

MINUTES
GAINESBORO REGIONAL PLANNING COMMISSION
September 1, 2026

MEMBERS PRESENT

Gary Gill
Darla Pippen
Mayor Ricky Head
Alderman Deborah Whitaker
Tony Huniter
Vickie Fox
Jackie Jenkins

STAFF REPRESENTATIVE

Shannon Copas

OTHER PRESENT

Alderman Tom Goetz
Eight Other Citizens

MEMBERS ABSENT

Jerry Driver

The regular monthly meeting of the Gainesboro Regional Planning Commission to order at approximately 6:00PM on September 1, 2026 at Gainesboro City Hall. Deborah Whitaker made a motion, seconded by Vickie Fox, to approve the minutes of the previous monthly meeting. The motion passed unanimously.

MAYOR'S REPORT ON COMMUNITY PROJECTS AND ACTIVITIES

Mayor Ricky Head was present, and gave an update to local events/projects going on within the community.

REPORT ON ROARING RIVER CULTURAL ALLIANCE REPORT

Tom Goetz was present to give the planning commission some updates on the local pocket park in the central business district of Gainesboro. This has been an ongoing project and it appears that some funding for the park will be provided by grants from the Tennessee Arts Commission. It was also reported that City is helping clean up the park property. As the projects proceed more updates will be provided. A motion was made and seconded to support this project by the planning commission. The motion carried unanimously.

REVIEW OF ZONING AMENDEMENT CONCERNING THE MAXIMUM BUILDING HEIGHT FOR COMMERCIAL BUILDINGS FROM 50 FEET TO A MAXIMUM OF 35 FEET

This agenda item was briefly discussed in conjunction with a proposed mixed-use development at 209 Gore Street. This development is within the Historic Zoning District along with the C-1 Commercial Zone. The proposed building is greater than 35 feet in height. It was discussed that this proposed height could cause the current ISO rating in Gainesboro to increase, which in turn could cause residents insurance rates to increase. Staff proposed an ordinance to decrease the maximum height from 50 feet for non-residential buildings to 35 feet. Currently the zoning states that residential buildings are to have a maximum height of 35 feet while other types of structures can have a height of 50 feet. This agenda item was tabled until more research information could be provided.

With no other business, the meeting was adjourned at approximately 7:00pm.

Darry C. Hill
Chairperson

10-6-26
Date

Vickie Fox
Secretary

10-6-26
Date