



Carroll County Department of Community Development

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Nathan Ward
Zoning Administrator

Carroll County Planning Commission
August 15, 2023, 6:30 p.m.
Minutes

- I. Call to Order. Chairman Doyal called the meeting to order at 6:31 p.m.
- II. Roll Call. The Zoning Administrator called the roll. Present: Jerry Doyal, Kim Hagen, Jane Simpson, Jeffery Vance, and Jamie Beam. Absent: Deaidra Wilson and Paul Dement.
- III. Minutes. July minutes unanimously approved on a Motion by Commissioner Simpson, seconded by Commissioner Doyal, 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-23-08-01: Scott and Deanna Kiser, Rezone A to C, 2868 Hwy 166 West

Owner/Applicant Scott and Deanna Kiser spoke in favor of their request to rezone 8.675 acres from Agriculture to Commercial for the purpose of a special events venue. She explained that they would like to use it for weddings, parties, and proms. It would be able to hold up to 400 people. Tony Thornton, a neighbor, did not have a problem with the request but had concerns about trash currently on the property, outside noise, access to the property, and whether it would be on sewer or septic. Shannon Lovelady, a neighbor, wants the area to stay peaceful and had concerns over outside noise. Deanna explained that the trash is from people sneaking onto the property but would be cleaned up before building and not covered with dirt. They have no intention of outdoor noise. All events and noise would be indoors only. They are working with the DOT about access off Hwy 166. The venue would be on septic, not sewer. Commissioner Hagen asked about the hours of operation and if they are ready to build. Deanna answered that all events would end by 11PM, and they are ready to build and hope to be open next summer. Commissioner Simpson asked about capacity and which way the building would face. Deanna answered the building would be able to hold 400 people and the front would face Hwy 166. Commissioner Beam and Commissioner Vance asked about access and had concerns of traffic and

safety. Deanna explained they are working with DOT about the road access, and the building would be accessed only off Hwy 166.

Commissioner Hagen made a motion to recommend approval with the stipulation that all events end by 11PM, and Commissioner Vance seconded. The recommendation for approval was 5-0. **APPROVED**

Z-23-08-02: WITHDRAWN

C-23-08-01: Victor Martinez, Conditional Use for a youth athletic field, 945 Beulah Ch Rd

Owner/Applicant Victor Martinez and Don Jone, who has been helping translate for Victor, spoke in favor of the request for a youth sized soccer field (55x80 yards) on 8.14 acres. Don explained that the Hispanic youth community does not have any fields to play on. The local city and county fields are always full. Victor is using his own money to pay for everything. There is already a flat field behind the trees on the property. Don explained it would only need goal nets and paint the lines. He states that if there are 22 players for a game, there would only be about 30-40 cars parked on the property and that there is already parking space for them. Casey Sapp, Charlie Jones, Ruby Patterson, and Sharon Fulford, all neighbors on Beulah Ch Rd, opposed the request. Their concerns were the added traffic the field may cause, trash in the road, people parking on the side of the road, and the liability and safety of the players if someone got hurt. Don and Victor's son, Javier, explained that other similar roads in the county have more traffic than this field could cause. The city and county do not have enough fields for the Hispanic youth to play and that the community needed this field. Don said there would be enough room for parking and more parking space could be added if needed. No one would park on the side of the road. Commissioner Beam asked about restrooms, trash, when would the field be used, and noise. Don and Javier answered they would have portable restrooms and trashcans for the trash that they would all take care of. The field would only be used on Saturdays and Sundays between 11PM and 6PM. No games would be held after dark so no lights would be needed. The noise would try to be kept to a minimum. Commissioner Simpson asked how they would control access to the property so non-invited people would not be able to use the field. Don answered that they could put a gate up to stop people from entering.

Commissioner Simpson made a motion to recommend approval with the stipulations that a gate would be used, NO PARKING signs would be placed by the road, and the field would only be used on Saturdays and Sundays. Commissioner Vance seconded. The recommendation for approval was 5-0. **APPROVED**

VI: Business Session. There was no business.

The meeting was adjourned at 7:50 PM.