



Carroll County Department of Community Development

Carroll County Planning Commission November 18, 2025 MINUTES

- I. Call to Order. Chairman Doyal called the meeting to order at 6:00 PM.
- II. Roll Call. The Zoning Administrator called the roll. Present: Jerry Doyal, Kim Hagen, Jeffrey Vance, Deaidra Wilson, Jamie Beam. Absent: Mike Land, Paul Dement.
- III. Minutes. The October minutes were unanimously approved on a Motion by Commissioner Vance, seconded by Commissioner Hagen, 5-0.
- 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-25-11-01: Rezoning request for 4 acres from Agriculture to Commercial, for a tree service business at 4169 W Hwy 166. Parcel #060-0029, Land Lot 86 of the 10th District. Applicant/Owner: Bobby Morehead. Commission District 6.

The applicant, Bobby Morehead, presented the request.

A neighbor spoke against the request. He had concerns over the burn pit, smoke, and the loud noises from the sawmill.

The applicant rebutted that he has been in talks with the EPD about recycling the trees and getting an air curtain for the smoke. He also said he plans on building an enclosure around the property for the noise. He said he has been running the business on the property for about 10 months and just now wants to try and rezone it so he can put a business sign out front. Staff mentioned they had not heard about the sawmill beforehand, and the property would need to be zoned Industrial to run a sawmill.

Commissioner Hagen made a motion to recommend denial, and Commissioner Beam seconded. The recommendation for denial was unanimous, 5-0. **DENIED**

Z-25-11-02: Rezoning request for 1.87 acres from Residential (R1) to Commercial, for an undetermined use at 20 Fairfield Rd. Parcel #172-0033, Land Lot 49 of the 5th District. Applicant/Owner: West Street Capital Partners LLC. Commission District 2.

Tripp Sewell, on behalf of the applicant, presented the request.

Multiple neighbors spoke against the request. They had concerns over traffic at the intersection, the sight distance on the roads for that area, the speeding of vehicles, and that the rezoning to Commercial would make everything worse. They did not want a potential gas station there and had concerns about potential seepage of gas and increase in trash on the road.

Tripp rebutted that they did not anticipate any increase in traffic, because there is no plan at this time for the daycare to continue being anything other than a daycare. The Board agreed that there was not enough information to rezone to Commercial without a specific use.

Commissioner Vance made a motion to recommend denial, and Commissioner Wilson seconded. The recommendation for denial was unanimous, 5-0. **DENIED**

VI: Business Session. There was no business. The Board was handed next year's meeting schedule.

The meeting was adjourned at 6:37 PM.