

The Planning & Zoning Commission met for a Public Hearing on Thursday, November 20, 2025, at 6:00 P.M. at City Hall in the Conference Room at 56 Broad Street.

Board Members Present: Meisha Jackson, Greg Brown, Pete Maliszewski and Clifton Pritchett. Dana Grinstead was absent.

Others Present: Sara Myers, County Commissioner Jenna Mashburn, County Attorney Sam Alderman, Jersey Bray and Jay Smith

Pete Maliszewski called the meeting to order.

Clifton Pritchett moved for the approval of the agenda. Greg Brown seconded; the motion passed by a yes vote by all who were present. No opposition.

Meisha Jackson moved for the approval of the meeting minutes from the September 25, 2025, meeting. Clifton Pritchett seconded; the motion passed by a yes vote by all who were present. No opposition.

Clifton Pritchett moved for the approval of the 2026 meeting schedule for the Planning and Zoning Commission. Meisha Jackson seconded; the motion passed by a yes vote by all who were present. No opposition.

Pete Maliszewski asked if anyone was in attendance to give the Commission an overview of the request for a conditional use permit for parcel number 118B3830008 located at 32 Stevens Road. Shellanna Phillips spoke on behalf of the application. Ms. Phillips stated that the property would be used as transitional housing for females released from correctional facilities to give the individuals an opportunity to learn how to re-enter society after incarceration. Mr. Maliszewski stated there are currently no allowed uses under the Mixed-Use zone conditional permitting for transitional housing. Ms. Phillips stated it would be a care home. Sam Alderman, County Attorney, spoke and gave the state's definition of a care home which consists of housing and care for elderly individuals who are unable to care for themselves. Clifton Pritchett made a motion to deny the request. Discussion continued between the Commission, Ms. Phillips, those in attendance and Mr. Alderman. No second was made to Mr. Pritchett's original motion, motion died due to lack of second. Clifton Pritchett made a motion to table. Meisha Jackson seconded; the motion passed by a yes vote by all who were present. No opposition.

Pete Maliszewski asked if anyone was in attendance to give the Commission an overview of the request for a rezoning from County Mixed Use to County Residential for parcel number T1183840008 at 242 Eastman Hwy. Mr. Kenneth Lance Beard spoke on behalf of the application. Mr. Beard stated they were fine remaining in a Mixed-Used zone; however, he has tried to obtain financing through his bank, and they have been denied stating the zoning for Mixed-Use is for commercial property. Sara Myers, City Manager, asked if a letter could be written for the property owners to provide their bank with information as it pertains to the county's ordinance for Mixed Use. Mr. Beard said he was willing to try to see if this works. If it didn't, he would continue his pursuit for re-zoning. Meisha Jackson moved to table to await an update from Mr. Beard to see if a letter from the county would clear up any

issues with his financial institution's concerns. Clifton Pritchett seconded; the motion passed by a yes vote by all who were present. No opposition.

Clifton Pritchett moved to adjourn. Meisha Jackson seconded; the motion passed by a yes vote by all who were present. No opposition.