



# Carroll County Department of Community Development

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Nathan Ward  
Zoning Administrator

**Carroll County Planning Commission**  
**February 21, 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 Director Ben Skipper called the roll. Present: Chairman Jerry Doyal, Vice Chairman Kim Hagen, Paul Dement, Jane Simpson, Cassie Marshall, Deaidra Wilson, and Jamie Beam.
- III. Minutes. December minutes unanimously approved on a Motion by Commissioner Hagen, seconded by Commissioner Marshall, 5-0. New Commissioner Beam abstained.
- III. Hearing Procedures. Chairman Doyal reviewed the hearing procedures, copies of which are available and made part of the Minutes by reference.

IV: Requests:

**C-23-01-01: Conditional Use for a Storage Parking Lot at 1000 Stripling Chapel Road. Parcel #111-0075, Land Lot 228 of the 5<sup>th</sup> District. Owner/Applicant: Lewis Thomas. Commission District 4.**

Owner/Applicant Lewis Thomas and his wife spoke in favor of the request for a fenced in, gravel storage lot for parking recreational vehicles, boats, and trailers beside his body shop. Adjacent property owners, Mark Muse and Lance Thomas, spoke in favor of Mr. Thomas and his request for a storage lot. Mr. Thomas's daughter and son-in-law also spoke in favor of his request. Commissioner Dement and Commissioner Simpson asked questions to the staff, and the Director answered them. There was no opposition. Commissioner Wilson made a motion to recommend approval and Chairman Doyal seconded. The recommendation for approval was unanimous, 6-0.

**Z-23-01-01: Rezoning request for approximately 4.5 acres from Residential to Commercial for the purpose of creating a haunted attraction venue on Rocky Branch Road. Parcel #148-0321, Land Lot 133 of the 6<sup>th</sup> District. Owner/Applicant: Justin Vaughn/JLMM Holdings LLC. Commission District 3.**

Owner/Applicant Justin Vaughn spoke in favor of his request to rezone the property to commercial for a haunted attraction. He showed his plans for the attraction and made copies which were handed out to the Board. Commissioner Hagen and Commissioner Dement asked questions to the staff, and the Director answered them. Commissioner Beam asked Mr. Vaughn about the storage containers he would be using. Mr. Vaughn answered that he would be using storage containers as a walkthrough and they would be inspected by the Fire Marshal. Commissioner Simpson asked about the directions into the event and Mr. Vaughn explained. There was no opposition from the public. Commissioner Hagen made a motion to approve and Commissioner Wilson seconded. The recommendation for approval was 5-1. Commissioner Beam opposed.

VI: Business Session. There was no business. Dee Perry gave an update on Janet Hyde.

The meeting was adjourned at 7:28 PM.