



MEMORANDUM

TO: Algood Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: May 15, 2025

SUBJECT: May 22, 2025 Planning Commission Meeting

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The Algood Municipal Planning Commission will hold its regularly scheduled meeting on Thursday, May 22, 2025 at 6:00 pm in the Algood City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Roll Call.
3. Approval of the March 27, 2025 minutes.
4. Consideration of request to rezone property located on State Route 111 and Mirandy Road, further described as Tax Map 026F, Group A, Parcel 003.00, from R-1 (Low Density Residential) to I-1 (Light Industrial). (Mack Construction Request)
5. Discussion regarding updating the Putnam County Transportation Priority List
6. Other Business as Necessary.
7. Adjourn.

CTL

**\*See Agenda Review**

**Agenda Review**

Chairman Marshall Judd \_\_\_\_ Dan Taylor \_\_\_\_ Secretary Ruby Hawkins \_\_\_\_ Buck Fowler \_\_\_\_ Sandy Brecker \_\_\_\_

Jeremy Whitson \_\_\_\_ Danny Richardson \_\_\_\_ City Administrator Keith Morrison \_\_\_\_ Building Inspector Bob Lane \_\_\_\_

Others: \_\_\_\_\_

\_\_\_\_\_

### **Mack Construction Rezoning Request**

Jon Roberts submitted a request on behalf of Mack Construction to rezone property located on State Route 111 and Mirandy Road, further described as Tax Map 026F, Group A, Parcel 003.00, from R-1 (Low Density Residential) to I-1 (Light Industrial). Currently, property is zoned R-1 which is the Low-Density Residential District. The proposed new zone for the property is I-1 which is the Light Industrial District. The proposed use for the property is to construct an office for a construction company with a machine shop for on-site repairs. However, once rezoned, any permitted, conforming use can be established on the property. The application and the letter sent to property owners are included for review.

Chairman Marshall Judd \_\_\_\_ Dan Taylor \_\_\_\_ Secretary Ruby Hawkins \_\_\_\_ Buck Fowler \_\_\_\_ Sandy Brecker \_\_\_\_

Jeremy Whitson \_\_\_\_ Danny Richardson \_\_\_\_ City Administrator Keith Morrison \_\_\_\_ Building Inspector Bob Lane \_\_\_\_

Others: \_\_\_\_\_

\_\_\_\_\_

**REPORT OF MEETING  
ALGOOD MUNICIPAL PLANNING COMMISSION  
MARCH 27, 2025**

**MEMBERS PRESENT**

Marshall Judd  
Ruby Hawkins  
Jeremy Whitson  
Danny Richardson  
Dan Taylor  
Sandy Brecker  
Buck Fowler

**MEMBERS ABSENT**

None

**STAFF PRESENT**

Tommy Lee, Staff Planner  
Keith Morrison, City Administrator

**OTHERS PRESENT**

Bob Lane, Building Inspector  
Riley Gilbert  
Patt Judd  
Chad Gilbert  
Scott Nicholson  
Matt Hill

**ITEM 1: CALL TO ORDER**

Upon determining a quorum was present, a special meeting of the Algood Municipal Planning Commission (PC) meeting was called to order by Chairman Marshall Judd on March 27, 2025 at 6:00 p.m.

**ITEM 2: APPROVAL OF FEBRUARY 27, 2025 MINUTES**

After calling the meeting to order, Chairman Judd asked for approval of the minutes from the February 27, 2025 meeting. After discussion, Ruby Hawkins motioned that the minutes be approved as presented. Sandy Brecker seconded and the motion passed with a vote of all ayes.

**ITEM 3: CONSIDERATION OF SITE PLAN FOR THE ESTABLISHMENT OF A RESTAURANT/RETAIL ESTABLISHMENT FOR PROPERTY LOCATED AT 660 AND 670 WEST MAIN STREET (HIGHLAND VENTURES SITE PLAN) (ACTION)**

At the January 23, 2025 meeting, City Administrator Keith Morrison submitted a final site plan on behalf of Highland Ventures for the establishment of a restaurant/retail establishment for property located at 660 and 670 West Main Street. The proposed building would consist of 10,260 square feet with 7,860 square feet designated for retail space and 2,400 square feet designated for a restaurant. According to Article VI, Section 5, subsection B, 11 and 13, fifty (50) parking spaces are required and the submitted site plan has fifty-seven (57). The lot as it exists is 1.67 acres and the remaining acreage is to be reserved for a parking area and a green space. The lot is served by an existing eight (8) inch sewer line and an existing eight (8) inch water line. The site plan complies with the requirements established in Article VII, Section 2, B, 2 of the Algood Zoning Ordinance. Morrison stated that the drainage plan for the site plan had not been approved and that the traffic study for the proposed site had not been submitted. Morrison stated that due to the proximity of two (2) existing red lights, the exit lane could be designated as a right turn only. Due to the fact that all of the required items had not been approved, no action was taken. At the February 27, 2025 meeting, Staff Planner stated that the traffic study had not been completed and thus no action could be taken. At the March 27, 2025 meeting, Matt Hill presented the final site plan on behalf of Highland Ventures to the PC for consideration. City Administrator Keith Morrison stated that the required traffic study was conducted by Kimley Horn and has been submitted to the city. Morrison stated that the results of the traffic study calls for the inlet closest to Big Mac Drive be considered a right turn ingress only and that the inlet closest to Burton Branch Road be considered a right or left turn ingress. Morrison stated that Highland Ventures must provide a one (1) year performance bond in the amount of \$10,000 for stormwater drainage. Morrison finally stated that a building permit would not be issued until the surety instrument is submitted to the city. Hill agreed to the terms regarding the surety instrument. After discussion, Buck Fowler made a motion to approve the submitted site plan pending that a one (1) year surety instrument in the amount of \$10,000 be submitted to the city for stormwater drainage. Ruby Hawkins seconded and the motion passed with a vote of all ayes.

**ITEM 4: CONSIDERATION OF SITE PLAN FOR THE ESTABLISHMENT OF THREE (3) WAREHOUSE/OFFICE BUILDINGS FOR PROPERTY LOCATED AT 231 AND 241 HUB CIRCLE (HUB CIRCLE LLC SITE PLAN) (ACTION).**

At the February 27, 2025 meeting, Staff Planner submitted a final site plan on behalf of Hub Circle LLC for the establishment of three (3) warehouse/office buildings for property located at 231 and 241 Hub Circle. Two (2) of the proposed building would consist of 20,000 square feet each with the third building consisting of 11,000 square feet. The site plan depicts that 4,000 square feet will be designated for office space and 47,000 square feet designated as warehouse space. According to Article VI, Section 5, subsection B, 14, 110 parking spaces are required and the submitted site plan has eight-five (85). This will require a variance from the Board of Zoning Appeals. The lot as it exists is 12.41 acres and the remaining acreage is to be reserved for a parking area and a green space. The lot is served by an existing eight (8) inch sewer line, an existing six (6) inch water line and an existing fire hydrant. The site plan complies with all other requirements established in Article VII, Section 2, B, 2 of the Algood Zoning Ordinance. The site plan and the application are included for review. Staff Planner stated that the BZA granted a modified version of the aforementioned variance request which will allow the site plan to show only ninety (90) parking spaces instead of the required 110. Staff Planner stated that the site plan must be revised to show the appropriate number of parking spaces. Due to the fact that all of the required items had not been approved, no action was taken. At the March 27, 2025 meeting, Scott Nicholson presented a revised site plan on behalf of Hub Circle LLC. Nicholson stated that the revised site plan depicted the required ninety (90) parking spaces. City Administrator Keith Morrison stated that the submitted drainage plan had been approved. After discussion, Ruby Hawkins made a motion to approve the submitted site plan. Dan Taylor seconded and the motion passed with a vote of six (6) ayes (Judd, Hawkins, Taylor, Fowler, Brecker and Richardson) to zero (0) nays with one (1) abstention (Whitson).

**ITEM 5: DISCUSSION REGARDING UPDATING THE PUTNAM COUNTY TRANSPORTATION PRIORITY LIST**

At the February 27, 2025 meeting, Staff Planner stated that in 2018, Putnam County, along with its four (4) municipalities created a county wide transportation plan. Within the plan, Algood submitted twenty-six (26) which included intersection improvements, resurfacing, widening, the addition of sidewalks to existing streets, street extensions and safety projects. Staff stated that Putnam County is updating the plan and that the Algood list should be updated. City Administrator Keith Morrison stated that several of the projects on the list had been completed. Staff Planner requested that the PC members and Morrison review the list and be prepared to discuss updating the list at the next PC meeting. At the March 27, 2025 meeting, Staff Planner stated that Morrison had confirmed that items 67, 68, 70, 73, 74, 76, 78, 81, 82 and 89 had already been completed. Members of the PC had several suggestions to add to the list which would include a traffic study of the Main Street corridor from Wal-Mart to SR-111, have the north bound SR-111 exit be relocated to Burton Branch Road, add a bike/ped path on Mirandy Road and add a right turn lane onto Mirandy Road and East Main Street north bound on SR-111. Morrison stated that he would also add projects and that once the PC has finished with additions, the list will be submitted to the city council for approval.

With no other business to discuss, Jeremy Whitson made a motion to adjourn the meeting. Buck Fowler seconded and the motion passed with a unanimous vote. The next meeting of the Algood Municipal Planning Commission is scheduled for April 24, 2025.

CTL

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date



**ZONING REQUEST  
APPLICATION**  
Director of Economic &  
Community Development  
Tommy Lee  
Phone: (931) 979-2170  
Email: tlee@ucdd.org

215 West Main Street  
PO Box 49215  
Algood, TN 38506  
Phone: (931) 537-9545  
Fax: (931) 537-9429

DEADLINE for submitting application for BZA is 15 working days prior to the 4th Thursday of each month in order to be considered at next regular meeting. Deadline for APC is 10 days prior to 4<sup>th</sup> Thursday each month. The Algood BZA meets the 4th Thursday of each month at 5:15pm and Algood Planning Commission meets the 4th Thursday of each month at 6:00pm at Algood City Hall.

**Note: Applicant must be present at meeting to represent their zoning request interest. AN AFFIDAVIT MUST BE FILLED OUT IF THEY ARE ACTING ON BEHALF OF AN OWNER**

Owners Name: MACC CONSTRUCTION Phone: 931-544-4472  
Owner's Address: 3147 DEERHAVEN DR N COOKESBURG TN 38506  
Representative/Developer: JOE ROBERTS Phone: 931-544-4472  
Address of Property under consideration: MIRANDY RD  
Location of Property under consideration (Tax Map Number): 026F A 003.00  
Size Property 6.53 AC Current Zone: OO - RESIDENTIAL  
Existing Use: VACANT

Article VII, Section 11 Planning Fees is hereby created by Ordinance 681-22 and shall be read as follows:  
The following fee schedule shall apply to all zoning requests and shall be paid before action is taken on the request:

**Please Check The Following Types of Zoning Request (s) Desired?**

☒ **REZONING:** \_\_\_\_\_ FEE: \$125.00

Desired Zone: \_\_\_\_\_ Proposed Use: COMMERCIAL

Applicant should provide reasons and information to show why the change is needed, and that the change will benefit the general welfare rather than the vested interests of a few persons.

Rezoning is to be considered by the Algood Planning Commission for a recommendation of approval (or denial). If approved by PC, the Algood City Council will have to approve the rezoning by an ordinance on 2 readings and hold a Public Hearing on 2<sup>nd</sup> reading.

\_\_\_\_\_**USE UPON APPEAL/SPECIAL EXCEPTION FOR:** \_\_\_\_\_ FEE: \$125.00

Users Permitted on Appeal include Home occupations and Duplexes, and are considered by Board of Zoning Appeals. Uses Permitted on Appeal are listed in the Zoning Code for each zoning district and are the only uses that can be considered under this category. Generally specific criteria or requirements have to be made.

\_\_\_\_\_**SITE PLAN REVIEW:** \_\_\_\_\_ FEE: \$125.00

\_\_\_\_\_**VARIANCE:** \_\_\_\_\_ FEE: \$125.00

Required: \_\_\_\_\_ Proposed: \_\_\_\_\_

Applicant needs to provide a sketch site plan of property with all dimensions and distances of building (s) from property lines. A variance is usually requested for setbacks, parking lot size, etc. and is reviewed by Board of Zoning Appeals. A variance is used when a property has special or unusual conditions, so that meeting the regular requirements of the Zoning Code would result in undue hardship upon the owner.

\_\_\_\_\_ ZONING TEXT AMENDMENT \_\_\_\_\_ FEE: \$125.00

Reason: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ ADMINISTRATIVE REVIEW OR INTERPRETATION \_\_\_\_\_ FEE \$125.00

Reason: \_\_\_\_\_

\_\_\_\_\_

This is reviewed by the Board of Zoning Appeals, when the zoning map may be unclear or ordinance description is confusing, or when a proposed new use is not specifically listed in the Zoning Code.

**Names of Adjoining Property Owners:**

North TOOT

East GERALD

South LARSEN / ALGOOD / GARMAN

West MILLOTTO Doe Ranch

Office Use: Date Received 5/7/25

Fee Amount: \_\_\_\_\_

(BZA Notice : \_\_\_\_\_)

Meeting Date \_\_\_\_\_

Approved? \_\_\_\_\_

Rezoning: Ordinance Number \_\_\_\_\_

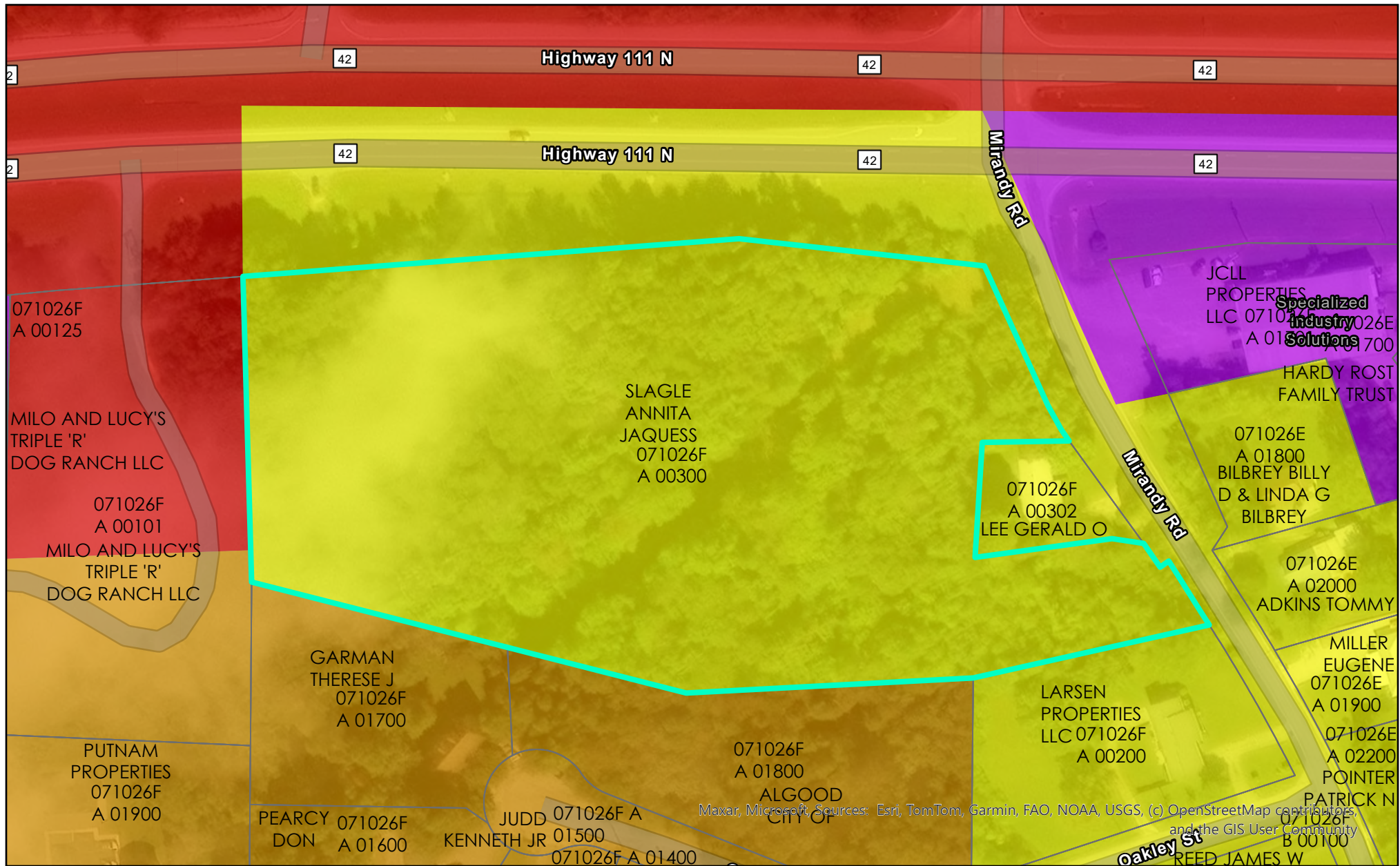
1<sup>st</sup> Reading \_\_\_\_\_

2<sup>nd</sup> Reading \_\_\_\_\_

Public Hearing Notice Date \_\_\_\_\_

Public Hearing Date \_\_\_\_\_

# Mack Construction Rezoning







**Letter of Notice of proposed rezoning for property  
located on State Route 111 and Mirandy Road**

To whom it may concern:

If you are receiving this correspondence, it is due to the fact that a property adjacent to your own is under consideration for rezoning. In this particular case, the property under consideration is owned by Mack Construction and is located at the intersection of State Route 111 and Mirandy Road. The property is also identified as Tax Map 026F, Group A, Parcel 003.00. Currently, property is zoned R-1 which is the Low Density Residential District. The proposed new zone for the property is I-1 which is the Light Industrial District. The proposed use for the property is to construct an office for a construction company with a machine shop for on-site repairs. However, once rezoned, any permitted, conforming use can be established on the property. Included in this letter is a list of permitted uses, conditional uses, prohibited uses and lot regulations for the I-1 district. The process for rezoning begins with the consideration by the Algood Municipal Planning Commission. After consideration, the Planning Commission will give either a recommendation in favor of or against the proposed rezoning to the City Council. The proposed action must then pass two (2) readings by City Council, and a public hearing must take place before the request is ratified. The Planning Commission will meet on Thursday, May 22, 2025 at 6 PM at Algood City Hall to consider this rezoning request. This meeting is open to the public. If you have any questions, please contact me at 931-979-2170 or by email at [tlee@ucdd.org](mailto:tlee@ucdd.org).

Tommy Lee  
Algood Community Planner



## **SECTION 6 I-1, LIGHT MANUFACTURING**

### **A. GENERAL DESCRIPTION**

This industrial district is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution. It is the intent that permitted uses are conducted so that noise, odor, dust, and glare of each operation is minimal. These industries may require direct access to rail, air, or street transportation routes; however, the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the heavy industrial district. Regulations are intended to prevent friction between uses within the district and also to protect nearby residential districts.

### **B. USES AND STRUCTURES**

#### **1. Permitted Principal Uses and Structures [Amended 1999--added j., k., l]**

- a. Industrial uses, such as the manufacture of textiles and apparel, and the fabrication and assembly of machinery and other products of metal, wood, or other materials, and similar uses, including offices and associated employee facilities;
- b. Wholesaling, warehousing, and storage uses;
- c. Building material sales yards and lumber yards;
- d. Machine shops and blacksmith shops;
- e. Truck terminals;
- f. Animal hospitals;
- g. Laundering and dry cleaning establishments;
- h. Farm implement sales yards, new and second-hand automobile sales yards and uses of a similar nature.
- i. Mini-warehouses, moving-storage business (1996)
- j. Banks, offices, personal and business services;
- k. Restaurants, motel
- l. Wholesale/retail trade

#### **2. Permitted Accessory Uses and Structures**

Any accessory uses or structures incidental to the above permitted uses.

#### **3. Conditional Uses**

- a. Other uses of the same general character as those listed above and deemed appropriate by the Board of Zoning Appeals.
- b. Day care centers as regulated in Article VI, Section 11.
- c. Convenience markets with gas pumps [Amended 1999]
- d. Telecommunication Towers and Stations as regulated in Article VI, Section 19. [Amended 2002]
- e. Self service storage facilities as regulated in Article VI, Section 21. [Amended 2005]
- f. Meat processing facility

#### **4. Prohibited Uses and Structures**

- a. Any use not specifically permitted or permissible on appeal.
- b. Factory-manufactured structures built to HUD codes in single or multiple sections cannot be used for a non-residential use, except for temporary use at a construction site.

**C. LOT REGULATIONS**

1. **Minimum Lot Area** of 20,000 sq. ft.
2. **Minimum Yard Requirements**
  - a. Minimum of 25 ft. front, side and rear yards.
  - b. A side yard that abuts R-1 or R-2 District shall be 50 ft.

**D. MAXIMUM HEIGHT OF STRUCTURES**

Principal structures shall not exceed three (3) stories nor thirty-five (35) feet in height. No accessory structure shall exceed two (2) stories in height.

**E. LANDSCAPE TREATMENT [Amended 1999]**

1. Any business abutting a residence, no matter how zoned, must install and maintain a "privacy fence" at least 6 ft. in height.
2. Plantings of trees and/or shrubs:
  - a. Planted buffer around perimeter of property within setback areas 5 to 15 ft. depth.
  - b. Property owner and/or occupant required to maintain (water & weeding) and replace dead plants.
  - c. Trees: faster-growing preferably native hardwoods or evergreens, five to six (5-6) ft. tall when planted (no seedlings or small trees).
  - d. Trees planted in straight line 10 to 12 feet apart.
  - e. Evergreens planted in straight line or staggered double row to create more solid barrier.
  - f. Shrubs: fast-growing so that growth creates a unified solid hedge; approximately 2 ft. tall when planted.
3. On-site improvements shall be properly landscaped and buffered to prevent any noticeable noise, dust, or obnoxious odors which would injure or disturb adjoining properties.
4. Perimeter and interior parking lot areas shall be landscaped as regulated in Article VI, Section 23. [Amended 2005]
5. The landscaping used shall not interfere with sight distances of motorists, nor obstruct needed views of buildings or their means of identification.
6. All landscaping should be designed so as to require the minimum amount of maintenance.

**F. SIGN REGULATIONS—[Amended 2014]**

See Article VI, Supplementary Regulations, Section 27 Sign Regulations.

**G. OFF-STREET LOADING REQUIREMENTS**

1. One (1) off-street loading and unloading space shall be provided for buildings up to and including twenty thousand sq. ft. of floor area, plus one additional off-street loading and unloading space for each additional 20,000 sq. ft. of floor area up to and including 100,000 sq. ft.
2. Where trailer trucks are involved such loading and unloading space shall be an area 12 feet by 45 feet with a 14 foot height clearance and shall be designed with appropriate means of truck access to a street or alley as well as adequate maneuvering area.
3. All areas devoted to permanent off-street loading and unloading as required under this section shall be of a sealed surface construction and maintained in such a manner that no dust will result from continuous use.

**H. OFF-STREET PARKING**

As regulated in Article VI, Section 5.

**I. SITE PLAN REQUIREMENTS FOR BUILDING PERMITS [Amended 2005]**

As regulated in Article VII, Section 2-B.

**J. DRAINAGE AND STORMWATER MANAGEMENT [Amended 2005]**

As regulated in Article VI, Section 22.

**K. INSTALLATION, COMPACTION AND DRAINAGE OF FILL MATERIAL [Amended 2006]**

As regulated in the "Supplementary Regulations" under Article VI, Section 25.