
**MINUTES OF THE SPECIAL CALLED MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
Thursday January 25, 2024**

Due to weather the regular meeting of the Kimball Municipal Planning Commission was rescheduled and held on Thursday, January 25, 2024, 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, Jerry Don Kennemore, Margaret King, Robina Hibbs, and Renae Keef. Others present were Russell Green with A.D. Engineering, Attorney William L. Gouger, Planner Chad Reese, and Tonia May.

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 September 19, 2023, were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- **Any Properly Presented Old Business**
None

NEW BUSINESS

- **Kimball Baptist Church 3,247 sq. ft. Classroom Addition +18 Parking Spaces – Site Plan**
This will only be 16 additional parking spaces, two are restriping of existing parking. Motion to approve the site plan as presented was made by Mayor Pesnell, 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**
None

ADJOURNMENT

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


Mark O'Leary, Chairman

5-21-2024
Date

MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
Tuesday, May 21, 2024

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, May 21, 2024, 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, Mayor Rex Pesnell, Margaret King, Jerry Don Kennemore, Robina Hibbs, and Renae Keef. Others present were Jimmy and Jennifer Layne, Roger Haggard, Christopher Haggard, 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 Mayor Pesnell the minutes of the special called meeting held on Thursday January 24, 2024, were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- **Any Properly Presented Old Business**
None

NEW BUSINESS

- **Rezoning Request C-2 Highway Business to R-1 Low Density Residential**
 - a. **Rear Portion of 22 Walnut Street**
 - b. **Tax Map 119P B 015.00**
 - c. **Applicant: Jimmy Layne**Motion to recommend rezoning request to the Board of Mayor and Aldermen was made by Jerry Don Kennemore, seconded by Robina Hibbs. This motion passed unanimously on a board vote.
- **Review of VanHoosier Circle Final Plat – 22 Walnut Street Property**
Motion to deny due to rezoning has not been completed that would allow them to subdivide as proposed was made by Margaret King, 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**
None

ADJOURNMENT

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


Mark O'Leary, Chairman
VICE CHAIRMAN

8-20-2024
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
Tuesday, August 20, 2024**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, August 20, 2024, 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 Robina Hibbs. Others present were Jimmy Layne, Roger Haggard, Building Inspector Earl Geary, 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 Case, seconded by Jerry Don Kennemore, the minutes of the meeting held on Tuesday May 21, 2024, were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

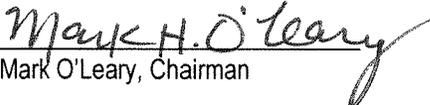
- **Review of VanHoosier Circle Final Plat – 22 Walnut Street Property**
Jerry Don Kennemore made a motion to approve the final plat as presented, seconded by Robina Hibbs. This motion passed unanimously on a board vote.
- **Any Properly Presented Old Business**
None

NEW BUSINESS

- **Any Properly Presented New Business**
None
- **Hearing of Persons Having Business Before the Planning Commission**
Planner Reese informed the board of calls he had received. There is someone looking at the Jasper Highlands Building to be used as a restaurant, he spoke with Darrell Jones concerning property on Highway 2, received a call concerning a subdivision on Brown Road, prepared a zoning compliance letter for T-Mobile, spoke with residents in a residential zone concerning a dog grooming business which is not an allowed use in this zone, spoke with a couple of people after the BZA meeting on June 27th concerning a possible Hydroponic operation that would not be allowed in the requested zone. The annual planning commission training will be held on Tuesday October 29, 2024.

ADJOURNMENT

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


Mark O'Leary, Chairman

09-17-2024
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
Tuesday, September 17, 2024**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, September 17, 2024, 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. Others present were Josh Dobson, Roger Haggard, Christopher Haggard, Building Inspector Earl Geary, 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 Margaret King, the minutes of the meeting held on Tuesday August 20, 2024, were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- **Any Properly Presented Old Business**
None

NEW BUSINESS

- **Any Properly Presented New Business**
Baker 10-Lot Subdivision on Brown Road – Preliminary Plat (The Land Consultants Surveying)
The preliminary plat shows the water coming from South Pittsburg and it should be Jasper. Jerry Don Case made a motion to approve with the water changed to Jasper and the building inspector will require a Tennessee licensed surveyor to set the building corners on all the lots due to the lots being so narrow, seconded by Margaret King. The motion passed unanimously on a board vote.
- **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 Jerry Don Case to adjourn, seconded by Margaret King. The motion passed unanimously on a board vote.


Mark O'Leary, Chairman

11-19-2024
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
Tuesday, November 19, 2024**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, November 19, 2024, 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 Attorney Gouger, Building Inspector Earl Geary, 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 Margaret King, the minutes of the meeting held on Tuesday September 17, 2024, were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

1. Any Properly Presented Old Business
None

NEW BUSINESS

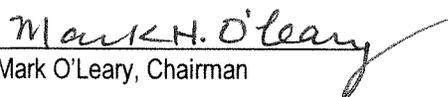
1. Baker 10-Lot Subdivision on Brown Road – Final Plat (The Land Consultants Surveying/Travis Shields)
This plat was not ready for approval. Jerry Don Case made a motion to deny, seconded by Robina Hibbs. The motion passed unanimously on a board vote.
2. Zaxby's Site Plan – 104 Battle Creek Road – Carter Engineering
Mayor Pesnell made a motion to approve the presented site plan contingent upon TDOT approval, seconded by Jerry Don Case. The motion passed unanimously on a board vote.
3. Any Properly Presented New Business

Hearing of Persons Having Business Before the Planning Commission

1. None

ADJOURNMENT

As there was nothing further to come before the board, a 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

01-21-2025
Date