



Carroll County Department of Community Development

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Carroll County Planning Commission June 17, 2025 MINUTES

- I. Call to Order. Chairman Doyal called the meeting to order at 6:00 p.m.
- II. Roll Call. The Zoning Administrator called the roll. Present: Jerry Doyal, Paul Dement, Jeffrey Vance, Deaidra Wilson, Kim Hagen, Mike Land. Absent: Jamie Beam.
- III. Minutes. The February minutes were unanimously approved on a Motion by Commissioner Hagen, seconded by Chairman Dement, 5-0. Commissioner Wilson arrived after the vote.
- III. Hearing Procedures. Chairman Doyal reviewed the hearing procedures, copies of which are available and made part of the agenda for reference.
- IV: Requests:

Z-25-06-01: Rezoning request for .6 acres from Residential (R1) to Commercial, to combine with an adjacent property for a landscaping business at 224 Whooping Creek Rd. Parcel #111-0521, Land Lot 254 of the 5th District. Applicant/Owner: Sara Popphan. Commission District 4.

The applicant, Sara Popphan, spoke in favor of the request. She said her husband owned the shop and is trying to sell both properties to a potential buyer for a landscaping business. Casey Vance also spoke in favor of the request. He explained that zoning it to commercial would not impede the existing easement that goes through the property. If they fence the property, they would not fence in and block the easement. Staff explained there is a plat on record that shows the easement that goes through the subject property and to the house behind it. Commissioner Dement asked if the property is landlocked and why the staff recommended denial. Staff answered yes, it is landlocked, and staff recommended denial based on Future Land Use plan. The FLU is residential. Commissioner Doyal asked if the shop is a business now. Sara answered it is not a business. Commissioner Wilson made a motion to recommend approval, and Commissioner Vance seconded. The recommendation for approval was unanimous, 6-0. **APPROVED**

VI: Business Session. Staff introduced new Commissioner Mike Land to the Board. Staff explained there are some Planning Commission training classes available for the members if they are interested. The meeting was adjourned at 6:14 PM.