

The Planning and Zoning Board met on August 19, 2025, at 6:00pm at Town Hall. This was their regular meeting, with a date change for the purpose of two public hearings.

Members Present: Cater Burns, Jones Loflin, Kenny Small, Tom Beanblossom

Members Absent: Lisa Brock, Dick Johnson, Wyatt Suggs

Also Present: Ange Jenkins, Town Manager/Zoning Officer

1. Call to Order- Chairman Cater Burns called the meeting to order at 6pm.
2. Adopt Agenda – Jones Loflin made a motion to approve the minutes. Tom Beanblossom seconded. Motion passed unanimously. (4-0)
3. Approve the July 14, 2025, Minutes - Tom Beanblossom made a motion to approve the minutes. Kenny Small seconded. Motion passed unanimously. (4-0)
4. Public Comment: There was no one who signed up for public comment.
5. Public Hearing for Rezoning Request 20250018 K & P Holdings, LLC: Property Location: Daniel Street Davidson County Parcel Number 0705400150023 – From R15 to R8
Ms. Jenkins presented information to the Board regarding Case 20250018, a request for rezoning.
Mr. Summey has submitted a request for rezoning for a parcel located on Daniel Street. This parcel joins a larger parcel he also owns. The larger parcel is zoned R8. This parcel is zoned R15 and Mr. Summey is requesting it to be rezoned to R8, to make the entire property zoned R8.

Carter Burns opened the Public Hearing.

Kenny Small made a motion to open the public hearing. Tom Beanblossom seconded. Motion passed unanimously. (4-0) 6:02pm

Resident, Debbie Myers, 43 E. Noell Avenue addressed the Board with concerns from the neighbors near the Daniel Street parcel. The concerns that were raised:

- What is the planned development of this property.
- Neighbors are concerned about adding additional apartments to the neighborhood. There are currently 23 apartments at the corner of Daneil Street and Finch Avenue. The apartments are not well maintained. The turnover in renters is constant and if each apartment housed two adults and one child, that is approximately 70 people in this small area.

- Concerned about the safety of the children. They play in the road with no adult supervision.
- The neighbors are asking that Mr. Summey consider building a single-family home. This would invite families into the community that want to invest in the neighborhood and the town.
- Another option, if he is leaning towards apartments, is to make the them apartments for senior living.
- Examples of single-family homes that have been built around town were mentioned, Kinney Avenue and Garner Street.
- A petition was circulated around the neighborhood and throughout the Town. This was presented to the Board. It was stated to be 10 pages. (188 signatures)
- Concerning the Town's infrastructure, being able to handle the additional housing. How would this affect the cost of the water and sewer.

Ms. Myers thanked Mr. Summey for all the work he has contributed to other properties in Town. Purchasing homes and remodeling them. It has made a difference in our Town.

She ended by saying, the Bible says to love your neighbor as yourself. Mr. Summey, we are your neighbors, and we hope you will love us as yourself and consider the impact us when developing this property.

Resident Michisha Campbell, 384 Daniel Street shared her concerns with the change in zoning to allow duplexes to be built in the neighborhood. She shared that the additional traffic to the neighborhood will continue to deteriorate the roads that are already in poor condition.

Mr. Burns asked Mr. Summey to share information regarding the plans for the property.

Mr. Summey stated that he has not created a plan for this property. In reviewing the Town's zoning ordinance, his intent was to build six to seven (6-7) duplexes on the entire property.

Jones Loflin Motion to close the public hearing. Kenny Small seconded. Motion passed unanimously. (4-0)

The Board discussed the information that has been presented to them. Consensus of the Board was to ask Mr. Summey for more information on the development of the property prior to making a decision on the rezoning. They asked him to take the information shared by the neighboring residents in to consideration.

Mr. Jenkins stated if the Board wishes to table this item to review more information at a future meeting they would need to resend the closure of the public hearing in order to allow for questions at the next meeting.

Jones Loflin made a motion to resend the motion to close the public hearing. Kenny Small seconded. Motion passed unanimously. (4-0)

Kenny Small made a motion to table this public hearing in order to provide more information for review. Tom Beanblossom seconded. Motion passed unanimously. (4-0)

6. Public Hearing for Rezoning Request 20250021 R.T. Shuler Company: Property Location: Varner Street - Davidson County Parcel Number 0705200410005A- From Highway Business to R8

Carter Burns opened the Public Hearing.

Kenny Small made a motion to open the public hearing. Jones Loflin seconded. Motion passed unanimously. (4-0) 6:33pm

Ms. Jenkins presented the request to the Board from R. T. Shuler Company for a rezoning from Highway Business to R8. This parcel was recently separated from the front parcel that borders Highway 109. The front parcel would remain Highway Business.

Ms. Jenkins shared with the Board that prior zoning deemed the front parcels that line Highway 109 as Highway Business. There were a few properties that opted out of this rezoning. This property was zoned Highway Business. With the division of the 2 parcels, the Davidson County GIS shows this parcel in question as R8. In speaking with Davidson County, the property is still Highway Business until it has received an approved zoning change from the Town.

Mr. Shuler could not attend the meeting due to health issues. The property owner is represented tonight by Makayla.

Mr. Burns opened the public hearing.

MaKayla addressed the Board on behalf of the property owner. She stated that she is not aware of the full plans for the property as she was filling in at the last minute for Mr. Shuler. She stated that they are looking at the option of multi family housing, either a duplex or a quadplex.

There was not anyone from the public to speak regarding this rezoning.

Jones Loflin made a motion to table this public hearing until more information can be provided in regards to the planned development. Kenny Small Seconded. Motion passed unanimously. (4-0)

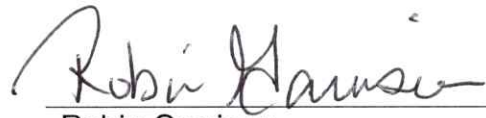
7. Other Business/Updates- Ms. Jenkins stated there was no other business or updates at this time.

8. Adjournment- Kenny Small made a motion to adjourn. Jones Loflin seconded. Motion passed unanimously. (4-0)

Meeting adjourned at 6:35pm.



Cater Burns, Board Chair



Robin Garrison,
Deputy Town Clerk