

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
JUNE 15, 2021
5:30 p.m.

Members Present	Members Absent	Others Present
Leon Shields	Mike Waller	Jim Jenkins, Codes Enforcement
Keith Buckles		Greg Montooth, Planning
Pat Couk		Ron Hutson, Planning
Jim Brooks		John Parker
John Napier, Chairman		Kermit Gladfelter
Pam McNew, Secretary		Larry Brown
Ryan Bright		Lesly Brown
Andy Hamilton		Steve Turner
Carlie McEachern		Kim Turner
Jimmy Williams		Dan Smith
		Garry Hudson
		Jeff Jaccard
		Audience Members

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman, John Napier, called the meeting to order at 5:30 PM. Lead the Pledge of Allegiance.

ROLL CALL AND APPROVAL OF MINUTES FROM MAY 18, 2021 MEETING

Roll was called by Mr. Hutson.

ACTION

A motion was made to approve by Mr. Brooks, seconded by Mr. McEachern and unanimously approve the May minutes.

SUBDIVISION REQUEST FOR 4 LOTS AND SHARED DRIVEWAY, APPLICANT AND PROPERTY OWNER, JOHN AND AMY PARKER, 705 MORTON LANE, TAX MAP 011 PARCEL 292.00, R-1, SUBURBAN RESIDENTIAL DISTRICT

There was no recording. I had the motion to approve on my notes.

ACTION

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

SUBDIVISION REQUEST FOR 3 LOTS, APPLICANT, DAVID POE, PROPERTY OWNER, AMANDA JACCARD MARSHALL & JEFFERY JACCARD, 2940 & 2976 RIVERVIEW RD., TAX MAP 026, PARCELS 078.02 & 078.06, R-1/F-1, SUBURBAN RESIDENTIAL DISTRICT/FLOODWAY DISTRICT

Jeffery Jaccard stated this is also about a shared driveway and dividing 3 lots. We are asking for the grade to change. We have a turn-around at the house. Mr. Jenkins stated the regulations require shared driveway standards which include an appropriate size turn-around, there is a hammer head or a cul-de-sac. The required road frontage for greater than 5 acres is 25'. Mr. Jaccard thinks he has 50' road frontage.

ACTION

A motion was made to approve a preliminary site plan by Mr. McEachern, seconded by Mr. Brooks and unanimously approved.

REQUEST SUBDIVISION REPLAT FOR 4 LOTS, JACKSON CROSSING, APPLICANT AND PROPERTY OWNER, JOY CASTEEN POSEY, 831 JACKSONIAN WAY, TAX MAP 010K, GROUP C, PARCEL 017.00, R-1/PUD, SUBURBAN RESIDENTIAL DISTRICT/PLANNED UNIT DEVELOPMENT, APPROXIMATELY 2.0 ACRES

Ben Moorman stated they prepared the plat and will be glad to answer any questions. Mr. Jenkins explained replating to create more storm water easement across the rear of the lots.

ACTION

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

REZONING REQUEST FROM R-1, SUBURBAN RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT, APPLICANT, STEPHEN TURNER, PROPERTY OWNERS, DON W. WHITE & DANIEL J. SMITH, OLD MIDWAY RD., TAX MAP 016, PARCEL 324.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 2.4 ACRES

Kim Turner stated we are looking at 324 and 325. We would like to rezone 324 to commercial, it is now land locked. The only way to reach it is through 325. Our intent is to use the duplex after we fix it and use as office space. It is across the road from our current business. Mr. Jenkins stated a projected growth plan does not show future commercial property in this area. It shows residential property in the area. All the property around this property is R-1.

ACTION

A motion was made to approve by Mr. McEachern, seconded by Mr. Buckles. The motion was denied. The vote count; 7 no, 2 yea, and 1 abstained.

SUBDIVISION NAME CHANGE FROM YELLOWWOOD TO RIVER COVE, APPLICANT AND PROPERTY OWNER, STEWART ROSSI, SUMMIT HILL DR., A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 53 ACRES

Mr. Rossi stated there is no legal issues for home owners in the Yellowwood subdivision when the name change to River Cove is made official.

ACTION

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

SITE PLAN REQUEST FOR CELLULAR TOWER, APPLICANT, SHAMAURY MYRICK, PROPERTY OWNER, ROBERT WAYNE HINDS, 5378 STEEKEE CREEK RD., TAX MAP 056, PARCEL 181.00, A-1/T-1, AGRICULTURE-FORESTRY DISTRICT/TELECOMMUNICATIONS OVERLAY DISTRICT, APPROXIMATELY 38.1 ACRES

Richard Graves has not reviewed the site plan but understands this is step 2 for the cell tower site plan to be approved. We ask that you approved the site plan. Mr. Jenkins stated they have been through the rezoning process and nothing has changed. The site plan has been reviewed in the Planning office and does comply with regulations.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated there is a need to change the Planning Commission meeting date. The Solid Waste committee chairperson, Kelly Brewster proposed that the Planning Commission start their meeting at 4:30 PM on the third Tuesday each month. The response was negative for one of several reason. The first and most important reason was that there are people that work and would have trouble attending an earlier meeting.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR APRIL 2020
(ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 6:30 PM

Loudon County Planning Commission
June 15, 2021

Chairman

Date

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
JUNE 15, 2021

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks		Jim Jenkins, Codes
John Napier		Ron Hutson, Planning
Leon Shields		Greg Montooth, Planning
Carlie McEachern, Chairman		Chris Wampler
Ryan Bright		Brad Buttermore
		Jake Greer
		C. H. Harris
		Audience Members

CALL TO ORDER

Mr. McEachern, called to order at 6:35 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

Ron Hutson conducted roll call and Mr. McEachern swore in all witnesses.

APPROVAL OF MINUTES FROM MAY 18, 2021 MEETING

A motion was made to approve May minutes by Mr. Napier, seconded by Mr. Shields and unanimously approved.

SPECIAL EXCEPTION REQUEST FOR TRUCK REPAIR, APPLICANT AND PROPERTY OWNER, MICHAEL SKELLY, (HUBBS MANAGEMENT, LLC), 14300 HICKORY CREEK ROAD, TAX MAP 007, PARCEL 012.00, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 5.1 ACRES

Jake Greer, Pro E Engineering Services is presenting on behalf of Michael Skelly want to use the property for a record service business. Mr. Jenkins stated it is an allowable use with a special exception in that zoning district.

ACTION

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

VARIANCE REQUEST TO BUILD GARAGE/SHOP WITHOUT PRINCIPAL DWELLING, APPLICANT AND PROPERTY OWNER, BRAD & BECKY BUTTERMORE, 1013 MATLOCK BEND RD., TAX MAP 031, PARCEL 015.02, A-1, AGRICULTURE-FORESTRY DISTRICT, APPROXIMATELY 1.8 ACRES

Mr. Buttermore stated he wants to build a 30' x 50' shop and has classic cars. He needs to get the building built to store his personal items until the house can be built. He presented copies of the building on the property to the Planning Commission. He plans to start construction on the house no later than January next year. He does not want to live in the building. Mr. Jenkins would like to see a time frame to start the house construction as a stipulation to approve the building.

ACTION

A motion was made to approve by Mr. Brooks provided that the house construction must start no later than March 2022, seconded by Mr. Bright and unanimously approved.

VARIANCE REQUEST TO BUILD A 30'X 60' BARN WITHOUT A PRINCIPAL DWELLING, APPLICANT AND PROPERTY OWNER, ERIC BROYLES, MIDWAY RD., TAX MAP 007, PARCEL 121.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 0.80 ACRES

There was nobody present to present the variance request. Mr. Jenkins does not recommend the request be approved. Mr. McEachern stated, those in attendance that are opposed to this variance request do not need to come back.

ACTION

A motion was made to deny by Mr. Napier, seconded by Mr. McEachern and the vote to deny was unanimous.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 7:00 PM

Chairman

Date