

**TOWN OF TREZEVANT MAYOR AND BOARD OF ALDERMEN
"PUBLIC HEARING" Minutes**

Tuesday, June 9, 2026, at 6:00 P.M.

Members in attendance were Alderwoman Pamela Joyner, Alderman Leon Lyell, Alderman Don Barger, Alderman Mark Argo, and Alderman Dan Dieringer.

Others present for "Open Hearing": Mr. Jesse Joeseeph from Carroll County News-Leader; Mr. Eddie Granger, Mr. David Byrant, Ms. Stacey Hames, Ms. Kelly Weaver, Mr. Tim Pratt, Mrs. Taylor Lee, Mr. Wesley Lee, Mr. Donny Bunton, Community Planner; Fire Chief Devin Stafford, Mrs. Kathy Edwards, The Quinns, Ms. Shelby Pierce, Mr. Steven Hames, The Lindsey's, and Ms. Lyndsey from the McKenzie Banner.

The Official Board held an "Public Hearing" (First Reading) on Tuesday, June 9, 2026, at 6:00 PM. at the Trezevant Senior Citizens Building in Trezevant, TN. The purpose for the "Public Hearing" Meeting" was to have a public hearing to discuss the recommendation of the Town of Trezevant Planning Commission to rezone the "Hillsman property" at 5340 Broad Street South and Ms. Christy Honaker's property adjacent to Pat's Restaurant from a Residential (R-1) to a Business B-1) so the property could potentially be sold and used for commercial purposes.

Vice- mayor Pamela Joyner called the meeting to order at 6:05 P.M., and she opened with a prayer. She welcomed and thanked everyone for being present. Then, she opened the hearing for discussion of the recommendation by the Town of Trezevant's Planning Commission of rezoning of the "Hillsman" property at 5340 Broad Street south and a piece of property adjacent to Pat's Restaurant from Residential (R-1) to Business (B-1).

Ms. Stacey Hames stated she did not want her property rezoned because her

property taxes would increase substantially if she re-zoned her property. She said that she had already checked at the Tax Assessor's office in Huntingdon and was informed that her county taxes would increase. Further, Ms. Kelly Weaver voiced that her property was up for discussion of rezoning, but she had not been notified of this Public Hearing. Mr. Donny Bunton., the Community Planner, provided the following analysis:

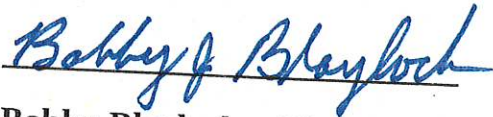
- "The property adjoins an existing B-1 zoning district. So, the proposed rezoning would appear to be a natural extension of the B-1 zoning, and it would not appear to constitute a "Spot Zone." (A spot zone occurs when a property is zoned in a manner inconsistent with the zoning designations of its neighboring properties, or if the uses permitted in its zoning districts are incompatible with those of surrounding zoning districts. Spot zones are frequently struck down in court rulings for being arbitrary and capricious)."
- The property is located on an arterial type of road which would be suitable for commercial levels of traffic.
- There is an existing house located on property located at 5320 Broad Street, which is immediately adjacent to the subject property (to the southwest). If the subject property were to be rezoned and developed commercially, then some type of screening/buffering should be required (on the subject property) at the time of development, to provide adequate buffering to the house from commercial development.
- There is a property (Tax Map 77C, Group B Parcel 7.00) located immediately northeast of the subject property which is also zoned R-1. If the subject property were to be rezoned to B-1, it would create the appearance of a spot zone for the adjacent property (Tax Map 77C, Group B Parcel 7.00), as it would become almost surrounded by the B-1 zoning district. The adjacent property is owned by Christy Honaker. The property serves as a portion of the parking lot for a restaurant located immediately adjacent (Tax Map 77C, Group B, parcel 6.00), on

property which is also owned by Ms. Honaker. If the subject property is to be rezoned, then this adjacent property should also be considered for rezoning to a B-1 designation.

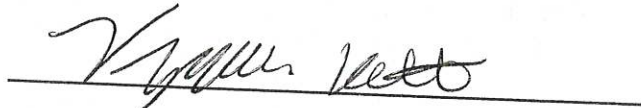
Recommendation: The staff planner recommends that the subject property (Tax Map 77C, Group B, Parcel 8.01) and the adjacent property (Tax Map 77C, Group B, Parcel 7.00) be rezoned from R-1 to B-1.

Eddie Granger verbalized that someone could not rezone a property if he/she did not own it. Many of the citizens present were not in favor of changing Ms. Christy Honaker's property to B-1. After hearing everyone's concerns about rezoning, Alderwoman Pamela Joyner addressed Ms. Kelly Weaver, Ms. Stacey Hames, Ms. Christy Honaker, and their families on behalf of the Town of Trezevant Mayor and Board of Aldermen. She conveyed her apologies to them for feeling like they had been left out, purposefully uninformed of the Open Hearing, or slighted in any way. She said that it was not the board's intention to do any of that. After additional discussion, Mayor Bobby Blaylock declared that the Public Hearing" must end at that time because it was past time for the regular board meeting to begin. He did inform everyone that further discussion would be permitted during the regular board meeting.

Alderwoman Pamela Joyner made the motion to adjourn this "Open Hearing," and Alderman Dan Dieringer seconded the motion. The meeting adjourned at 6:34 P.M.



Bobby Blaylock -- Mayor



Virginia Knott -- Town Recorder