided**

No action taken.

- **Any Properly Presented New Business**

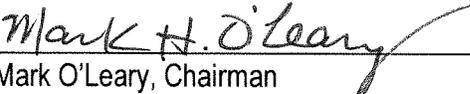
While giving an update on the new road being constructed at Marion Farms Planner Reese mentioned it had been recommended adding a two-inch binder to the road process. After some discussion Vice Chairman Case made a motion to instruct Planner Chad Reese to go forward with drafting an amendment, to be presented to the Mayor and Board of Alderman, to start the process of adding a two-inch binder requirement in the Subdivision Regulations concerning new roads built in the town. This motion was seconded by Renae Keef and passed unanimously on a board vote.

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

Planner Chad Reese informed the board of calls he had received.

## **ADJOURNMENT**

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

  
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Mark O'Leary, Chairman

04-18-2023  
Date

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**MINUTES OF THE REGULAR MEETING  
KIMBALL TENNESSEE PLANNING COMMISSION  
Tuesday, April 18, 2023**

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A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, April 18, 2023, 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, Mayor Rex Pesnell, Margaret King, Jerry Don Kennemore, and Renae Keef. Others present were Roger Haggard, 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 Jerry Don Kennemore, seconded by Renae Keef the minutes of the regular meeting held on Tuesday February 21, 2023, were approved. This motion passed unanimously on a board vote.

### **OLD BUSINESS**

- None

### **NEW BUSINESS**

- **Marion Farms S/D: Consideration of Releasing the Letter of Credit for the Completed Road Known as Marion Farms Drive & a 6" Water Line**  
Motion to accept the road and release the letter of credit was made by Mayor Pesnell, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.
- **Discussion of Regulating Commercial Banners and Flags**  
Motion by Jerry Don Case that the town's building inspector enforce the existing ordinance as it is written, seconded by Mark O'Leary. This motion passed unanimously on a board vote.
- **Subdivision Regulation Amendment: Add 2" Binder Requirement for Newly Constructed Roads**  
This item was tabled until more information can be obtained.
- **Subdivision Regulation Amendment: Revision of Section 05.10 Additional Width on Existing Streets to Coincide with Revisions in Tennessee Code Annotated 13-4-303(d)(1-3)**  
Motion by Jerry Don Case that this amendment be made, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.

- **Any Properly Presented New Business**  
None
- **Hearing of Persons Having Business Before the Planning Commission**  
Planner Chad Reese informed the board of calls he had received.

### **ADJOURNMENT**

As there was nothing further to come before the board, a motion was made by Chairman Mark O'Leary to adjourn, seconded by Jerry Don Kennemore. The motion passed unanimously on a board vote.

Mark H. O'Leary  
Mark O'Leary, Chairman

05-16-2023  
Date

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**MINUTES OF THE REGULAR MEETING  
KIMBALL TENNESSEE PLANNING COMMISSION  
Tuesday, May 16, 2023**

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A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, May 16, 2023, 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, Mayor Rex Pesnell, Jerry Don Kennemore, Robina Hibbs, and Renae Keef. Others present were Scott St. John, Matthew Tucker, 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 Renae Keef, seconded by Jerry Don Kennemore the minutes of the regular meeting held on Tuesday April 18, 2023, were approved. This motion passed unanimously on a board vote.

### **OLD BUSINESS**

- **Subdivision Regulation Amendment: Add 2" Binder Requirement for Newly Constructed Roads**  
It was discussed to keep the current standard for residential streets but to require binder for commercial properties or access roads.
- **Subdivision Regulation Amendment: Revision of Section 05.10 Additional Width on Existing Streets to Coincide with Revisions in Tennessee Code Annotated 13-4-303(d)(1-3)**  
No action taken.
- **Any Properly Presented Old Business**  
None

### **NEW BUSINESS**

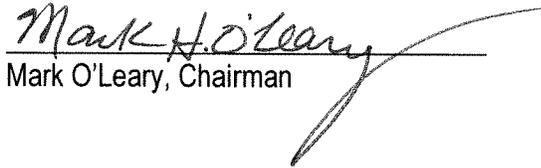
- **Tony Roma's Site Plan – 105 Kimball Crossing Drive**  
Motion to approve the site plan was made by Jerry Don Kennemore, seconded by Robina Hibbs. This motion passed unanimously on a board vote.
- **Any Properly Presented New Business**  
There was a discussion concerning the potholes in the Kimball Shopping Center. Building Inspector, Earl Geary discussed the signage plan for Food City. Planner Chad Reese gave updates on zoning verification letters requested for properties on Industrial Blvd. and informed the

board he was contacted by an attorney representing the man wanting to build a rock yard on Battle Creek Road.

- **Hearing of Persons Having Business Before the Planning Commission**  
None

## **ADJOURNMENT**

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

  
Mark O'Leary, Chairman

08-15-2023  
Date

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**MINUTES OF THE REGULAR MEETING  
KIMBALL TENNESSEE PLANNING COMMISSION  
Tuesday, August 15, 2023**

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A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, August 15, 2023, 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, Mayor Rex Pesnell, Margaret King, Jerry Don Kennemore, Robina Hibbs, and Renae Keef. Others present were Eric Emery, Roger Haggard, Christopher Haggard, 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 Renae Keef the minutes of the regular meeting held on Tuesday May 16, 2023, were approved. This motion passed unanimously on a board vote.

**OLD BUSINESS**

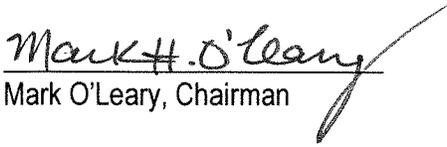
- **Subdivision Regulation Amendment: Revision of Section 05.10 Additional Width on Existing Streets to Coincide with Revisions in Tennessee Code Annotated 13-4-303(d) (1-3)**  
No action taken.
  
- **Any Properly Presented Old Business**  
None

**NEW BUSINESS**

- **Long John Silver's Redevelopment Site Plan: 308 Kimball Crossing Drive**  
Motion to approve the redevelopment site plan was made by Jerry Don Kennemore, seconded by Robina Hibbs. This motion passed unanimously on a board vote.
  
- **Any Properly Presented New Business**  
None
  
- **Hearing of Persons Having Business Before the Planning Commission**  
None

**ADJOURNMENT**

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

  
Mark O'Leary, Chairman

09-19-2023  
Date

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**MINUTES OF THE REGULAR MEETING  
KIMBALL TENNESSEE PLANNING COMMISSION  
Tuesday, September 19, 2023**

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A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, September 19, 2023, 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, Mayor Rex Pesnell, Margaret King, Robina Hibbs, and Renae Keef. Others present were Wiatt Wehunt, A.D. Engineering, Ben Berry, Berry Engineers, Roger Haggard, Christopher Haggard, 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 Margaret King, seconded by Renae Keef the minutes of the regular meeting held on Tuesday August 15, 2023, were approved. This motion passed unanimously on a board vote.

**OLD BUSINESS**

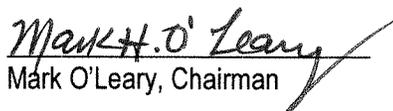
- **Subdivision Regulation Amendment: Revision of Section 05.10 Additional Width on Existing Streets to Coincide with Revisions in Tennessee Code Annotated 13-4-303(d) (1-3)**  
No action taken.
  
- **Any Properly Presented Old Business**  
None

**NEW BUSINESS**

- **T-Mobile Site Plan – Main Street at Pinecrest Lane**  
Motion to approve the site plan with the extension of the existing fence to 10 ft. from the property line was made by Mayor Pesnell, seconded by Jerry Don Case. This motion passed unanimously on a board vote.
  
- **Townplace Suites 121-Room Hotel Site Plan – 285 Nelson Lane**  
Jerry Don Case made a motion to approve the site plan contingent upon combining parcels and doing the no-rise flood study for the fill material and the other construction in the flood plain, seconded by Renae Keef. This motion passed unanimously on a board vote.
  
- **Any Properly Presented New Business**  
None
  
- **Hearing of Persons Having Business Before the Planning Commission**  
None

**ADJOURNMENT**

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

  
Mark O'Leary, Chairman

01-25-2024  
Date