Loudon County
Planning Department

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WORKSHOP
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
SEPTEMBER 15, 2020
5:00 p.m.

The Loudon County Regional Planning Commission will hold a workshop at **5:00 p.m.** to review and discuss proposed amendments to the Loudon County Zoning Resolution, Section 4.082, R-1. Minimum size Planned Unit Development. Increase minimum size to 75'. The public is welcome to attend. The Planning Commission will meet immediately following the workshop at 5:30 p.m.

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
SEPTEMBER 15, 2020
5:30 p.m.

Members Present	Members Absent	Others Present
Jimmy Williams		Jim Jenkins, Codes Enforcement
Pam McNew, Secretary		Ron Hutson, Planning
Pat Couk		Greg Montooth, Planning
Mike Waller		Richard LeMay
Jim Brooks		Eddie Vaughn
John Napier, Chairman		Darrel Cavin
Carlie McEachern		John B. Dalton
Keith Buckles		William T. Derrick
Andy Hamilton		Angela Bowman
Leon Shields		Larry W. Williams
Ryan Bright		Randy T. Williams
		Drew Trichmann
		Garrett Tucker
		Jim O'Hatnick
		Kathrine O'Hatnick
		Darla Berdal
		Rob Dew
		Jimmy Payne
		Ray Maxwell
		Ginger Pritchett

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman, John Napier, called the meeting to order at 5:30 PM. Mr. Napier stated for the safety of all in attendance, once a representative speaks to an agenda item, they may leave the meeting room.

ROLL CALL AND APPROVAL OF MINUTES FROM AUGUST 18, 2020 MEETING

Roll was called and a motion was made to approve the previous months' minutes to Planning Commission, a motion was made to approve amended minutes by Mr. McEachern, seconded by Mr. Brooks and unanimously approved.

REQUEST TO ADD SECTION 4.082, 75 ACRES, MINIMUM SIZE, AMENDING ZONING REGULATIONS AS DISCUSSED IN THE WORKSHOP

Mr. Jenkins submitted the request to add the above item to the agenda today for a Planning Commission vote.

ACTION

A motion was made to approve by Mr. McEachern, seconded by Leon Shields and unanimously approved.

SUBDIVISION FINAL PLAT, 67 LOTS, APPLICANT, RICHARD LEMAY, PROPERTY OWNER, HERITAGE LAND DEVELOPMENT, 1025 BEALS CHAPEL RD., TAX MAP 016 PARCEL 214.10, R-1/PUD/F-1, SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT OVERLAY, FLOODWAY DISTRICT, APPROXIMATELY 28.4 ACRES

John Cook, owner Heritage Land Development stated there are still some outstanding questions that he would ask Mr. Jenkins to address. Mr. Jenkins has been to the development site and there are some items that are lacking. He does not think it is ready for final plat approval. There is a storm drainage structure which is missing that the company became aware of yesterday. Still work to be done on detention ponds, ground cover, and risers. Mr. Jenkins showed photographs of those issues that he discussed with the developer. There are items that were not on the preliminary plat but are now on the final plat that should be discussed in this meeting. Mr. Cook will take responsibility for the things not completed. There are about three things that have not been fixed. Mr. Waller and Mr. Brooks will not support a final that is not complete. There were questions regarding ownership of the property discussed. Mr. Cook only bought phases 1 and 2 and are not done. The hammerheads are the size that were submitted. Richard LeMay stated a note on the plat states any future development will be in accordance with the PUD regulations no matter who owns it. Agreed the lower cul-de-sac should be extended to 60', currently 39'. Mr. Waller noted there were no sidewalks shown on the plat. Mr. Cook stated the best way to install sidewalks is to install them as each house is bult. He would be agreeable to have a performance bonds to build the clubhouse, pool, and sidewalks. Mr. Jenkins a clubhouse and pool has been added to the final, preliminary plat did not show the hammerheads, setbacks. He would like to discuss administratively to give them the go ahead to build the amenities that were not shown on the preliminary plat. Mr. Shaver stated that he lives near the development and mud from it after a rain washes down the street on to his property and that is a problem.

ACTION
A motion was made to deny the final plat by Mr. McEachern, seconded by Mr. Waller and unanimously denied.

REZONING REQUEST FOR APPROXIMATELY 3.8 ACRES OF 26.75 ACRES FROM A-2, RURAL RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT, APPLICANT, JIMMY PAYNE, PROPERTY OWNER, RAY R. MAXWELL, 13824 HWY. 321, TAX MAP 027 PARCEL 138.00, A-2. RURAL RESIDENTIAL DISTRICT
Mr. Maxwell stated his son might be interested in a lawnmower business. He has grandchildren that may be interested in a business. Mr. Jenkins stated the property is deep enough to build upon as long as the setbacks were met. It would not be spot zoning.

ACTION
A motion was made to approve by Mr. Brooks, seconded by Mr. McEachern and unanimously approved.

REZONING REQUEST FROM R-1, SUBURBAN RESIDENTIAL DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT, APPLICANT, NOAH MYERS, PROPERTY OWNER, KNICK R. MYERS, 7077 HWY. 11 EAST, TAX MAP 015 PARCEL 145.00 AND REMAINING PORTION OF 146.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 1.1 ACRES
Darla Berdal representing Knick and Noah Myers. They are trying to get consistent zoning on the parcel and have no plans at this time.

ACTION
A motion was made by Mr. Waller to approve, seconded by Mr. Shields and unanimously approved.

ROAD CLOSURE REQUEST, APPLICANT, TIM DUNAWAY, PROPERTY OWNER, BROADWAY INVESTMENT CO., WILLIAMS RD. NEAR HWY. 321 AND HWY. 70 (SEE ATTACHED MAP), C-2, GENERAL COMMERCIAL DISTRICT, TAX MAP 010I GROUP A PARCEL 025.00
Tim Dunaway stated he works for Broadway Investment. He referenced a letter from the County Highway Department in the Planning package. Trying to formally close the right-of-way.

ACTION
A motion was made by Mr. Shields to approve, seconded by Mr. Waller and unanimously approved.

THE LOUDON COUNTY REGIONAL PLANNING COMMISSION WILL HOLD A WORKSHOP AT **5:00 P.M.** TO REVIEW AND DISCUSS PROPOSED AMENDMENTS TO THE LOUDON COUNTY ZONING RESOLUTION, SECTION 4.082, R-1. MINIMUM SIZE PLANNED UNIT DEVELOPMENT. INCREASE MINIMUM SIZE TO 75'
Mr. Jenkins stated the item is to be voted on to recommend the amendment. The amendment will be in all zones.

ACTION
A motion was made to recommend the amendment by Mr. McEachern, seconded by Mr. Shields vote count 10 yes and 1 no, motion was approved.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS
Mr. Jenkins stated the Davis Ferry rezoning was approved.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR JULY 2020 (ATTACHED)
No comment

ADDITIONAL PUBLIC COMMENTS
None

UPDATE FROM PLANNING DEPARTMENT
Mr. Jenkins introduced Greg Montooth as the director of the Planning Department.

ADJOURNMENT
Adjourned at 6:05 PM

_____ _____
Chairman Date

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MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
SEPTEMBER 15, 2020
Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Jim Jenkins, Codes Enforcement
John Napier		Ron Hutson, Planning
Jim Brooks		Greg Montooth, Planning
Leon Shields		Jim O'Hatnick
Ryan Bright		Kathrine O'Hatnick
		William T. Derrick
		Stefan Claar
		John B. Dalton
		Rob Dew
		Lisa Thompson
		Ginger Pritchett

CALL TO ORDER
Carlie McEachern, Chairman called to order at 6:10 PM

ROLL CALL AND SWEARING IN ALL WITNESSES
Ron Hutson conducted roll call and Mr. McEachern swore in all witnesses.

APPROVAL OF MINUTES FROM AUGUST 18, 2020 MEETING
A motion was made to approve minutes by Mr. Brooks, seconded by Mr. Napier and unanimously approved.

SPECIAL EXCEPTION TO OPERATE A DOG DAY CARE AND KENNEL, APPLICANT, VIRGINIA PRITCHETT, PROPERTY OWNER, LISA BENTLEY, 7400 HWY. 11, TAX MAP 016 PARCEL 036.00, C-1 RURAL CENTER DISTRICT, APPROXIMATELY .87 ACRES
Virginia Pritchett stated she is now the property owner and wants to add a dog day care, sound proofing the kennel, and build a fence. She intends to use a current storage building as the kennel. There is one house down the hill from her property. Mr. Jenkins stated dog kennels are allowed in a C-1 zoning district as a special exception. He also read the kennel regulation section which states, it should be not less than 200' from adjacent property in a non-commercial district. This property is less than one acre in a commercial district. It will be up for consideration by the board to allow the kennel. The property is surrounded by residential property. It is located were

the old Bentley Home Inspections was once located. Ms. Pritchett stated she is now doing grooming dogs and is now requesting to add a kennel. Mr. Jenkins read that a kennel is defined as housing more than four dogs. Ms. Pritchett stated she plans to have about 20 dogs. If neighbors complained, she would shut it down. She wants to also keep dogs overnight but will not let them outside at night. Mr. Jenkins stated that dogs must not be outside after 9 pm per the kennel regulations. If the board feels the business would be a nuisance to the neighbors they should not approve. He noted there are several other commercial businesses in the area.

ACTION
A motion was made to approve by Mr. Brooks, seconded by Mr. McEachern and unanimously approved.

SPECIAL EXCEPTION TO OPERATE A HORSE TRAINING AND BOARDING FACILITY, APPLICANT AND PROPERTY OWNER, JIM O'HATNICK, 3400 BREAZEALE RD., TAX MAP 019 PARCEL 010.01, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 50.9 ACRES
Garrett Tucker stated they want to use a small corner portion of the property for the business. There are no houses nearby. The proposal is for a training facility, equipment shed, and pole barn. Mr. Jenkins stated a special exception is required for a riding facility and stable. As you know, Breazeale Road is narrow. Larry Williams stated that he is concerned about an increase in truck/trailer traffic on the narrow road. He has no problem with what is being done with the property. The road needs to be widened. Shannon O'Hatnick owns a large rig and does not plan to have more than 20 horses at one time. The traffic should only be occasional on the road. She plans to be the only person riding. Would like to have a couple of clinics per year. She agrees the road should be widened. It will not be a big operation. Mr. O'Hatnick stated most people will keep their horses at the facility. He does not expect more traffic on the road.

ACTION
A motion was made to approve by Mr. Shields, seconded by Mr. Brooks and unanimously approved.

VARIANCE REQUEST TO BUILD GARAGE IN FRONT YARD, APPLICANT AND PROPERTY OWNER, WILLIAM T. DERRICK, 1570 HOPE CREEK RD., TAX MAP 003N, GROUP B, PARCEL 013.00, A-1, AGRICULTURE-FORESTRY DISTRICT
Mr. Derrick stated they recently combined to lots to do this project. The garage will allow more direct access from the driveway. It will be about 85' from the road and 30' from the side property line.

ACTION
A motion was made to approve by Mr. Shields, seconded by Mr. Brooks and unanimously approved.

VARIANCE REQUEST FOR 7.5' FRONT YARD SETBACK, APPLICANT AND PROPERTY OWNER, TURNER HOMES, (STEFAN CLAAR), 206 (LOT 16) STAMFORD BRIDGE WAY, TAX MAP 011C GROUP F PARCEL 016.00, R-1/PUD, SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT OVERLAY
Mr. Claar agrees to cancel this request.

VARIANCE REQUEST FOR 7.5' FRONT YARD SETBACK, APPLICANT AND PROPERTY OWNER, TURNER HOMES, (STEFAN CLAAR), 228 (LOT 15) STAMFORD BRIDGE WAY, TAX MAP 011C GROUP F PARCEL 015.00, R-1/PUD, SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT OVERLAY
Mr. Claar agrees to cancel this request.

VARIANCE REQUEST FOR 7.5' FRONT YARD SETBACK, APPLICANT AND PROPERTY OWNER, TURNER HOMES, (STEFAN CLAAR), 244 (LOT 14) STAMFORD BRIDGE WAY, TAX MAP 011C GROUP F PARCEL 014.00, R-1/PUD, SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT OVERLAY
Mr. Claar agrees to cancel this request.

VARIANCE REQUEST FOR 7.5' FRONT YARD SETBACK, APPLICANT AND PROPERTY OWNER, TURNER HOMES, (STEFAN CLAAR), 280 (LOT 13) STAMFORD BRIDGE WAY, TAX MAP 011C GROUP F PARCEL 013.00, R-1/PUD, SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT OVERLAY
Mr. Claar stated that he has decided to cancel the variance requests for lots 14, 15, and 16. He would like the commission to consider the variance request for lot 13. The width of the land becomes an issue for the lot because they would like to build a one level house. The lot is an oddly shaped due to the cul-de-sac. The house proposed for this lot has a different footprint since it is a single level.

ACTION
A motion was made to remove items D and E and approve F and G variance requests by Leon Shields, seconded by Mr. Napier, the vote count is 1 yes and 3 no, the vote was to deny the variance requests.

VARIANCE REQUEST TO BUILD A HOUSE WITHOUT REQUIRED ROAD FRONTAGE, APPLICANT AND PROPERTY OWNER, JOHN B. DALTON, 475 THOMPSON RD., TAX MAP 035 PARCEL 015, A-1, AGRICULTURE-FORESTRY DISTRICT, APPROXIMATELY 19.8 ACRES
Mr. Dalton stated that we purchased the property in 2008 and Russ Newman told him that he could not pull a building permit because it did not have road frontage. He wants to build on this parcel. He has a signed agreement with Russ Newman stating that he did not have to extend Thompson Rd. Mr. Dalton submitted an original map from the time he purchased to the BZA members. He plans to build three houses on his 34 acres. He was not told about a variance request. It made more since to him to spend $35,000 and not extend the road at that time. He would like to make his current driveway a shared driveway. Mr. Jenkins confirmed this fact that a shared driveway can be shared by up to four people. Mr. Dalton also stated the minimum lot size must be 2 acres. His goal is to sell is current house then move into a new house he wants to

build on the parcel in question. Mr. Jenkins stated if a tract is surveyed and is 5 acres, there must be a minimum of 25' road frontage.

ACTION
A motion was made to approve by Mr. Brooks, seconded by Mr. Shields and unanimously approved.

VARIANCE REQUEST FOR A 15' FRONT YARD SETBACK, APPLICANT, ROBERT DEW, PROPERTY OWNERS, JEFFERY D. POTTER AND LAURA A. POTTER, 740 DONALDSON LIGHT LN., TAX MAP 036 PARCEL 008.00, A-1, AGRICULTURE-FORESTRY DISTRICT
Robert Dew stated he is here on behalf of the Potters which are out of town, he is asking for a front yard setback on one corner of the house. The lot is on the point and would like to make the most out of using the lot for the house.

ACTION
A motion was made to approve by Mr. McEachern, seconded by Mr. Napier and unanimously approved.

ADMINISTRATIVE REVIEW/SPECIAL EXCEPTION TO OPERATE A DOG DAYCARE BUSINESS, APPLICANT, LISA THOMPSON, PROPERTY OWNER, TRIPLE B PROPERTIES, 1629 KEVIN LN., TAX MAP 011P GROUP A PARCEL 007.00, C-2, GENERAL COMMERCIAL DISTRICT
There was nobody present.

ACTION
A motion was made to table for 30 days by Mr. McEachern, seconded by Ryan Bright and unanimously approved.

ADDITIONAL PUBLIC COMMENTS
None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION
None

ADJOURNMENT
Adjourned at 7:09 PM

_____ _____
Chairman Date