



# Carroll County Department of Community Development

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Nathan Ward  
Zoning Administrator

**Carroll County Planning Commission**  
**April 18, 2023, 6:30 p.m.**  
**Minutes**

- I. Call to Order. Vice Chairman Hagen called the meeting to order at 6:30 p.m.
- II. Roll Call. The Director Ben Skipper called the roll. Present: Vice Chairman Kim Hagen, Paul DeMent, Jane Simpson, Cassie Marshall, Deaidra Wilson, and Jamie Beam. Absent: Chairman Jerry Doyal.
- III. Minutes. February minutes unanimously approved on a Motion by Commissioner Wilson, seconded by Commissioner Simpson, 6-0.
- III. Hearing Procedures. The Director reviewed the hearing procedures, copies of which are available and made part of the Minutes by reference.
- IV: Requests:

**C-23-04-01: Remington Omni Enterprises LLC, Conditional Use for Self-Storage Warehouses and Storage Spaces for RVs and Boats, S 27 Hwy/Lowell Road**

Owner/Applicant Mark Kilgore and his sons, Mike Kilgore and Mathew Kilgore, spoke in favor of their request for self-storage warehouses and storage spaces for RVs and boats. Multiple adjacent and near-by property owners spoke against the request; Alyson Stober, Keith Berry, Andy Harper, Jerry Stober, and Sandy Hollinsworth. Their concerns were with water runoff, traffic, entrance and exit of the property, light pollution, and landscaping. Mark Kilgore said the landscaping would be done to the standards of the county Corridor Development Plan, the water runoff would be addressed, and the lights would be minimal and pointed down. He said the traffic would average 5 vehicle trips per hour. Commissioner Marshall asked about the hours of operation and if it would be paved or gravel. Mark answered it would be open from 8am-9pm and monitored at all times. It would also be a mixture of asphalt and gravel. Commissioner Simpson asked if the utility easement and water flume would be disturbed. Mark answered it would not be disturbed. Commissioner Dement asked if there would be room on the property for a retention pond for the water runoff. Mark answered yes, and all water would go into the pond and not leave. Commissioner Beam asked what it would look like. Mark said it would have

facades facing the roads that would make it look good. Commissioner Dement asked about lighting and if it would be one-story or two-story buildings. Mark said the lighting would not be pole lights but would have lights on the buildings, and the warehouses would be one-story buildings. Commissioner Beam made a motion to recommend approval. Commissioner Marshall opposed. Commissioners DeMent and Hagen abstained. The recommendation for approval was 3-1.

**Z-23-04-01: Brenda Milam, Rezone O&I to C, 918 W 78 Hwy**

Owner/Applicant Brenda Milam spoke in favor of the request. She said she is retiring and trying to sell her salon. She must rezone it to commercial so the buyer, Riad Harullahu, can use it for his used car business. Mr. Harullahu spoke in favor of the request. Adjacent property owner Melba Thomas spoke in opposition to the request. She explained she lives in the house and owns the funeral home beside the property and was concerned with the lights, hours of operation, and if cars would be repaired on the property. Mr. Harullahu explained there would be no repairs on site, minimal noise, and would be open 10am-7pm. Commissioner Hagen asked if there would be a garage. Mr. Harullahu answered there would not be a garage. Commissioner Marshall made a motion to recommend approval with a stipulation that no garage was to be there as long as Mrs. Thomas was still living, and Commissioner Wilson seconded. The recommendation for approval was unanimous, 6-0.

**Z-23-04-02: Alvaro Garcia, Rezone C to A, 3015 E 166 Hwy**

Owner/Applicant Alvaro Garcia spoke in favor of the request to rezone to agricultural so his family can have livestock. Alyson Stober and Sandy Hollinsworth also spoke in favor of the request. Commissioner Simpson asked if the property was landlocked. The Director answered it was not. There is an easement to the property. Commissioner Wilson made a motion to recommend approval, and Commissioner Simpson seconded. The recommendation for approval was unanimous, 6-0.

The Public Hearing for the Comprehensive Plan followed the requests. Amy Goolsby took notes on public input for the steering committee.

VI: Business Session. There was no business. The Director gave an update on Janet Hyde.

The meeting was adjourned at 8:40 PM.