



MEMORANDUM

TO: Algood Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: October 14, 2025

SUBJECT: October 23, 2025 Planning Commission Meeting

The Algood Municipal Planning Commission will hold its regularly scheduled meeting on Thursday, October 23, 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 September 25, 2025 minutes.
4. Consideration of ordinance to allow duplexes as a permitted use in certain residential districts.
5. Discussion regarding due dates for PC and BZA submissions and applicable fees.
6. Discussion regarding November and December PC meeting dates.
7. Other Business as Necessary.
8. Adjourn.

CTL

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
SEPTEMBER 25, 2025**

MEMBERS PRESENT

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

MEMBERS ABSENT

Sandy Brecker

STAFF PRESENT

Tommy Lee, Staff Planner
Keith Morrison, City Administrator

OTHERS PRESENT

Bob Lane, Building Inspector
Patt Judd
Lauren Shibakov
Ann Marie Beale
David Hall
Michael Beale

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 September 25, 2025 at 6:00 p.m.

ITEM 2: APPROVAL OF AUGUST 28, 2025 MINUTES

After calling the meeting to order, Chairman Judd asked for approval of the minutes from the August 28, 2025 meeting. After discussion, Jeremy Whitson motioned that the minutes be approved as presented. Buck Fowler seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF FINAL SITE PLAN TO ESTABLISH A CHURCH FOR PROPERTY LOCATED ON THE CORNER OF LINDENWOOD DRIVE AND HIGHWAY 111. (UNITY CHURCH OF THE CUMBERLANDS SITE PLAN)

At the August 28, 2025 meeting, Lauren Shibakov submitted a final site plan on behalf of Unity Church of the Cumberland for the establishment of a church for property located on the corner of Lindenwood Drive and Highway 111. The site plan depicts two (2) structures, a proposed playground and a pavilion. According to Article VI, Section 5, subsection B, 1, 60 parking spaces are required and the submitted site plan has sixty (60). The lot as it exists is 1.85 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, a proposed six (6) inch water line and a proposed fire hydrant. The site plan complies with all other requirements established in Article VII, Section 2, B, 2 of the Algood Zoning Ordinance. Shibakov stated that the proposed water line and the proposed fire hydrant are currently in the design phase. City Administrator Keith Morrison stated that the stormwater calculations are still under review. Chairman Judd tabled discussion. At the September 25, 2025 meeting, Morrison stated that while the stormwater calculations had been approved the stormwater maintenance agreement would need to be reviewed and approved by the city attorney. Staff Planner stated that building permits could not be issued until the proposed water line and the proposed fire hydrant are installed. After discussion, Buck Fowler made a motion to approve the submitted site plan pending the approval of the stormwater maintenance agreement. Ruby Hawkins seconded and the motion passed with a vote of all ayes.

ITEM 4: STAFF REPORT

Staff Planner presented a report for one (1) subdivision plat that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plat is as follows:

Qualls Adjustment—Final

Sam Qualls submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Officers Chapel Road. After the adjustment, Lot 1

would consist of 1.048 acres and is currently vacant. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lots are zoned R-1 (Low Density Residential) and are served by an existing four (4) inch water line. The proposed new lots comply with Article II of the Algood subdivision regulations and all other aspects of Article V, Section 1 of the Algood Zoning Ordinance which regulates property in R-1 districts.

ITEM 5: DISCUSSION REGARDING DUPLEXES AS A PERMITTED USE IN CERTAIN RESIDENTIAL DISTRICTS.

At the August 28, 2025 meeting, Chairman Marshall Judd requested that the PC discuss the possibility of allowing two-family residential structures (duplexes) in certain residential districts at the next meeting. At the September 25, 2025 meeting, Chairman Judd opened the floor for discussion regarding duplexes. Staff Planner stated that currently, duplexes are only permitted in the R-3 (High Density Residential) district but at one time they were a conditional use in both the R-1 (Low Density Residential) and R-2 (Medium Density Residential). During discussion, it was the consensus of the PC that duplexes should be allowed in both the R-1 and R-2 districts at some capacity with certain conditions. After discussion, Chairman Judd requested that the Staff Planner prepare a zoning ordinance amendment to allow duplexes as a conditional use in the R-1 district and a permitted use in the R-2 district, subject to the following requirements: the lot must be at least 15,000 square feet; the minimum front setback must be 35 feet; the duplex must have a minimum of 8 parking spaces; and the maximum lot coverage must be 40 percent.

ITEM 6: DISCUSSION REGARDING MAIN STREET CORRIDOR STUDY

Staff Planner and City Administrator Keith Morrison presented a study of the Main Street corridor conducted by consultant Kimley Horn to the PC for review. Staff stated that the study focused on recommend improvements to four (4) intersections and one (1) other area along Main Street. The intersections were State Route 111, Burton Branch Road, Big Mac Drive and Cooper Road. The other area is the section of Main Street that provides access to the Speedway. Staff, Morrison, Codes Enforcement Officer Bob Lane and PC members discussed the recommendations and the feasibility of being able to implement the recommendations. After discussion, Morrison requested that the PC continue to review the study and if they had further suggestions, to present them during the October 23, 2025 meeting.

With no other business to discuss, Ruby Hawkins made a motion to adjourn the meeting. Jeremy Whitson seconded and the motion passed with a unanimous vote. The next meeting of the Algood Municipal Planning Commission is scheduled for October 23, 2025.

CTL

Chairman

Date

Secretary

Date