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**AGENDA FOR THE REGULARLY SCHEDULED  
KIMBALL MUNICIPAL PLANNING COMMISSION MEETING**

**January 20, 2009**

**TOWN HALL – 6:00PM**

- A. CALL TO ORDER/DETERMINATION OF A QUORUM
- B. READING AND APPROVAL OF PREVIOUS MEETINGS MINUTES
- C. HEARING OF PERSONS HAVING BUSINESS BEFORE THE PLANNING COMMISSION
- D. OLD BUSINESS
  - 1. Any Properly Presented Old Business
- E. NEW BUSINESS
  - 1. Staff Activity Report – August 2008
  - 2. Final Minor Plat for Dobson Land Company LLC
  - 3. McDonald's Entrance Site Plan
  - 4. Jasper Mountain Road Concept Plan
  - 5. Mobile Storage Structure Zoning Amendment Discussion
  - 6. Any Other Properly Presented New Business
- F. ADJOURNMENT

**NEXT SCHEDULED MEETING: February 17, 2009**

## TOWN OF KIMBALL, TENNESSEE

Record of Minutes of Municipal Planning Commission

Date January 20, 2009

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A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, January 20, 2009 at 6:00 p.m. in the Conference Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor David Jackson, Chairman Mark O'Leary, Jay Totton, Joyce Tate, Char Cheaves, Buddie Hudson and Jerry Don Case. Others present were Attorney William Gouger, Planner Bently Thomas, Eddie Campbell, Josh Dobson, Jeff Mount, Bradley Mount, Waylon Hoge with Keystone Development, Matt Winn, Kevin Whiteside with Thunder Enterprises, Martha Holland and Dean Pesnell.

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

### APPROVAL OF MINUTES

On a motion by Mayor Jackson, seconded by Jay Totton the minutes of the regular meeting Tuesday, August 19, 2008 were approved unanimously on a board vote.

Chairman O'Leary welcomed the new member, Jerry Don Case to the board.

### OLD BUSINESS

None

### NEW BUSINESS

#### Staff Activity Report

- Mr. Thomas gave a report of what he had been involved with since the last Planning Commission meeting.

#### Final Minor Plat for Dobson Land Company LLC

- Planner Thomas mentioned the plat had not been signed by the Environmental Specialist. Eddie Campbell the Surveyor for Mr. Dobson explained the reason this Certificate of Approval couldn't be signed was due to the fact of limited property usage in an Industrial Zone. The certificate of approval is marked not applicable on the plat. Mr. Dobson and also the proposed property owner were in attendance and are aware of the usage issues. Attorney Gouger saw no legal problem not to approve this plat with the certificate marked not applicable with the understanding that there will have to be a building permit issued and the sewage disposal will have to be discussed at that time. There was a motion to approve the final minor plat by Jay Totton, seconded by Joyce Tate. The motion passed unanimously on a board vote.

#### McDonald's Entrance Site Plan

- Waylon Hoge was in attendance to make the request for a rear driveway for McDonald's. There will be signage installed to help direct traffic. There was a motion to approve the site

plan by Jay Totton, seconded by Buddie Hudson. The motion passed unanimously on a board vote.

#### Jasper Mountain Road Concept Plan

- Matt Winn and Kevin Whiteside of Thunder Enterprises presented this request for a proposed road extending the drive to Chattanooga State. The proposed road would continue up the mountain instead of turning into Chattanooga State parking lot. This property is currently owned by Marion County. The Marion County Commissioners agreed to allow Thunder Enterprises to improve this property if the Town of Kimball is willing to accept the right of way once all improvements are complete. There was a motion to recommend accepting conveyance to the city once the road is in place by Jay Totton seconded by Char Cheaves. The motion passed unanimously on a board vote.

#### Mobile Storage Structure Zoning Amendment Discussion

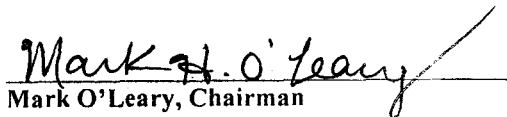
- This item was for discussion only. Planner Thomas prepared an example of mobile storage structure regulations for the Kimball Zoning Ordinance. Upon a recommendation by Jay Totton it was decided if a permit would be required there would be a charge associated with this permit. Mayor Jackson stated the complaints had come from the residential area. It was decided to address this area and if there was a need they would discuss the commercial area at a later date. Mr. Thomas will take all comments made and prepare something for consideration at the next meeting.

#### Any Other Properly Presented New Business

- Planner Thomas brought certificates for those who attended the yearly training provided by his office.
- Mayor Jackson told the board with the passing of Ronnie Blevins we would be using Roy Brackett on a temporary basis as our building inspector upon approval of the county commission. We hope to have a building inspector hired by April.
- Mayor Jackson stated that the bridge repair should be completed by the end of January.

#### ADJOURNMENT

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

  
Mark O'Leary, Chairman

02/17/2009  
Date

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**AGENDA FOR THE REGULARLY SCHEDULED  
KIMBALL MUNICIPAL PLANNING COMMISSION MEETING**

**February 17, 2009**

**TOWN HALL – 6:00PM**

- A. CALL TO ORDER/DETERMINATION OF A QUORUM
- B. READING AND APPROVAL OF PREVIOUS MEETINGS MINUTES
- C. HEARING OF PERSONS HAVING BUSINESS BEFORE THE PLANNING COMMISSION
- D. OLD BUSINESS
  - 1. Any Properly Presented Old Business
- E. NEW BUSINESS
  - 1. Staff Activity Report – January 2009
  - 2. Mobile Storage Structure Zoning Amendment
  - 3. Any Other Properly Presented New Business
- F. ADJOURNMENT

**NEXT SCHEDULED MEETING: March 17, 2009**

## TOWN OF KIMBALL, TENNESSEE

Record of Minutes of Municipal Planning Commission

Date February 17, 2009

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, February 17, 2009 at 6:00 p.m. in the Conference Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor David Jackson, Chairman Mark O'Leary, Joyce Tate, Char Cheaves, and Jerry Don Case. Others present were Attorney William Gouger, Planner Bently Thomas, Rex Pesnell, Martha Holland and Dean Pesnell.

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

### APPROVAL OF MINUTES

On a motion by Joyce Tate, seconded by Char Cheaves the minutes of the regular meeting Tuesday, January 20, 2009 were approved unanimously on a board vote.

### OLD BUSINESS

The Mayor and Board of Alderman voted at their last meeting to allow Thunder Enterprises to extend the road to the Fox property. Attorney Gouger stated there was a meeting scheduled for next Wednesday between Thunder Enterprises and Danny Fox to work out the details of the road extension project.

### NEW BUSINESS

#### Staff Activity Report

- Mr. Thomas gave a report of what he had been involved with since the last Planning Commission meeting.

#### Mobile Storage

- Planner Thomas presented a sample mobile storage ordinance for review. There was much discussion as to what this ordinance should and should not include. Planner Thomas will make the changes and this ordinance will be reviewed at a later date.

#### Any Other Properly Presented New Business

- Possibly adding the land Thunder Enterprises has purchased on the mountain to our growth plan and changing to a regional planning commission to be able to control the development.
- There will be a meeting on Thursday January 22<sup>nd</sup> at the Kimball Church of Christ parking lot with TDOT, Saynes & Associates and the mayor of Jasper to discuss the TPR study on the road widening project. The state has hired Saynes & Associates to do the TPR study for this project.

### ADJOURNMENT

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

  
Mark O'Leary, Chairman

09/15/2009  
Date

## TOWN OF KIMBALL, TENNESSEE

Record of Minutes of Municipal Planning Commission

Date September 15, 2009

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A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, September 15, 2009 at 6:00 p.m. in the Conference Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor David Jackson, Chairman Mark O'Leary, Joyce Tate, Jay Totton, Jerry Don Case and Dean Pesnell. Others present were Attorney William Gouger, Planner Bently Thomas and Sharon Case.

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

### APPROVAL OF MINUTES

On a motion by Mayor Jackson, seconded by Jay Totton the minutes of the regular meeting Tuesday, February 17, 2009 were approved unanimously on a board vote.

Chairman O'Leary recognized Dean Pesnell as the newest member on the planning commission. He replaced Buddie Hudson who resigned due to health problems.

### OLD BUSINESS

Mayor Jackson said the study on the road widening project had been received. There are three options the state is looking at. Anyone wanting to review this study is invited to come by Town Hall and do so.

Dean Pesnell asked about the road to the property Thunder Enterprises had acquired. Attorney Gouger stated there was a meeting scheduled the next day with Danny Fox to finalize the easement agreement.

### NEW BUSINESS

#### Staff Activity Report

- Mr. Thomas gave a report of what he had been involved with since the last Planning Commission meeting.

#### Annual Performance Report

- Mr. Thomas presented the annual performance report. On a motion by Joyce Tate, seconded by Dean Pesnell the annual performance report was approved unanimously on a board vote.

#### Digitalized Zoning Map

- Mr. Thomas stated that one thing his office is doing for all their contracts is digitalizing all of their major road plans and zoning maps. The Town is currently using the Mylar maps. If the planning commission chooses to use the digitalized maps they will need to make a recommendation to the Mayor and Alderman to do so. Mayor Jackson requested a listing of the zoning map amendments before proceeding with this matter.

Annual Training Session October 29, 2009

- Mr. Thomas informed the members of the annual training session to be held on October 29<sup>th</sup> at Sulphur Springs United Methodist Church. This training will fulfill the four hours required by the state.

Any Other Properly Presented New Business

- Mayor Jackson stated the current sewer project should be finished by the end of the year. The town will be looking at obtaining another grant for sewer in early 2010.

ADJOURNMENT

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

  
Mark O'Leary, Chairman

11-17-2009  
Date

## TOWN OF KIMBALL, TENNESSEE

Record of Minutes of Municipal Planning Commission

Date November 17, 2009

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A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, November 17, 2009 at 6:00 p.m. in the Conference Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor David Jackson, Chairman Mark O'Leary, Joyce Tate, Jay Totton, Jerry Don Case and Dean Pesnell. Others present were Attorney William Gouger, Planner Bently Thomas, Earl Geary, Jr., Building Inspector, Martha Holland and Sharon Case.

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

### APPROVAL OF MINUTES

On a motion by Joyce Tate, seconded by Jay Totton the minutes of the regular meeting Tuesday, September 15, 2009 were approved unanimously on a board vote.

### OLD BUSINESS

None

### NEW BUSINESS

#### Staff Activity Report

- Mr. Thomas gave a report of what he had been involved with since the last Planning Commission meeting.

#### Digitalized Zoning Map

- Mr. Thomas stated that one thing his office is doing for all their contracts is digitalizing all of their major road plans and zoning maps. The Town is currently using the Mylar maps. If the planning commission chooses to use the digitalized maps they need to make a recommendation to the Mayor and Aldermen to adopt. Jay Totton made a motion to recommend to the Mayor and Aldermen to adopt, seconded by Joyce Tate. The motion passed unanimously on a board vote.

#### Mobile Storage

- After much discussion concerning mobile storage Jay Totton made a motion to table, seconded by Dean Pesnell. The motion passed unanimously on a board vote.

#### Any Other Properly Presented New Business

Mayor Jackson gave the following information:

- The current sewer project should be finished by the end of the year. The town will be looking at obtaining another grant for sewer in early 2010.
- Earl Geary was introduced as the town's new building inspector.



- There are two new businesses locating in Kimball. One is a Christian Bookstore and the other is a Mexican Restaurant.
- The new concession stand at the park is under construction.
- The annual Christmas Dinner will be held on December 11<sup>th</sup> at the Buttonwillow Church Civil War Dinner Theater.

ADJOURNMENT

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

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

01-19-2010  
Date