

MINUTES
BUSINESS & DEVELOPMENT SERVICES COMMITTEE
SEPTEMBER 2, 2025
1st committee meeting

Committee Members present were Mark Steenback (Chair), Taft Matney, and Frank Allgood

Others present were David Dyrhaug, Business and Development Services Director, City Administrator Seth Duncan, and Assistant City Administrator Greg Saxton

1. Call to Order- Chairman Steenback

2. Public Comment- None

3. Reading and Approval of Minutes

a. Business & Development Services Committee Meeting: August 4, 2025

Motion: Councilman Allgood made a motion to approve the minutes with Councilman Matney seconding.

Vote: The vote was unanimous (3-0).

4. Reports or Communications from City Officers

a. BDS Department Report, David Dyrhaug

Mr. Dyrhaug reported permits are now being issued for the new soccer stadium.

5. Unfinished Business

a. An ordinance to rezone a 25.8-acre tract located at Fork Shoals Road and Ashmore Bridge Road (tax map parcels #0412.00-01-002.01, and portions of #0412.00-01-003.02 & #0412.00-01-003.03) from the C-2 district to the R-M district, and providing an effective date

Motion: Councilman Allgood made a motion to forward this item to Council. Councilman Matney seconded the motion.

Councilman Matney said this has been an example of how not to annex and rezone property. He is disappointed with the presentations that have been made and the misinformation that has been given. He was at a County Council meeting a couple of weeks ago and heard what the County residents had to say about the development.

Councilman Matney said he would like language put in the ordinance to make sure the project that has been presented here will stay the way it is being represented.

Mr. Dyrhaug will take the comments and add language to the ordinance. Mr. Dyrhaug did mention that Spinx has very specific language in their agreement with the developer that if the developer falls out or does not do as presented, they will seek cooperation with the City to zone the property back to C2.

Chairman Steenback said he has concerns about fire service for the development and also the added traffic.

Vote: The vote was unanimous (3-0).

- b. An ordinance to provide for the annexation of a 7.2-acre portion of property owned by Take Heart Church Inc. and located at 1330 Fork Shoals Road (part of tax map parcel #0412.00-01-002.00) by one hundred percent petition method; and to establish a zoning classification of R-M, Multifamily Residential, for said tract

Motion: Councilman Matney made a motion to forward this item to Council with Councilman Allgood seconding.

Vote: The vote was unanimous (3-0).

6. New Business

- a. An ordinance to provide for the annexation of property owned by Donald W. Gilliland and Ann G. Burroughs, and located at 314 Hamby Drive (tax map parcel #M009.02-01-007.00) by one hundred percent petition method; and to establish a zoning classification of R-12, Residential, for said property

Motion: Councilman Allgood made a motion to forward this item to Council with Councilman Matney seconding.

Vote: The vote was unanimous (3-0).

7. Public Comment

- a. Jason Kraeling of 234 Devon Drive stated he recommends extending the City Center zoning all the way to the property the City owns on Murray Drive.

8. Committee Concerns- Councilman Matney asked for thoughts and prayers for the family of Ander Jones, the wife of former Mayor RC Jones. She passed away last week.

9. Adjourn- Chairman Steenback adjourned the meeting at 6:17 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk