



TOWN OF MASON
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
DECEMBER 8, 2025, 6:06PM

I. Call to Order and Determination of a Quorum: Alderman Alethea Harris

Prayer: Alderman Alethea Harris

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

Others in Attendance: Brett Morgan, and Alderman Virginia Rivers

Visitors: Ali Akbay

II. Adoption/Approval of the Planning Commission Meeting Minutes of November 10, 2025

Alderman Harris questioned the final plat for division C1&C2 of Richard & Mary Marbury Subdivision, noting that the property owner is Zachary Noeman, and stated that Mayor Noeman should have abstained or refrained from voting because this was a conflict of interest because this was Mayor Noeman son.

Mr. Morgan recommended coordinating with the county to have the property properly rezoned because it shows on the tax card as commercial property. The next step would be for Mayor Noeman to bring the plans before Mr. Morgan. The construction plans need to be submitted and reviewed with Mr. Morgan and Mr. Oakley. Roads need to be built to certain standards so that the town will know what we're giving. The Board is requesting something in writing from Baskin showing the legal right to cross the property with the sewer. This information needs to be submitted all at the same time, this is the course for any subdivision. Mr. Martin made a motion to approve the Planning Commission Meeting Minutes of November 10, 2025, and the motion was 2nd by Ms. Davis: vote passed 5-0



III. OLD BUSINESS:

- **DISCUSSION REGARDING THE MASTER PLAN FOR THE TOWN OF MASON**

Mr. Morgan said he started creating a zoning map from commercial to residential and possibly sending it to the county. The county has the only Land Use Plan, and Mr. Morgan suggested looking at what Ricky Oakley is doing. Growth is based upon utility capacity, and the best land use plan. Mr. Morgan has not done as much as he was planning due to the holiday. Alderman Harris mentioned the grant funding for planning; the town was turned down.

NEW BUSINESS:

- **PRESENTATION OF A SITE PLAN FOR 404 HIGHWAY 70, WITH CHANGES PRESENTED BY MR. ALI.**

Mr. Ali informed the Board that the site plans were the same except for the tanks. The lights were inspected through Southwest Electric.

- **DISCUSSION REGARDING THE GAS TANKS/CONTAINERS AT 404 HIGHWAY 70**

The water table is always high at the location, and above the ground tanks were installed for a total of three (3). Mr. Ali said the plans were approved by the state. Mr. Morgan questioned who's inspecting the tanks and questioned the permits from the city. Alderman Harris suggests that Mr. Ali go before TDEC, and TOSHA and recommends getting a copy of the paperwork with approval. Mr. Ali mentioned with the tanks there would be easy access to maintenance. Alderman Harris questioned the look and the weather, what happens if they freeze. Mr. Ali said that would not present a problem of freezing, and a wall would be placed around the containers/tanks for the appearance.

Mr. Morgan recommends the sign to be the same as the old sign, and requests a paper trail of all permits, and requests an elevation for everything. Mr. Morgan questioned the structure of the building. Mr. Ali mentioned hiring employees within the city.

Mr. Ali suggested having a dumpster enclosure with a wooden fence. Mr. Ali would like to open around January 2026.

Lureatha Harris made a motion to accept/approve the submission of a site plan at 404 Highway 70 contingent with conditions of an application, and the applicant work with staff to get permitting paperwork and site plans, and the motion was 2nd by Laqueisha Hennings: vote passed 5-0



IV. Any Other Business:

Alderman Harris asked if there was any other business, and there was none.

Mr. Ali will be working with his engineer, Mr. David Bray, and Mr. Morgan is very familiar with Mr. Bray and looks forward to receiving the information requested from Mr. Ali.

V. Adjournment:

Ms. Davis made a motion to adjourn the meeting, and the motion was 2nd by Billy Martin: vote passed 5-0 (Meeting adjourned at 6:59PM)

Lureatha Harris, Secretary

Date

Alethea Harris, Chairman