
**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
Tuesday, January 21, 2025**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, January 21, 2025, 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 Dennis with The Land Consultants Surveying, Roger Haggard, 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 Jerry Don Case, seconded by Renae Keef, the minutes of the meeting held on Tuesday November 19, 2024, were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

1. Any Properly Presented Old Business
None

NEW BUSINESS

1. Baker 6-Lot Subdivision on Brown Road – Final Plat (The Land Consultants Surveying/Travis Shields)
Motion by Renae Keef for a variance of length to width on lots 2, 3 and 4, seconded by Jerry Don Kennemore. The motion passed unanimously on a board vote. Motion by Jerry Don Kennemore to approve the final plat, with a TN licensed surveyor to set the building corners before the building permit approved, seconded by Jerry Don Case. The motion passed unanimously on a board vote.
2. Election of Panning Commission Officers – Chair, Vice-Chair, & Secretary
Jerry Don Kennemore made a motion that the officers remain as is for 2025, with Mark O'Leary, Chairman, Jerry Don Case, Vice-Chairman and Margaret King, Secretary, seconded by Robina Hibbs. 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 Mayor Rex Pesnell. The motion passed unanimously on a board vote.


Mark O'Leary, Chairman

05-20-2025
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
Tuesday, May 20, 2025**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, May 20, 2025, 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, and Jerry Don Kennemore. Others present were Wally Boyd with Kinley Horn, Jeff Carter, Holly Henegar, Morgan Evers, Roger Haggard, Christopher Haggard, 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 Jerry Don Kennemore, seconded by Margaret King, the minutes of the meeting held on Tuesday January 21, 2025, were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

1. Any Properly Presented Old Business
None

NEW BUSINESS

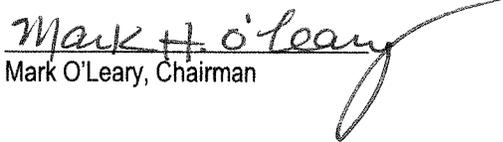
1. Kimbal Proposed Mixed-Use 7,500 Sq. Ft. Commercial Building at Main Street/Timber Ridge Drive
 - a. For Discussion Only as Full Site Plans Have Not Been Submitted Since Property Has Not Sold
 - b. Marion County Tax Map 133D A 001.00
 - c. Zoned C-2 Highway Business DistrictThis was discussion only therefore there was no action taken.
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.With all the issues being addressed there was a motion to approve by Jerry Don, seconded by Jerry Don Kennemore. The motion passed unanimously on a board vote.
3. Discussion on Allowing Accessory Dwelling Units – Sample Ordinance from Jasper
Motion this be on the agenda for the next meeting by Jerry Don Case, seconded by Jerry Don Kennemore. The motion passed unanimously on a board vote.
4. Any Properly Presented New Business
Holly Henegar and Morgan Evers asked about moving a 12 x 32 storage building onto a vacant lot owned by Mrs. Evers and her husband. They would be using it for climate-controlled storage with it having heat and air conditioning. This would be an accessory structure and there would need to be a primary structure on the lot before this would be allowed.

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 Mayor Rex Pesnell. The motion passed unanimously on a board vote.


Mark O'Leary, Chairman

08-19-2025
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
Tuesday, August 19, 2025**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, August 19, 2025, 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 Wally Boyd with Kinley Horn, Roger Haggard, Christopher Haggard, 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 May 20, 2025, were approved unanimously on a board vote.

NEW BUSINESS

1. Stanley Reed / Sarah Reed /Jewell Nunley – Lot Line Adjustment – Final Plat
A motion was made by Chairman O'Leary, seconded by Mayor Pesnell to deny this plat. The motion passed unanimously on a board vote.

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 ResidentialA motion was made by Vice Chairman Case, seconded by Renae Keef to approve subject to final TDOT approval and the stormwater and address tax map information being added to the final site plan. The motion passed unanimously on a board vote

3. Discussion on Mobile Home Park Regulations – Sample Ordinance from Jasper
Motion by Vice Chairman Case, seconded by Margaret King for Planner Reese to bring an ordinance for review modeled after the Town of Jasper's ordinance with a notation that you can't use recreational vehicles and to examine the fee structure to see if it is up to date. The motion passed unanimously on a board vote.

4. Any Properly Presented New Business

OLD BUSINESS

1. Any Properly Presented Old Business
Discussion on Allowing Accessory Dwelling Units – Sample Ordinance from Jasper
Motion by Vice Chairman Case for Planner Reese to draw up an ordinance for review pertaining to accessory dwelling units in R-1 and R-2 zoning, seconded by Robina Hibbs. The motion passed unanimously on a board vote.

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 Chairman O'Leary to adjourn, seconded by Vice Chairman Case. The motion passed unanimously on a board vote.


~~Mark O'Leary, Chairman~~
VICE CHAIRMAN

10-21-2025
Date