

**PLANNING AND ZONING COMMITTEE**  
**January 27, 2026**  
**6:00 PM**

**Members Present:** Benjie Barham, Josh Bower, Hayden King, Heyward Bell, Brett Whitton, Paige Smith, and Kirk Oldenburg

**City Officials Present:** Roy Edwards, Director of Community Development

**Minutes Recorded by:** Taylor Seaton, Administrative Assistant

**Call to Order**

The meeting was called to order at 5:00 p.m. by Benjie Barham

**Consideration and Approval of Minutes**

No minutes

**New Considerations:**

**Architectural Review – Pedros – 102 Hampstead Place**

Presented by Roy Edwards

Doug Lum present

Kirk Oldenburg asked if they are asking for forgiveness

Brett Whitton stated that the lights and windows are not an issue, but the palm trees and the brick are less appealing than the original plan

Doug Lum stated that the stone was hard to get, so they went with the brick. The original stone was just a stone veneer, and it would be very difficult to go back to that at this point.

Doug Lum asked if the brick was considered an inappropriate material

Benjie Barham asked how the stone would have been attached originally

Doug Lum stated it would have been attached straight to the sheaving

Kirk Oldenburg asked if it could be attached to the brick

Doug stated yes, it could; however, it is like a scored tile, so it may not look appropriate at that point

Brett Whitton stated that the brick is not disliked, but it is not what was approved

Doug Lum asked if that meant it would be inappropriate material

Brett Whitton stated he would not say it is inappropriate, but it does appear more plain compared to the original design.

Kirk Oldenburg agreed that the stone adds more character

Heyward Bell asks why palm trees were chosen for landscaping

Doug Lum stated he was not sure; it just showed up

Motion made by Brett Whitton to approve all changes made as presented, except the palm trees.

Seconded by Kirk Oldenburg

Unanimous approval

**Architectural Review – Super 8 – 201 Johnston Place**

Presented by Roy Edwards

Mr. Gosain Present

Benjie Barham stated the colors look good and suggested using an architectural shingle in the color Greystone or a similar color to match

Motion made by Heyward Bell to approve the colors for Super 8 as presented, with recommendation to the architectural shingles

Seconded by Hayden King

Unanimous approval

### **Rezoning – Carrie Beth Flooring – Northside Drive**

Presented by Roy Edwards

Carrie and Elizabeth present

Public hearing opened

Kenny Lewis – lives next to this property – is concerned about what business would go here if it is C-2, due to the last applicant asking for this was a Dollar General. The citizens in the area are concerned that crime or safety concerns would come with a C-2 business.

Public Hearing closed

Carrie stated that it will be a flooring and design store, and there is not a lot of extra traffic besides delivery trucks a few times a day that are currently using this same route to get to the Industrial Park location.

Brett Whitton stated that this request would be considered spot zoning and if it were approved, it would allow for other commercial businesses if the property were to be sold later down the road, like a Dollar General, with no questions asked.

Josh Bower asked if they have looked into other locations like the Lewis Furniture building, and whether they are expanding or closing existing location

Carrie stated that they currently lease their location, which appears like a warehouse, and they really want more of a storefront with possible loading docks in the back of the building.

Kirk Oldenburg stated that he is excited to hear about them growing out of their space, but this particular location may not be the best fit

Motion made by Brett Whitton to deny the request due to it being spot zoning

Seconded by Kirk Oldenburg

Unanimous approval

### **Conditional Use – Purser & Co. – 957 A Highway 80 E**

Presented by Roy Edwards

Paul Purser present

Public hearing opened

Heyward Bell asked how many liquor stores we have now

Brett Whitton stated 7

Heyward Bell asked do we need more

Brett Whitton stated he is concerned with it being next to a gun store as well

Motion made by Hayden King to approve the conditional use as presented

Seconded by Sandra Atterberry

2 Nays 5 Yay

Motion passes

### **Other Business**

No other business

### **Next Meeting**

The next meeting will be on February 24, 2026

### **Adjournment**

Motion by Josh Bower to adjourn the meeting at 6:50 PM

Seconded by Kirk Oldenburg

Unanimous approval