

Mayor  
**Barbara C. Pennell**

Town Council  
**Ron Lackey**  
**Mike Kent**  
**Crystal Brooks**  
**Wilford Beane**  
**John Hall**



## **Town of Gamewell**

2750 Old Morganton Road  
Lenoir, NC 28645  
Telephone/Fax (828) 754-1991  
townofgamewell@bellsouth.net

Town Attorney  
**Bruce Cannon**

Town Administrator  
**Bonnie C. Caudle**

Agenda  
Gamewell Town Council  
August 11, 2025  
Gamewell Town Hall

### **1. Introduction**

1.1 Call to Order & Welcome

Mayor Pennell

1.2 Pledge of Allegiance

Councilwoman Brooks

1.3 Agenda Additions & Adjustments

Mayor Pennell

1.4 Adoption of August 11, 2025, Agenda

Mayor Pennell

1.5 Approval of July 14 2025, Minutes

Mayor Pennell

### **2. Guest Recognition**

Mayor Pennell

- None

### **3. Citizen Comment/Public Comment Period** *(Limited to 3 minutes per person)*

Mayor Pennell



### **4. Guest Speaker**

- None

### **5. Special Recognition/Announcements**

- None

## **6. Public Hearings (Inserts Pages 1-16)**

### **6.1 Public Hearing regarding Zoning Text Amendment ZTA 2025-02- Section\_\_\_\_\_Animal Keeping and Commercial and Non-Commercial Kennels.**

- a. Reopen Public Hearing
- b. Overview by Teresa Kinney
- c. Public Comments
- d. Close Public Hearing
  
- e. Consideration and Recommendation of Zoning Text Amendment ZTA 2025-02  
Animal Keeping and Commercial and Non-Commercial Kennels. (*Appendix 1, 2-3*).

**Motion call**

**Mayor Pennell**

### **Consistency Statement:**

*Goal 1: Future Land Use Recommendation for Growth Management*

**Planning Board recommends approval of the proposed rezoning based on the following  
information: LAND USE & GROWTH MANAGEMENT RECOMMENDATIONS**

1. *Update zoning and subdivision regulations to ensure they are compatible with the designated land uses outlined in this plan.*
2. *Evaluate appropriate types of residential dwellings within residential zoning districts.*
  - a. *Preserve established neighborhoods and encourage infill development.*
  - b. *Continue to encourage low and medium density developments, as well as allowing high density development with adequate site improvements such as providing open space, paved parking, landscaping, and buffering.*
  - c. *Research options to discourage vacant housing issues.*
  - d. *Explore instituting a minimum housing program and commercial nuisance district.*

### **6.2 Public Hearing regarding Zoning Text Amendments ZTA 2025-04 Manufactured Housing Section Updates**

- a. Reopen Public Hearing
- b. Overview by Teresa Kinney
- c. Public Comments

- d. Close Public Hearing
- e. The Planning Board has reviewed and recommends the approval of this text amendment as follows on pages (Appendix 1, 4-16).

**Motion call**

**Mayor Pennell**

**Consistency Statement:**

*Goal 1: Future Land Use Recommendation for Growth Management*

**Planning Board recommends approval of the proposed rezoning based on the following information: LAND USE & GROWTH MANAGEMENT RECOMMENDATIONS**

- 3. *Update zoning and subdivision regulations to ensure they are compatible with the designated land uses outlined in this plan.*
- 4. *Evaluate appropriate types of residential dwellings within residential zoning districts.*
  - a. *Preserve established neighborhoods and encourage infill development.*
  - b. *Continue to encourage low and medium density developments, as well as allowing high density development with adequate site improvements such as providing open space, paved parking, landscaping, and buffering.*
  - c. *Research options to discourage vacant housing issues.*
  - d. *Explore instituting a minimum housing program and commercial nuisance district.*

**5 Reports**

- |                                      |               |
|--------------------------------------|---------------|
| 5.3 Planning/Zoning                  | Teresa Kinney |
| a. Staff Report (Exhibit ) No Report |               |
| 6.2 Code Enforcement                 | Curt Willis   |
| a. Staff Report (Exhibit 1)          |               |
| 6.3 Gamewell History Museum          | Mayor Pennell |
| a. No Report                         |               |
| 6.4 Administrative Report            | Bonnie Caudle |
| a. Financial Reports (Exhibit 2)     |               |
| b. Application submitted NCDEQ       |               |
| c. Records request                   |               |
| d. Audit Update                      |               |

## Consent Agenda

- e. December 11<sup>th</sup> meal and Quote (Exhibit 3)
- f. AV Electronics- tree rental (Exhibit 4)

## **Motion Call**

**Mayor Pennell**

**Mayor Pennell**

## **7. Old Business**

### 7.1 Sewer Updates

Councilman Lackey & Bonnie Caudle

- a. NCDEQ funds
- b. Update with FEMA and NCEM

### 7.2 Park/Building/Grounds Maintenance Updates

Councilman Beane, Councilman Hall & Bonnie Caudle

- a. Park
  - 1. Dog Policy Enforcement- Ms. Tester (Exhibit 5)
- b. Town Hall Building
  - 1. Keller's Heating and AC
- c. Hartland Property

## **8. New Business**

8.1

8.2

8.3

## **9. Closed Session**

9.1 Town Attorney

## **10. Closing**

*10.1 Motion to Adjourn*

The next scheduled meeting (open meeting) will be held on Monday, September 8, 2025, at 7:00 PM, with the Advisory Council meeting at 6:00 PM.