



Carroll County Department of Community Development

Carroll County Planning Commission February 17, 2026 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, Mike Land, Paul Dement.
- III. Minutes. The November minutes were unanimously approved on a Motion by Commissioner Hagen, seconded by Commissioner Vance, 7-0.
- 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-26-01-01: Rezoning request for approximately 80 acres from Agriculture and Commercial to Industrial, for five industrial warehouses at 2990, 2905, 2821 N Hwy 27. Parcels #072 0028, 073 0007, 073 0008, Land Lot 230 and 220 of the 10th District. Applicant/Owner: Montonson Development, LLC/Robin Worley, Robert Harris, Bryant Hightower, Richard Hayden. Commission District 6.

In November of 2025, Joe Fowler, an attorney from Douglas County, representing Rett Harmon and Montonson LLC filed for a rezoning of three parcels located on Hwy 27 North. The rezoning request was a change from agriculture and commercial to industrial for the purpose of warehouses. A DRI was required so the applicant moved through that process and Three Rivers Regional Commission completed their report on December 17, 2025. The rezoning was advertised as required and the applicant appeared before the Carroll County Planning Commission on February 17, 2026.

Mr. Fowler and the applicant presented the application to the Planning Commission and the applicant indicated that the end use was being changed from warehousing to manufacturing, citing new Federal tariff regulations which has led to the need for more US manufacturing facilities. They presented a traffic report and also indicated they would pursue providing a traffic light at the intersection of Smyrna Church Road and the entry to the development.

A neighbor, Scott Steed, spoke during the opposition comment phase requesting more information about who would occupy the site when it was complete. Mr. Scott also pointed out that one parcel contains a historic schoolhouse that had been converted into a home by the previous owners. Mr. Steed also expressed concern over the traffic and the low visibility in the area.

In the rebuttal, Mr. Fowler and the applicant stated that they could not pursue tenants until the zoning was secured ensuring they had vested rights. The applicant also stated that the development would be a “build to suit” project.

The Planning Commission understood the need for employment in the area but had concerns about this location. The commissioners also expressed concern over the traffic report which indicated an increase in traffic would lead to an increase in accidents and fatalities. Further concerns were the lack of information regarding who would use the facilities and what they would be doing. One commissioner expressed concerns that without a named end user, the facility could be used for data centers, battery storage facilities or any business handling hazardous materials without oversight from the county. The Planning Commission had further questions and some commissioners wanted to Table the decision until more information was available. Following discussion, the consensus was to move the application forward to the Board of Commissioners.

Commissioner Beam made a motion to recommend denial of the application and Commissioner DeMent seconded. The motion failed to pass three to four. Commissioner Vance made a motion to recommend approval and Commissioner Land seconded and the motion to recommend approval passed 4-3.

4-3 RECOMMEND APPROVAL

Public Hearing for the Update of the 2024 Zoning Map.

The County Planner explained that it is time for an update to the 2024 Zoning Map. The Draft 2026 Carroll County Zoning Map was presented to the Planning Commission.

Commissioner Hagen made a motion to recommend approval, and Commissioner Wilson seconded. The recommendation for approval was unanimous.

7-0 RECOMMEND APPROVAL

VI: Business Session. There was no business.

The meeting was adjourned at 7:15 PM.