
**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
Tuesday, May 17, 2022**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, May 17, 2022, 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 April Carson, Melanie Brown, 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 Rex Pesnell, seconded by Jerry Don Kennemore the minutes of the regular meeting held on Tuesday December 21, 2021, were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- **Any Properly Presented Old Business**
None

NEW BUSINESS

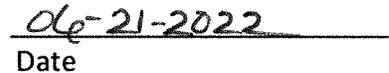
- **Discussion of Allowing Owner-Occupied Residential in C-2 Highway Commercial**
Motion was made by Vice-Mayor Case to allow residential uses as a secondary use subject to review to commercial businesses in the C-2 Highway Commercial Zoning District, provided that the residential use will occupy less than 50% of the building’s overall square footage, be secondary to the building’s primary use as a commercial business, and that the primary use on the main floor facing a main or state roadway will remain commercial. This motion was seconded by Mayor Pesnell and passed unanimously on a board vote.
- **Discussion of Strengthening Non-Conforming Use Protections for Residential in Commercial Zones**
Motion was made by Vice-Mayor Case that the existing Section 14-602 of the Town’s Zoning Ordinance regarding non-conforming uses be replaced with proposed changes attached hereto and that mobile home parks remain regulated in said non-conforming use provisions of the Zoning Ordinance as set forth in the attachment. This motion was seconded by Jerry Don Kennemore and passed unanimously on a board vote.

- **566 Battle Creek Road – Consider Rezoning to Residential or New Protections for Existing Residential**
No action taken or needed
- **Discussion on Regulating Fences – Earl Geary**
Table and discuss later
- **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, motion was made by Mayor Pesnell to adjourn, seconded by Margaret King. The motion passed unanimously on a board vote.


Mark O'Leary, Chairman


Date

MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
Tuesday, June 21, 2022

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, June 21, 2022, 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-Mayor Jerry Don Case, Margaret King, Mayor Rex Pesnell, Robina Hibbs, Renae Keef and Jerry Don Kennemore. Others present were Chris Powell, Denise Murphy, Roger Haggard, 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 Vice-Mayor Jerry Don Case, seconded by Mayor Rex Pesnell the minutes of the regular meeting held on Tuesday May 17, 2022, were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

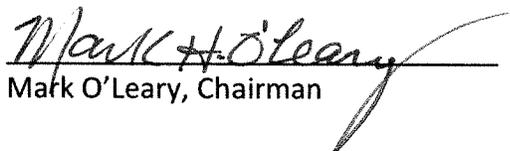
- **Discussion on Regulating Fences – Earl Geary**
Motion was made by Mayor Rex Pesnell to table this item until Mr. Geary was present. This motion was seconded by Vice Mayor Jerry Don Case and passed unanimously on a board vote.

NEW BUSINESS

- **Chris Powell – Expansion of Mobile Home Park on Main Street West of Ponderosa Drive & Discussion on other Proposed Uses for the Property – Possible Rezoning Request**
This item was discussion only.
- **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, motion was made by Renae Keef to adjourn, seconded by Robina Hibbs. The motion passed unanimously on a board vote.


Mark O'Leary, Chairman

10-18-2022
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
Tuesday, October 18, 2022**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, October 18, 2022, 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, Robina Hibbs, Renae Keef and Jerry Don Kennemore. Others present were Tim Kuykendall, Brian Bradford, Leon Bailey, Roger Haggard, David Riley, 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 Mayor Rex Pesnell the minutes of the regular meeting held on Tuesday June 21, 2022, were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- **Discussion on Regulating Fences – Earl Geary**
Motion made by Mayor Rex Pesnell that we do not adopt a fence ordinance, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.

NEW BUSINESS

- **Sandra's Way 4-Lot Subdivision w/New Utilities and Road – Final Plat (B&H Surveying)**
Motion to approve was made by Jerry Don Kennemore, seconded by Vice-Chairman Jerry Don Case, and passed unanimously on a board vote.
- **Food City & Gas-N-Go-Site Plan**
Motion was made by Jerry Don Kennemore to approve as a use permitted on review to be established as a shopping center, and subject to review and acceptance by TDOT for the driveway connections onto Main Street, concurrence by the Town's engineer on the storm water plans, submission of a signage plan to Earl, and a new boundary line adjustment plat being submitted to remove some of the boundaries from the lots they acquired along Main Street, 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**
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 Vice-Chairman Jerry Don Case to adjourn, seconded by Jerry Don Kennemore. The motion passed unanimously on a board vote.



Mark O'Leary, Chairman

01-17-2023
Date