



MEMORANDUM

TO: Algood Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: January 15, 2026

SUBJECT: January 22, 2026 Planning Commission Meeting

The Algood Municipal Planning Commission will hold its regularly scheduled meeting on Thursday, January 22, 2026 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 December 4, 2026 minutes.
4. Discussion regarding duplexes in the residential zoning districts.
5. Discussion regarding the priorities of the city for the update of the land use plan.
6. Staff Report—Hudson Division.*
7. Other Business as Necessary.
7. Adjourn.

CTL

***See 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: _____

Agenda Review

Hudson Division—Final

Seth Hudson submitted a final subdivision plat for the purpose of subdividing 1.17 acres into two (2) proposed new lots for property located on Haven Lane and Williams Circle. Lot 1 (shown as Lot 16) would consist of 0.76 acres and is currently vacant. Lot 2 (shown as Lot 17) would consist of 0.41 acres and is currently vacant. The proposed new lots are zoned R-1 (Low Density Residential), are served by an existing six (6) inch water line, an existing eight (8) inch sewer line and an existing fire hydrant. The proposed new lots comply with Article II of the Algood subdivision regulations and Article V, Section 1 of the Algood Zoning Ordinance which regulates property in R-2 districts.

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
DECEMBER 4, 2025**

MEMBERS PRESENT

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

MEMBERS ABSENT

None

STAFF PRESENT

Tommy Lee, Staff Planner
Keith Morrison, City Administrator

OTHERS PRESENT

Bob Lane, Building Inspector
Patt Judd
Wayne Harper
Jackie Harper
Gary Byers
Jim Whiteaker

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 December 4, 2025 at 6:00 p.m.

ITEM 2: APPROVAL OF OCTOBER 23, 2025 MINUTES

After calling the meeting to order, Chairman Judd asked for approval of the minutes from the October 23, 2025 meeting. After discussion, Jeremy Whitson 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 FINAL SITE PLAN TO ESTABLISH A STORAGE BUILDING FOR PROPERTY LOCATED AT 320 INDUSTRIAL CIRCLE (HARPER SITE PLAN) (STUDY)

At the August 28, 2025 meeting, Wayne Harper submitted a final site plan for the establishment of a storage building for property located at 320 Industrial Circle. The storage building will be used as an accessory structure for the primary use which is an existing funeral home supply store. The site plan depicts that 4,000 square foot warehouse will be constructed to the east of the existing structure. According to Article VI, Section 5, subsection B, 14, eight (8) additional parking spaces are required and the submitted site plan has eight (8) additional parking spaces. The lot as it exists is 0.99 acres and the remaining acreage is to be reserved for a parking area and a green space. The lot is served by an existing 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. Harper stated that the building is for storage of inventory and no new employees will be added. City Administrator Keith Morrison stated that the stormwater calculations are still under review. Chairman Judd tabled discussion. At the December 4, 2025 meeting, Staff presented the final site plan on behalf of Wayne Harper. The final site plan would be for the establishment of a storage building for property located at 320 Industrial Circle. The storage building will be used as an accessory structure for the primary use which is an existing funeral home supply store. The site plan depicts that a 4,000 square foot warehouse will be constructed to the west of the existing structure. According to Article VI, Section 5, subsection B, 14, eight (8) additional parking spaces are required and the submitted site plan has eight (8) additional parking spaces. The lot as it exists is 0.99 acres and the remaining acreage is to be reserved for a parking area and a green space. The lot is served by an existing 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. City Administrator Keith Morrison stated that the drainage plan for the property has been approved. After discussion, Dan Taylor made a motion to approve the submitted site plan. Buck Fowler seconded and the motion passed with a vote of all ayes.

ITEM 4: PUBLIC HEARING AND DISCUSSION REGARDING THE EXPANSION OF THE ALGOOD URBAN GROWTH BOUNDARY.

At the October 23, 2025 meeting, Staff Planner addressed the PC and stated that Monterey has officially requested to amend their Urban Growth Boundary (UGB). City Administrator Keith Morrison stated that Algood should also review their existing UGB to see if it needs to be expanded. Staff Planner stated that he would bring a map of the Algood UGB to the next PC meeting. At the December 4, 2025 meeting, Staff Planner presented the proposed map for the expansion of the Algood UGB. Staff stated that the proposal focused around three (3) main areas of expansion: the area near the intersection of Paran Road and Mirandy Road, the area east of the city's current UGB following the Buck Mountain Road and Brothorn Mountain Road corridors and the area along the Mountain Top Lane corridor. Staff Planner stated that the city already serves these areas water and that sewer expansion would be the only major expense for the city to incorporate these areas. After discussion, Ruby Hawkins made a motion to recommend that the city council adopt the proposed UGB expansion map as amended with the following areas also added: the areas near Overlook Circle, Brotherton Drive, Brotherton Lane and the southside of Buck Mountain Road. Buck Fowler seconded and the motion passed with a vote of all ayes.

ITEM 5: 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:

Scott Adjustment—Final

Gregory Scott submitted a final lot line adjustment for the purpose of adjusting the common boundary line of two (2) existing parcels located on Oak Haven Place. After the adjustment, Lot 1 (shown as Lot 29) would consist of 0.498 acres, an existing residential structure and an existing accessory structure. Lot 2 (shown as Lot 30) would consist of 0.617 acres and an existing residential structure. The proposed new lots are zoned R-1 (Low Density Residential), are served by an existing six (6) inch water line and an existing eight (8) inch water line.

With no other business to discuss, Sandy Brecker 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 January 22, 2026.

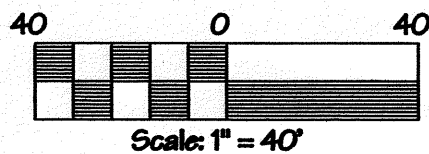
CTL

Chairman

Date

Secretary

Date



GPS CERTIFICATION:

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

(a) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.05 feet
(c) Date of survey: 6 November 2025
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed-control used: TDOT CORS Network
(f) Geoid Model: Geoid18
(g) Combined grid factor(s): 0.99989496

State Plane Coordinates		
	Northing	Easting
GPS Base Point	675444.15	2131254.74

Note: The point of beginning is a 1/2" pipe (set) being located in the western right-of-way of Haven Lane as well as being located S 60°53'17" W 74.55 feet from a water meter and furthermore being located S 10°48'30" W 97.38 feet from a GPS Base Point.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: SLN File: 05-154c4 commons area

LEGEND	
	GPS Base Point
	Manhole
	1/2" Pipe (found)
	Power Pole
	Water Meter
	1/2" Pipe (set)
	Fire Hydrant
	Road
	Rebar (found)
	Water Valve
	Sewer Line
	Water Line
	Overhead Power
	Centerline
	Setback Line
	P.O.B. - Point of Beginning
	CMP - Corrugated Metal Pipe
	HDPE - High Density Polyethylene
	Pond
	20' Sewer Easement

Note: Included with Lot #16, as shown hereon, is a 12' wide Easement from Dry Valley Road as noted in RB 358 Page 511 and RB 1577 Page 662 as recorded in the Register's Office for Putnam County, Tennessee.

Note: The wetlands as shown hereon are derived from Plat Cabinet E Page 104-A.

Note: The utilities as shown hereon are derived from information provided by the City of Algood, Tennessee and have not been field verified by Vick Surveying, LLC.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	76.32'	50.09'	49.20'	S 28°21'51" W
C2	12.66'	19.26'	17.46'	S 47°46'46" W

LINE	BEARING	DISTANCE
L1	S 40°57'25" E	23.79'

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

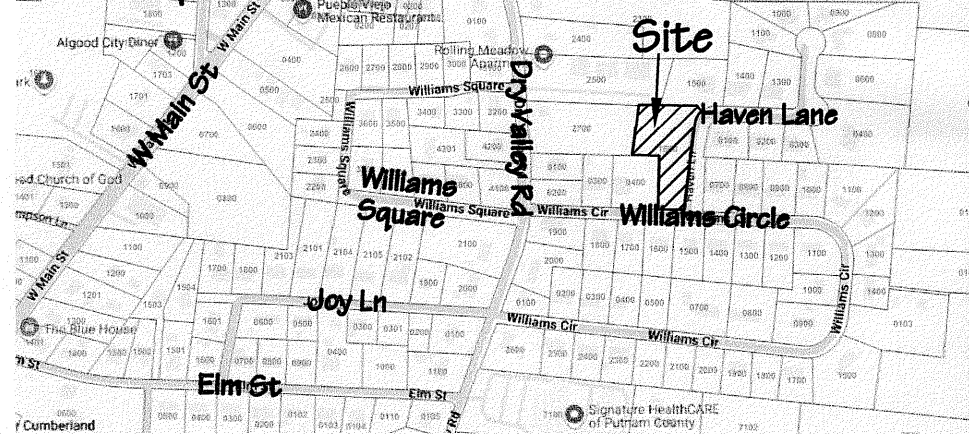
According to the FEMA FIRM #47141C0130D,

Dated: 5/16/2007

Check One:

- ☒ : No areas of the subject property depicted on this plat are in a SFHA
- ☐ : All of the subject property depicted on this plat is in a SFHA
- ☐ : Shaded area(s) of the subject property depicted on this plat are in a SFHA

Site Map - NTS



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed _____ Owner's Signature _____

CERTIFICATION OF EXISTING WATER LINES

I hereby certify that the existing water lines shown hereon are in place and maintained by the City of Algood.

Date Signed _____ Signature of Algood City Administrator _____

CERTIFICATION OF EXISTING SEWER LINES

I hereby certify that the existing sewer lines shown hereon are in place and that lots in this subdivision can tie onto the city sewer, upon other requirements or approvals by city and payment of required fees.

Date Signed _____ Signature of Algood City Administrator _____

E-911 CERTIFICATION

Addressees have been assigned to each lot in this subdivision and street names shown on this plat have been approved to avoid duplication of current names.

Date Signed _____ Signature of E-911 Director _____

CERTIFICATION OF EXISTING ROAD(S)

I hereby certify that the road(s) shown on this plat has the status of an accepted city- or county-maintained public road regardless of current condition, or is a state-maintained highway.

Date Signed _____ Signature of City Admin. or County Road Supervisor _____

CERTIFICATE OF APPROVAL FOR RECORDING

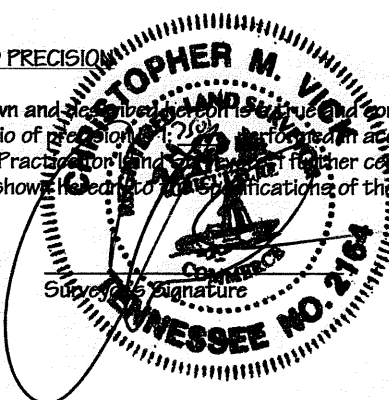
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Algood Municipal Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Algood Planning Commission, and that said plat has been approved for recording in the Office of the Register of Putnam County, Tennessee.

Date Signed _____ Secretary of the Algood Municipal Planning Commission _____

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Class _____ (A or B) survey, and the ratio of precision is _____ as determined in accordance to current Tennessee Standards of Practice. I further certify that the monuments have been placed as shown and noted on this plat in accordance with the Algood Planning Commission.

28 Nov 2025
Date Signed _____



19th Civil District

REF: Plat Cabinet E Page 104-A

Final Plat For Lots #16 & 17 of the Division of the Commons Area of Haven Hill

Presented to
City of Algood Municipal Planning Commission

DEVELOPER: Seth Hudson

ADDRESS: Haven Lane
Cookeville, TN 38506

TELEPHONE: 931-544-9312

Owner: HD Homes LLC

ADDRESS: Haven Lane
Cookeville, TN 38506

TELEPHONE: 931-544-9312

SURVEYOR: Christopher M. Vick

ADDRESS: 2772 Hidden Cove Road
Cookeville, TN. 38506

TELEPHONE: 931-372-1286

OWNER: HD Commercial, LLC

ADDRESS: Haven Lane
Cookeville, TN 38506

TELEPHONE: 931-544-9312

ACREAGE SUBDIVIDED: 1.17 LOTS: 2
DEED BOOK REFERENCE: RB 358 Pg. 511
RB 1577 Pg. 662

TAX MAP: 41C Grp. H PARCEL NO: 16.00
SCALE: 1"=40'-0" DATE: 6 November 2025

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286

Zoned R-1 (Low Density Residential)

Setbacks:
Front (Minor Streets) - 35'
Side (One or Two Story Dwellings) - 15'
Side Street Corner Lots (One or Two Story Dwellings) - 22.5'
Rear - 30'

Any new construction or additions to any current structures or any replacement of a depicted structure encroaching on setback requirements must abide by current setbacks.