

**PLANNING & ZONING COMMISSION  
MEETING**

**August 28, 2025**

**3:00 p.m.**

**Members Present:**

Mr. Jim Morris, Vice-Chairman  
Mr. Holland Kent, Board Member

Mr. David Ridley, Board Member  
Mrs. Wanda Owens, Board Member

**Absent:**

Mr. Tom Lancaster, Chairman

**Others Present:**

Ms. Sherry Snell, City Clerk

Mrs. Tamara Donjuan, Planning/Code Enf. Officer

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The data reflected in these proceedings constitute an extrapolation of information elicited from notes, observations, recording tapes, photographs, and/or videotapes. Comments reflected herein are sometimes paraphrased, condensed, and/or have been edited to reflect essential subject matter addressed during the meeting. Parties interested in receiving a verbatim account of the proceedings are responsible for coordinating with the City Administrator and providing their own representative and equipment pursuant to Chapters 119 and 283, Florida Statutes.

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**A. Call To Order.** Mr. Morris called the meeting to order at 3:00 p.m.

**B. Prayer and Pledge.** Prayer was given by Mr. Kent. Mrs. Owens led the pledge to the American Flag.

**C. Approval of Agenda.**

**A motion was made by Mr. Kent and seconded by Mrs. Owens to approve the agenda as presented. The motion passed unanimously.**

**D. Citizens Request**

The City of Chipley welcomes you to this meeting. This is time set aside for the Citizens of Chipley to address the Planning & Zoning Commission. This is not a question and answer period, it is not a political forum, nor is it a time for personal accusations and derogatory remarks to/or about city personnel. If you would like to address the Planning & Zoning Commission please raise your hand to speak, state your name and address for the record and limit your comments to no more than three (3) minutes per Florida Statute 286.0114. To ask a question via phone; dial \*9 and wait to be recognized/unmuted. If you are attending via webinar, there will be an onscreen option to ask a question during the public comment portion of the meeting. Your participation is welcomed and appreciated.

There were no comments.

**E. Presentation and Approval of Minutes**

1. Planning & Zoning Commission Meeting – July 17, 2025

**A motion was made by Mr. Kent and seconded by Mrs. Owens to approve the minutes as presented. The motion passed unanimously.**

**F. Agenda Item.**

**1) Request for Land Use Map Amendment– 1237 Church Avenue – Thomas James Simmons III.**

Mrs. Donjuan stated the applicant would like to rezone the property from low-density residential to commercial to allow the construction of a mechanic shop for business use. Mr. Thomas James Simmons III, 1308 Brickyard Road, stated he acquired the property three years ago and wanted to open an automotive restoration shop. It will not be a mechanic shop and all restoration work would be done inside the building. Mr. Morris asked about the building size being 30' x 40'. Mr. Simmons said that was his plan. Mrs. Owens stated her concern was keeping the outside clean and tidy for the neighborhood and not having cars parked everywhere. Mr. Simmons stated if there are any cars, they would be located in the rear of the building. Mr. Simmons stated he submitted a business plan that would also include a privacy fence.

Donna Austin, via ZOOM, stated she owns the property next door to this parcel and she is concerned about a lot of cars being parked around and what it will look like. Mr. Kent stated if it's a restoration shop, then it's usually done by appointment and is a long term deal, not like a mechanic shop with all the cars waiting to be repaired.

Kathy Wilson, citizen, stated she is concerned with how it will benefit the community. How will it look as far as the children are concerned? Mr. Simmons stated he is active in the community and the children need guidance and he would like to teach them how to do this type of work.

Mrs. Owens asked the hours of operation. Mr. Simmons stated it will not be a hang out spot and would be a 9-5 business.

Reverend John McMillion, citizen, stated once it is rezoned, if something happens to this business then a lot of different types of businesses could go there. I would like restrictions on the future use.

Donna Austin, via ZOOM, stated her concerns with parking, chemicals, and environmental hazards.

Marvis Jett, citizen, stated she was concerned that if something happened to her property, if her home could be rebuilt. Mrs. Owens stated it wouldn't affect her zoning. Mrs. Jett stated she would just like something more appealing to beautify the street.

Mrs. Josephine Robinson Floyd, citizen, stated she admires Mr. Simmons for wanting to open a business, but she would like for Church Avenue to be improved.

Mrs. Donjuan stated the development would not go through the Planning & Zoning Commission, it would be approved in house.

Sherry Robinson, citizen, asked if this would change the entire community or just the property Mr. Simmons owns. Mrs. Owens stated no, just his property.

Mr. Morris stated this will still have to go to the City Council for a final decision.

Discussion ensued.

**A motion was made by Mrs. Owens and seconded by Mr. Ridley to approve the Land Use Map Amendment at 1237 Church Avenue for Thomas James Simmons III. The motion passed with three (3) ayes and one (1) naye, with Mr. Kent opposed.**

**F. Other Business.**

**G. Adjourn.** The meeting was adjourned at 3:54 p.m.

**Presented by:**

**Sherry Snell  
City Clerk**

**Mr. Thomas Lancaster  
Chairman**