

**KIMBALL MUNICIPAL PLANNING COMMISSION**

**AGENDA  
FOR THE REGULARLY SCHEDULED MEETING  
Tuesday, January 21, 2025  
5:30 P.M. Central**

- Mark O'Leary, Chairman
- Jerry Don Case, Vice-Chairman
- Margaret King, Secretary
- Rex Pesnell, Mayor
  
- Robina Hibbs     Renae Keef     Jerry Don Kennemore

**A. Call to Order / Determination of a Quorum**

**B. Reading & Approval of Previous Meeting's Minutes – November 19, 2024**

**C. Old Business**

1. Any Properly Presented Old Business

**D. New Business**

1. Baker 6-Lot Subdivision on Brown Road – Final Plat (The Land Consultants Surveying/Travis Shields)
  
2. Election of Planning Commission Officers – Chair, Vice-Chair, & Secretary
  
3. Reminder to Submit Disclosure of Interest Forms to TN Ethics Commission by 1/31/2025
  
4. Any Properly Presented New Business

**E. Hearing of Persons Having Business Before the Planning Commission**

**F. Adjournment**

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**Next Scheduled Meeting: February 18, 2025, at 5:30 p.m. Central**

**KIMBALL MUNICIPAL PLANNING COMMISSION**

**AGENDA  
FOR THE REGULARLY SCHEDULED MEETING  
Tuesday, May 20, 2025  
5:30 P.M. Central**

- Mark O'Leary, Chairman
- Jerry Don Case, Vice-Chairman
- Margaret King, Secretary
- Rex Pesnell, Mayor

- Robina Hibbs     Renae Keef     Jerry Don Kennemore

**A. Call to Order / Determination of a Quorum**

**B. Reading & Approval of Previous Meeting's Minutes – January 21, 2025**

**C. Old Business**

1. Any Properly Presented Old Business

**D. New Business**

1. Kimball Proposed Mixed-Use 7,500 Sq. Ft. Commercial Building at Main Street/Timber Ridge Drive
  - a. For Discussion Only as Full Site Plans Have Not Been Submitted Since Property Has Not Sold
  - b. Marion County Tax Map 133D A 001.00
  - c. Zoned C-2 Highway Business District
2. Zaxby's Site Plan for 354 Kimball Crossing Drive (Former Pizza Hut Location)
  - a. Marion County Tax Map 133F C 016.00
  - b. Zoned C-2 Highway Business District
  - c. Primary Issues Needing Correction: Front Building Setbacks Not Met, Several Inadequate Parking Stall Dimensions, Unable to Calculate Minimum Parking Required Based on Missing Info, Additional Info Needed on Stormwater Drainage.
3. Discussion on Allowing Accessory Dwelling Units – Sample Ordinance from Jasper
4. Any Properly Presented New Business

**E. Hearing of Persons Having Business Before the Planning Commission**

**F. Adjournment**

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**Next Scheduled Meeting: June 17, 2025, at 5:30 p.m. Central**

**KIMBALL MUNICIPAL PLANNING COMMISSION**

**AGENDA  
FOR THE REGULARLY SCHEDULED MEETING  
Tuesday, August 19, 2025  
5:30 P.M. Central**

- Mark O'Leary, Chairman
- Jerry Don Case, Vice-Chairman
- Margaret King, Secretary
- Rex Pesnell, Mayor

- Robina Hibbs     Renae Keef     Jerry Don Kennemore

**A. Call to Order / Determination of a Quorum**

**B. Reading & Approval of Previous Meeting's Minutes – May 20, 2025**

**C. Old Business**

1. Discussion on Allowing Accessory Dwelling Units – Sample Ordinance from Jasper
2. Any Properly Presented Old Business

**D. New Business**

1. Stanley Reed / Sarah Reed / Jewell Nunley – Lot Line Adjustment – Final Plat
2. Site Plan – Mixed-Use 7,240 Sq. Ft. Commercial Building at Main Street/Timber Ridge Drive
  - a. Marion County Tax Map 133D A 001.00
  - b. Zoned C-2 Highway Business District / Partial R-1 Low Density Residential
3. Discussion on Mobile Home Park Regulations – Sample Ordinance from Jasper
4. Any Properly Presented New Business

**E. Hearing of Persons Having Business Before the Planning Commission**

**F. Adjournment**

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**Next Scheduled Meeting: September 16, 2025, at 5:30 p.m. Central**

**KIMBALL MUNICIPAL PLANNING COMMISSION**

**AGENDA  
FOR THE REGULARLY SCHEDULED MEETING  
Tuesday, October 21, 2025  
5:30 P.M. Central**

- Mark O'Leary, Chairman
- Jerry Don Case, Vice-Chairman
- Margaret King, Secretary
- Rex Pesnell, Mayor

- Robina Hibbs
- Renae Keef
- Jerry Don Kennemore

**A. Call to Order / Determination of a Quorum**

**B. Reading & Approval of Previous Meeting's Minutes – August 19, 2025**

**C. Old Business**

1. Stanley Reed / Sarah Reed / Jewell Nunley – Lot Line Adjustment – Final Plat
2. Accessory Dwelling Units – Zoning Ordinance Amendment
3. Mobile Home Park Regulations – Zoning Ordinance Amendment
4. Any Properly Presented Old Business

**D. New Business**

1. Any Properly Presented New Business

**E. Hearing of Persons Having Business Before the Planning Commission**

**F. Adjournment**

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**Next Scheduled Meeting: November 18, 2025, at 5:30 p.m. Central**

**KIMBALL MUNICIPAL PLANNING COMMISSION**

**AGENDA  
FOR THE REGULARLY SCHEDULED MEETING  
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- Mark O'Leary, Chairman
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- Rex Pesnell, Mayor

- Robina Hibbs     Renae Keef     Jerry Don Kennemore

**A. Call to Order / Determination of a Quorum**

**B. Reading & Approval of Previous Meeting's Minutes – October 21, 2025**

**C. Old Business**

1. Site Plan – Mixed-Use 7,240 Sq. Ft. Commercial Building at Main Street/Timber Ridge Drive
  - a. Marion County Tax Map 133D A 001.00
  - b. Zoned C-2 Highway Business District / Partial R-1 Low Density Residential (Rear)
  - c. Given Conditional Approval by the PC on 8/19/25 Pending the Following Missing Items:
    - i. TDOT written approval of new driveway location
    - ii. Storm water report & calculations
    - iii. Truck loading/unloading designated space

2. Any Properly Presented Old Business

**D. New Business**

1. Cell Tower Proposal – 320 Nelson Lane
  - a. Applicant: DGT Ventures, LLC (Riverside Chevrolet/GMC)
  - b. Tax Map 133F A 005.00
  - c. Zoned C-2 Highway Commercial (Towers Only Allowed in R-1 on Review and I-1)

2. Any Properly Presented New Business

**E. Hearing of Persons Having Business Before the Planning Commission**

**F. Adjournment**

**Planning Commission Workshop to Follow: Mobile Home Park Regulations Discussion**

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**Next Scheduled Meeting: December 16, 2025, at 5:30 p.m. Central**

**Annual Planning Commissioner Training – 2 Opportunities  
Monday, December 1st Cleveland-Bradley Chamber of Commerce  
or Thursday, December 4th Sulphur Springs GMC in Powells Crossroads  
See Attached Invitation to RSVP**