



Carroll County Department of Community Development

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Carroll County Board of Appeals April 9, 2026 Minutes

- I. Call to Order. Chairman Hodge called the meeting to order at 5:30 PM.
- II. Roll Call. The zoning administrator called the roll. Present Commissioners: Tim Hines, Stephanie McDowell, Karen Curtis, Bill Hodge. Absent: Jim Stevenson, Peggy Irwin, Chuck Joiner.
- III. Minutes. The January minutes were unanimously approved on a motion by Commissioner Curtis, seconded by Commissioner Hines, 4-0.
- V. Hearing Procedures: The Chairman reviewed the Hearing Procedures.
- VI: Requests:

V-26-04-01: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 2 acres from 22.82 acres, which is less than the required 4 acre minimum. This property is located at 2414 Bethesda Church Rd, Parcel #065-0032, Land Lot 155 of the 11th District. Owner/Applicant: Gene and Diane Tyree/Brian Tyree. Commission District 5.

The applicant, Brian Tyree, presented the request. He explained that they wanted to split off the house and keep the remaining acreage in the family. They would sell the house and 2 acres if approved.

His sister and wife spoke in favor of the request.

A neighbor, Angela Spitzer, spoke against the request. She had concerns of the county splitting up land. She wants to preserve the land of the county and explained the county has a 4-acre rule for a reason.

The applicant rebutted that they tried to make it 4 acres, but they would lose access to the remaining land. It would take away water and power access, and a creek runs through it that they would have to cross to access the land.

Commissioner Hines made a motion to approve the request and Commissioner McDowell seconded. Commissioner Hodge and Commissioner Curtis opposed. The vote to approve failed 2-2.

After a second vote to approve failed 2-2, Commissioner Hines made a motion to table the request to ensure more commissioners could vote at the next meeting. Commissioner McDowell seconded. The vote to table the request to the May meeting was 4-0. **TABLED**

- VI: Business Session. Staff updated the Board about moving to the new building and that staff would let them know when meetings would start being held there.

The meeting was adjourned at 5:52 PM.