

MINUTES  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION

March 8, 2022

5:30 p.m.

Members Present	Members Absent	Others Present
Pat Couk	Leon Shields	Kalie Harris, Planning
Charlie McEachern		Greg Montooth, Planning
Jimmy Williams		James Jenkins, Codes
Mike Waller		Dave Brenner
Jim Brooks		Linda Brenner
John Napier, Chairman		
Pam McNew, Secretary		
Ryan Bright		
Andy Hamilton		
Keith Buckles		

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 FEBRUARY 8, 2022 MEETING

Roll was called by Kalie Harris.

ACTION

A motion was made to approve by Mr. Buckles, seconded by Mrs. McNew and unanimously approved the March minutes.

REZONING REQUEST FROM 0-1, OFFICE PROFESSIONAL TO R-1, SUBURBAN RESIDENTIAL DISTRICT., APPLICANT/PROPERTY OWNER, DAVE BRENNER., LOCATED 8950 5075 RICHEY ROAD., TAX MAP 058, PARCEL 095.00, 0-1, OFFICE PROFESSIONAL DISTRICT.

Property owner, Linda Brenner, stated their plan is to build a home on their property and that's why they are requesting the rezoning. Mrs. Brenner stated that everything surrounding their property is already zoned residential besides a restaurant. Mr. Jenkins stated that everything surrounding their property is zoned A-2 so he recommends it be rezoned to A-2 instead of R-1. Mr. Jenkins clarified that the property owners would still be allowed to build a home on their property with it being zoned A-2. Mrs. Brenner approved.

ACTION

A motion was made to approve the rezoning from 0-1 to A-2 by Mr. Waller, seconded by Mrs. McNew and unanimously approved.

REZONING REQUEST FROM C-2, GENERAL COMMERCIAL DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT. OWNER, DON FOWLER, APPLICANT, ZACKERY REID. LOCATED AT INTERSTATE LANE., TAX MAP 025, PARCELS 012.00, C-2, GENERAL COMMERCIAL DISTRICT.

Mr. Jenkins stated that everything looks to be in order for the property to be rezoned.

ACTION

A motion was made to approve the request by Mr. McEachern, seconded by Mr. Williams and unanimously approved.

REZONING REQUEST FROM C-2/PUD, GENERAL COMMERCIAL DISTRICT WITH A PLANNED UNTIL DEVELOPMENT TO C-2, GENERAL COMMERCIAL DISTRICT. OWNER, CHESTER FRANKLIN, APPLICANT, MICHAEL GADDIS., LOCATED HWY 321., TAX MAP 027, PARCELS 017.01, 025.00, 027.00, 087.00, 088.00, AND 190.00., C-2, GENERAL COMMERCIAL DISTRICT.

MR. NAPIER QUESTIONED APPLICANT, MICHAEL GADDIS IF HIS PLAN FOR THE PROPERTY WAS TO PUT STORAGE FACILITY THERE. MR. GADDIS RESPONDED WITH YES. MR. JENKINS STATED THIS HAS ALREADY BEEN THROUGH THE LENOIR CITY PLANNING COMMISSION AND THEY MADE THE RECOMMENDATION TO REMOVE THE PUD. MR. WALLER QUESTIONED MR. JENKINS, WHAT DOES IT ACCOMPLISH REMOVING THE PUD. MR. JENKINS REPLIED THAT IT TAKES THE REFINEMENTS OF A PUD AND ITS ALLOWABLE USES REMOVED IT OPENS IT UP TO ALL THE ALLOWABLE C-2 ZONING. MR. JENKINS ADDED THAT THE STORAGE FACILITIES ARE ALLOWABLE WITH A SPECIAL EXCEPTION IN A C-2. MR. JENKINS STATED THAT IF THE PUD IS REMOVED IT STANDS A CHANCE OF GETTING THAT SPECIAL EXCEPTION. MR. WALLER SUGGESTED IT BE TABLED UNTIL FUTURE PLANNING OF THE PROPERTY IS DEVELOPED.

ACTION

A motion was made to table the request until the next meeting by Mr. Waller seconded by Mrs. McNew and unanimously tabled.

SUBDIVISION REQUEST FOR 3 LOTS. APPLICANT/PROPERTY OWNER, DAVID MARTIN., LOCATED AT HARDIN DRIVE., TAX MAP 016, PARCEL 361.01. R-1, SUBURBAN RESIDENTIAL DISTRICT.

Mr. Jenkins stated that everything looks to be in order.

ACTION

Mr. McEachern made a motion to approve the subdivision request, seconded by Mrs. Couk and unanimously approved.

DISCUSSION ON ZONING SECTION 5.043 MULTI-FAMILY DWELLINGS.

Discussion on minimum lot size for duplex in an R-1 zoning.

ACTION

Tabled for a workshop on April 12<sup>th</sup> at 5:00 PM.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR FEBRUARY 2022

(ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

ADJOURNMENT

Adjourned at 6:15 PM

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Chairman

\_\_\_\_\_  
Date

MINUTES  
 LOUDON COUNTY BOARD OF ZONING APPEALS  
 March 8, 2022

*Immediately following the Planning Commission Meeting*

Members Present	Members Absent	Others Present	
Jim Brooks	Leon Shields	Kalie Harris, Planning	
John Napier		James Jenkins, Codes	
Charlie McEachern, Chairman		Greg Montooth, Planning	
Ryan Bright		David Palmer	
		Mr. & Mrs. Kelly	
		Karen Smith	
		Barbara Brewster	
		Darrel Cavin	
		Amberlie Flippen	
		Darlene Bivens	

CALL TO ORDER

Mr. McEachern, called to order at 6:18 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

Kalie Harris conducted roll call and Mr. McEachern swore in all witnesses.

APPROVAL OF MINUTES FROM FEBRUARY 8, 2022 MEETING

Mr. Bright made a motion to approve the February 8th minutes seconded by Mr. Brooks and unanimously approved.

VARIANCE REQUEST FOR A 5-6' SIDEYARD SETBACK TO CONTRUCT A TWO-CAR GARAGE., APPLICANT/PROPERTY OWNER, CHERYL RICHEY., LOCATED 2300 EVERGREEN CIRCLE., TAX MAP 027F, PARCEL 004.00. R-1, SUBURBAN RESIDENTIAL DISTRICT.

Applicant/Owner, Mrs. Richey stated she did some measuring from her home to the property line. She stated the addition will be 10' from the existing dwelling. Mrs. Richey stated the measurements between the addition and the property line would be from the front of the addition it's 10', in the middle, 8.6' and from the back 8.4' from the property line. Mr. Bright questioned Mrs. Richey why she chose to put the addition to the left of the house and not the right since there is more than enough room on the right side of the house. Mrs. Richey replied because the lay of the land. Mr. Jenkins stated that even is she is granted the variance for the side yard she

will have to have a site plan that shows she meets her front yard setback which is 30' from addition.

#### ACTION

Mr. Brooks made a motion to deny the variance request seconded by Mr. Bright and unanimously denied.

SPECIAL EXCEPTION FOR THE USE OF BOAT AND RV STORAGE AND PARKING FROM TRUCKS AND TRAILERS. APPLICANT, DAVID PALMER, PROPERTY OWNER, HUBBS LAND MANAGEMENT, LOCATED NORTH WATT ROAD., TAX MAP 007, PARCEL 016.00, C-2, GENERAL COMMERCIAL DISTRICT.

MR. MCEACHERN QUESTIONED APPLICANT, DAVID PALMER IF THERE WOULD BE PAVEMENT PLACED. MR. PALMER STATED THAT PAVERS MIGHT BE THE BEST SOLUTION BECAUSE USING THE PAVERS AS A PORES SUBSTANCE TO TRAP WATER ON SITE. MR. PALMER ADDED IF THEY DID NOT GO THAT ROUTE, THEY OWN THE NEXT DOOR PARCEL AND THEY CAN DO THE RETENTION THERE FOR BOTH PROPERTIES. MR. JENKINS STATED THAT IN A C-2 ZONING ALL PARKING HAS TO BE PAVED. MR. MCEACHERN STATED THE PARKING WOULD HAVE TO BE IN COMPLIANT WITH THE C-2 ZONING REGULATIONS. MR. PALMER STATED THE PARKING WOULD BE FOR MONTHLY OR LONGER TERM. MR. PALMER ADDED THAT FOR SEMI-TRUCKS THEY WOULD BE OCCUPIED AND RVS WOULD NOT BE. MR. JENKINS STATED THIS WOULD ALL FALL UNDER SPECIAL EXCEPTION IN A C-2 ZONING. MR. BROOKS QUESTIONED IF THIS WOULD BE LIKE AN EXTENSION OF A TRUCK STOP. MR. PALMER REPLIED, YES. IT WOULD HELP THE TRUCK DRIVERS FIND A SAFE PLACE TO PARK OVERNIGHT BUT WOULD ALSO HELP THE TRUCK STOP AS WELL AS THE PARKING REVENUE WOULD BE TAXABLE FOR THE COUNTY. MR. BROOKS STATED HE HAS CONCERN WITH TRACTOR TRAILERS.

#### ACTION

Mr. Brooks made a motion to deny the variance request seconded by Mr. Bright and unanimously denied.

VARIANCE REQUEST FOR TEMPORARY DWELLING UNTIL NEW DWELLING IS BUILT. APPLICANT, AMBERLIE FLIPPEN, PROPERTY OWNER, JUANDA AND DAVE SNIFF., LOCATED 16408 HWY 11 EAST., TAX MAP 011, PARCEL 035.00., R-1, SUBURBAN RESIDENTIAL DISTRICT.

Applicant, Mrs. Flippen, stated that she is asking for this variance because her and her husband are trying to build a larger home for their family as well as for her mom so she will be taken care of. Mrs. Flippen stated the existing houses for would be occupied until new home is built and then the old houses would be torn down. Mr. Brooks suggested there be a time limit and questioned how long it would take. Mrs. Flippen stated there is no specific time of finish with all the shortages. Mr. Jenkins suggested a time frame from when the CO is issued to when old homes will be torn down.

#### ACTION

Mr. Napier made a motion to grant the variance request, giving the property owners six months

from the time the CO is issued to have the old homes torn down. Seconded by Mr. Bright and unanimously approved.

SPECIAL EXCEPTION TO CONTRUCT A STORAGE FACILITY. APPLICANT/OWNER, MICHAEL GADDIS. LOCATED 4277 HWY 321 SOUTH., TAX MAP 044, PARCEL 025.00. C-2, GENERAL COMMERICAL DISTRICT.

Applicant/Property Owner, Michael Gaddis stated it would be a class A storage facility and would either be single level or bi-level. Mr. Gaddis stated they would be climate controlled. Mr. Napier questioned how big the property is. Mr. Gaddis stated it's six acres.

ACTION

Mr. Brooks made a motion to approve the special exception, seconded by Mr. Napier and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:55 PM

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Chairman

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Date