



# Carroll County Department of Community Development

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Nathan Ward  
Zoning Administrator

## Carroll County Board of Appeals January 4, 2024 Minutes

- I. Call to Order. Chairman Whatley called the meeting to order at 5:30 PM.
- II. Roll Call. The zoning administrator called the roll. Present Commissioners: Bill Hodge, Bruce Kirby, Jim Stevenson, Patricia Whatley, Peggy Irwin. Absent: Clifford Tribble, Karen Curtis.
- III. Minutes. The December minutes were unanimously approved on a motion by Commissioner Kirby, seconded by Commissioner Irwin. 5-0.
- IV. Hearing Procedures: The zoning administrator reviewed the Hearing Procedures, copies of which were available and made part of the Agenda for reference.
- V. Requests:

**V-24-01-01: Setback Variance, zoned Agriculture, requesting that the front setback of the home be 75 feet from the centerline of the road instead of the required 100 feet front setback. This property is located at 424 Blackwelder Rd, Parcel #048-0075, Land Lot 252 of the 11<sup>th</sup> District. Owner/Applicant: Magali Milian. Commission District 6.**

The applicant, Magali Milian, spoke in favor of the request. The applicant's friend, Cheyenne Watson, also spoke in favor of the request. Commissioner Stevenson asked who she's getting the manufactured home from. She answered she's getting it from Clayton Homes. Commissioner Hodge asked staff why we recommended denial. The County Planner answered because of safety reasons being too close to the road, and it goes against the ordinance. Commissioner Hodge asked if she paid Clayton Homes to do the foundation or did she do it herself. She answered she got someone to do it for her. Commissioner Stevenson mentioned other houses near the property seemed to be close to the road as well. There was no opposition. Commissioner Stevenson made a motion to recommend approval, and Commissioner Irwin seconded. The recommendation for approval was unanimous, 5-0. **APPROVED**

**V-24-01-02: Intrafamily-Lot Size Variance, zoned Agriculture, to split off 1 acre from 5.06 acres, which is less than the required 4 acre minimum. This property is located at 1375 Salem Church Rd, Parcel #061-0027, Land Lot 43 of the 10<sup>th</sup> District. Owner/Applicant: Gail Skinner/Jessica Char. Commission District 6.**

The applicant, Jessica Char, spoke in favor of the request. The applicant's friend, Brenna Jostand, also spoke in favor of the request. Commissioner Hodge asked who the neighbor was. Jessica answered she is not sure. Commissioner Stevenson asked if it would be a conventional home or a manufactured home. She answered they didn't have a plan yet, but they are leaning towards a manufactured home. Commissioner Irwin asked if the grandparents were on her mother's side or her father's side, and which side would the driveway be on. She answered her grandparents are on her father's side and they plan to have the driveway off of Farmers High Road. Commissioner Whatley asked whose house it would be. Jessica answered it would be her family's house. Commissioner Hodge asked if the driveway could go somewhere else and, would the house stay in the family. She answered the driveway could go somewhere else if needed and, for now, it would stay with the family or be rented out in the future. Commissioner Stevenson mentioned that he saw surrounding property that was less than 4 acres. There was no opposition. Commissioner Stevenson made a motion to recommend approval, and Commissioner Kirby seconded. The recommendation for approval was unanimous, 5-0. **APPROVED**

**V-24-01-03: Lot Size Variance, zoned Agriculture, to split 6.37 acres so each existing house has its own parcel. One house will get approximately 4 acres and the other house will get 2 acres, which is less than the required 4 acre minimum. This property is located at 2149 S Hwy 16, Parcel #135-0057, Land Lot 164 of the 5<sup>th</sup> District. Owner/Applicant: Richard Stogner. Commission District 4.**

The applicant, Richard Stogner, and his wife, Kathryn Stogner, spoke in favor of the request. They explained they want to improve the property and do organic farming. John Stogner, a brother, also spoke in favor of the request. Commissioner Whatley asked how long the houses have been there. John answered the houses were built in the 40s and 70s. They have been in the family for 70 years. One was replaced with a newer house in 2015. Commissioner Irwin asked who lives in the other house. John answered their sister did live there. Commissioner Hodge asked if they were going to do organic farming for seniors. The Stogner's answered yes that is what they plan to do. Commissioner Whatley asked if the houses had two driveways. Richard answered yes, they both have a driveway. Commissioner Irwin asked if they used the same address. Richard answered no, they have separate addresses. Commissioner Kirby asked who would live in the second house. John answered hopefully it would go to their kids or, they may sell it in the future. Commissioner Stevenson asked if the house would be vacant. John answered yes, for the time being. John explained the survey has not been done yet and the map was just a mockup. Commissioner Stevenson asked if there would be 15 feet between the barn in the back and the property line to meet the setback. John said yes, there is enough room. There was no opposition. Commissioner Hodge made a motion to recommend approval, and Commissioner Irwin seconded. The recommendation for approval was unanimous, 5-0. **APPROVED**

VI: Business Session. There was no business. The 2024 BOA schedule was handed out to the members.

The meeting was adjourned at 6:15 PM.