

LAMAR COUNTY BOARD OF COMMISSIONERS

Public Hearing Meeting Minutes

Administration Building

November 18th, 2025

6:00 p.m.

Present for the meeting were Chairman Ryran Traylor, Vice-Chairman Jarrod Fletcher, Commissioner Jason Lovett, Commissioner Ashley Gilles,, Commissioner Truman Boyles, County Administrator Townsend, and County Clerk Davidson.

1. Call to Order

Chairman Traylor called the Public Hearing to order at 6:00 p.m.

Planning and Community Development Director Buice presented the following Public Hearings to the Board of Commissioners.

2. Public Hearing

i. Rezoning Application – AR to R-2

Applicants: Ronald and Gloria Cobb

Location: 1307 McCollum Road

Tax ID: 050 072

The applicants are new residents of Lamar County and wish to rezone 2–3 acres of their property from Agricultural Residential (AR) to R-2 to allow a family member to build a home.

- No one signed up to speak against the application at the Joint Planning meeting or at the Lamar County Board of Commissioners Public Hearing.
- The Joint Planning Commission recommended approval.

3. Public Comment

No public comments

4. Public Hearing

i. Rezoning Application – R-3 to Neighborhood Commercial

Applicant: Justin Laney

Location: Francis Street

Tax ID: 049 095

The applicant's attorney, Heath English, requested that the matter be tabled and postponed because he was unaware the item was scheduled for tonight and additional materials and information are needed. He requested the application be continued into January or February.

- Recommended tabling the request and returning the matter to the Planning and Zoning Commission due to new information from the applicant's attorney.
- Noted that Planning and Zoning initially recommended approval, then issued a second recommendation of denial.
- Suggested tabling until February.

Public Comments:

Jeremy Ogletree – 173 Yatesville Road

- Grew up on Suddeth Road.
- Stated he has more construction experience than the applicant.
- Believes the proposed use will not negatively impact the area—minimal trucks, no noise or pollution concerns.
- Close proximity to Highway 36 makes the proposal reasonable.
- Expressed support for a young person working to grow a business.

Commissioner Gilles

- Stated the applicant must cease activity until the matter is resolved.
- Nothing new can occur until February or when the applicant submits updated information.

Heath English:

- Stated he would have more information after the first of the year

5. Public Comment

No additional comments were offered.

6. Public Hearing

i. Special Exception Application – T-Mobile Cell Tower

Location: Crane Road

Tax ID: 010 012

The request seeks approval to construct and operate a new cellphone tower on a large, heavily wooded tract of land. Staff noted that no one signed up against the proposal at the Planning and Zoning meeting. Joint Planning Commission recommended approval.

Technical Summary from T-Mobile:

- Tower height complies with ordinance requirements.
- Proposed to be located approximately 300 feet from Crane Road.
- Built of galvanized, gray matte steel to blend with the sky.
- Meets all criteria for a Special Exception and follows Planning Commission recommendations.
- Will fill a significant gap in cell coverage, improving service for residents and public safety agencies (EMA/EMS).
- Other carriers will be able to co-locate on the tower.

Public Comments:

Richard King – 108 Woodland Circle

- Lives at the end of Crane Road in a cul-de-sac.
- Confusion regarding location; believes the tower site may be within 300 feet of his property.
- Concerned about property values; his wife, a real estate agent, states towers may reduce values by up to 20%.
- Questioned why some nearby property owners did not receive notice.
- Questioned whether a tower in AR zoning is essentially a commercial use and how that should be classified.
- Raised concerns about aesthetics: 145 ft tower, above tree line, impacting rural views.
- Voiced concerns about “spot zoning,” and who benefits—the public or the carrier.

Naomi (T-Mobile Representative):

- Clarified tower location: approx. 500 ft from Milner property.
- Explained that property values are not reduced and may improve with better cell service.
- Showed coverage maps illustrating current “yellow” gap and proposed “green” improved coverage.
- Noted heavy wooded buffering.

Planning and Community Development Director Buice

- Explained:
 - Cell towers are allowed as Special Exceptions in every zoning category.
 - A Special Exception is a conditional use permit allowing uses not normally permitted if conditions are met.
 - Cell towers function similarly to public utilities.
 - Federal Telecommunications Act of 1996 limits local authority—counties cannot simply prohibit a tower.
 - Local regulations primarily address height, landscaping, and access.
 - Other carriers may be required to collocate, reducing the need for multiple towers.

7. Public Comment

No further public comments were offered.

8. Adjournment

Commissioner Lovett made a motion to adjourn the Public Hearing at 6:32 p.m. Commissioner Gilles seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

Ryran Traylor, Chairman

Jarrod Fletcher, Vice-Chairman

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Jason Lovett, Commissioner

Ashley Gilles, Commissioner

Truman Boyle, Commissioner

Attest: _____ Carlette Davidson, County Clerk