



**TOWN OF MASON**  
**MUNICIPAL PLANNING COMMISSION MEETING MINUTES**  
**NOVEMBER 10, 2025, 6:11PM**

**I. Call to Order and Determination of a Quorum: Mayor Eddie Noeman**

**Prayer:** Norma Davis

**Roll Call:** Mayor Eddie Noeman, Norma Davis, Billy Martin, Brett Morgan, Laqueisha Hennings, and Lureatha Harris (Alderman Alethea Harris was absent)

**Others in Attendance:** Alderman Virginia Rivers, Chris Luss, and Carl Stevenson

**Visitors:** MD M. Alam, Margaret Adams, Ruby Kelly, and Michael Finch

**II. Adoption/Approval of the Planning Commission Meeting Minutes of August 11, 2025**

Billy Martin made a motion to adopt/approve the Planning Commission Meeting Minutes of August 11, 2025, and the motion was 2<sup>nd</sup> by Norma Davis: vote passed 5-0  
Mayor Noeman was included in the vote

**\*\*No Planning Commission Meeting was held in September of 2025\*\***

**\*\*No Planning Commission Meeting was held in October of 2025\*\***

**III. OLD BUSINESS:**

**NEW BUSINESS:**

- **DIGITAL READER BOARD FOR MASON SPIRIT SHOPPE LOCATED  
AT 95-A HWY 70 MASON TN**

Mr. Alam informed the Board that the digital reader board would be placed on the side of the building, at the top of the building. Mr. Morgan said this was a B-1 Zoning District and free-standing grouping of signs is 15ft. max. One wall sign per business can be allowed an additional sign. There was no information found regarding reader boards.



Changing signs, automatic and electronic signs names can be input on them but quick fast flashing signs are not allowed. Mr. Alam stated that the information just scrolls across the screen. Mr. Morgan said there was a common egress and this was within sign regulations after reviewing the Municipal Zoning Ordinance for Regulations of Signs within Zoning Districts. Mr. Morgan will review sign requirements; the sign will only reflect the name of the store. Mr. Morgan said the request could be approved with reviewing the sign located at 95 Highway 70. Laqueisha Hennings made a motion to accept the digital sign with a review of the sign, and the motion was 2<sup>nd</sup> by Norma Davis: vote passed 5-0 (Mayor Noeman was included in the vote)

- **FINAL PLAT FOR DIVISION OF LOT C1 & C2 OF RICHARD & MARY MARBURY SUBDIVISION**

Mayor Noeman said all requirements were followed and approved by the engineers. An easement to the property was obtained from Baskin, and they're looking to build eleven houses on lot C1 & C2. Mayor Noeman said the land was zoned from commercial to residential and he was concerned about the utilities, meaning concerns regarding the sewer rehab. Carl Stevenson and Christopher Luss both agreed that there was plenty of capacity in the lagoons. Mr. Morgan said he doesn't want TDEC to come down on us. Mayor Noeman spoke of having the paperwork and everything from Baskin for the easement.

Alderman Rivers questioned who was building the houses and the company, who's the owner. Mayor Noeman said the company was Richard Marbury Subdivision. Mr. Morgan said lots are sold to individuals, and you can't determine who will buy the lots.

The developer develops lots. Mr. Morgan voiced concerns if this went before a public hearing, Lureatha Harris stated that it did come before the Board of Alderman in a public meeting and she would have to pull the minutes for clarity. Mayor Noeman said the Final Plat for Division of Lot C1& C2 of Richard & Mary Marbury Subdivision could be contingent of approval from commercial to residential, and Billy Martin made a motion to accept the contingency of approval, and the motion was 2<sup>nd</sup> by Norma Davis: vote passed 5-0 (Mayor Noeman was included in the vote)

- IV. Any Other Business:** Mr. Morgan recommends an Ordinance for new Subdivisions and a change to the Master Plan for mapping. Look at new residential development and look at more space. Mr. Morgan and Ricky Oakley have spoken on this, and the utility conversation. Look at the best opportunities for development, for more specific areas for residential sewer upgrades. We could possibly look at considering fees of \$1,200 monthly.



Mr. Morgan stated he applied for a Planning Grant two years ago. Mayor Noeman said when attending meetings **Mason** is the only one up to date.

Mayor Noeman gave a briefing on the wells that the State gave money. Contracts were signed, and we're receiving meters. The construction wells will be located behind the Mason Fire Department and will begin very soon. One thousand water meters will be installed, and eighty-five meters have been installed thus far. There are programs and contracts to start construction.

Mayor Noeman asked if there were any concerns, and there were none

**Closing Prayer:** Lureatha Harris

- V. **Adjournment:** Norma Davis made a motion to adjourn the meeting, and the motion was 2<sup>nd</sup> by Billy Martin: All agreed, Meeting adjourned at 6:42pm

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Lureatha Harris, Secretary

\_\_\_\_\_  
Date

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Alethea Harris, Chairman

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Eddie Noeman, Mayor