

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION

January 10, 2023

ACTION

Members Present	Members Absent	Others Present
Leon Shields	John Napier, Chairman	Phil Bunch, Planning and Codes
Ryan Bright		James Jenkins, Planning and Codes
Keith Buckles		Jeannie Burchfield, Planning and Codes
Mike Waller		Lisa & Tom Gontarski
Jim Brooks		Mitchell Hyde
Pam McNew, Secretary		Marla Kuhn
Jimmy Williams		
Todd Kennedy		

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice Chairman, Ryan Bright, called the meeting to order at 5:30 PM. Lead the Pledge of Allegiance.

ROLL CALL AND APPROVAL OF MINUTES FROM DECEMBER 13, 2022 MEETING

Jim Jenkins conducted roll call.

ACTION

Mr. Waller made a motion to approve the December minutes, seconded by Mr. Brooks and unanimously approved.

REZONING REQUEST FROM A-2 TO C-2, APPLICANT, LISA & THOMAS GONTARSKI, PROPERTY OWNER, LOCATED INTERSTATE LANE, TAX MAP 025, PARCEL 009.00 A-2, RURAL RESIDENTIAL DISTRICT. DISTRICT 2.

Applicant, request for rezoning for the purpose of investors. Owners would like to develop property for hotel/store. Mr. Shields stated property has no sewer and would be expensive to add. Mr. Jenkins stated property lies in the city growth boundary. Neighbor opposed as this is connected to his property.

ACTION

A motion was made by Mr. Waller to deny the request, seconded by Mr. Buckles and unanimously denied.

COMMERICAL SITE PLAN. APPLICANT/PROPERTY OWNER, MITCHELL HYDE.
LOCATED 7431 HWY 411, TAX MAP 084, PARCEL 044.00, M-1, GENERAL INDUSTRIAL
DISTRICT, DISTRICT 3.

Applicant/ Property Owner, Mr. Hyde wants to continue with site plan for his processing business. Mr. Waller recused himself from voting but stated that no sewer is shown on site plan. Mr. Shields asked if sewer had been connected, Mr. Hyde stated that fees have been paid but not connected. Mr. Shields stated he thought Mr. Hyde should be connected prior to approval. There was discussion between board members and Mr. Hyde.

ACTION

Mr. Shields made a motion to deny request, seconded by Mr. Brooks and unanimously denied.

RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 4,
SECTION 4.170 STORM WATER CONTROL STANDARDS.

ACTION

Mr. Brooks made a motion to approve the resolution and seconded by Mrs. McNew and unanimously approved.

RESOLUTION TO AMEND THE MUNICIPAL AND REGIONAL SUBDIVISION
REGULATIONS OF LOUDON COUNTY, PHILADELPHIA, GREENBACK AND THE
PLANNING REGIONS OF LENOIR CITY AND LOUDON, ARTICLE IV, DEVELOPMENT
PREREQUISITE TO FINAL APPROVAL, C. STORM WATER CONTROL

ACTION

Mrs. McNew made a motion to approve the resolution, and seconded by Mr. Kennedy and unanimously approved

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR DECEMBER 2022
(ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

ADJOURNMENT

Adjourned at 5:48 PM

Chairman

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
January 10, 2023

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks, Chairman		Phil Bunch, Planning and Codes
Mike Waller		James Jenkins, Planning and Codes
Leon Shields		Jeannie Burchfield, Planning and Codes
Ryan Bright		Jeff Green
	John Napier	Webster & Robin Bailey
		David Carr

CALL TO ORDER

Mr. Shields, called to order at 5:50 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

Jim Jenkins conducted roll call and Mr. Brooks swore in all witnesses.

APPROVAL OF MINUTES FROM DECEMBER 13, 2022 MEETING

Mr. Shields made a motion to approve the minutes seconded by Mr. Bright and unanimously approved.

SPECIAL EXCEPTION TO MAKE/REPAIR/SELL MUSICAL INSTRUMENTS. APPLICANT/PROPERTY OWNER, WEBSTER & ROBINELLA BAILEY. LOCATED 340 TRIGONIA ROAD, TAX MAP 084 PARCEL 163.01, A-2, RURAL RESIDENTIAL DISTRICT. DISTRICT 3, APPROXIMATELY 1.02 ACRES.

Property Owner, Mr. & Mrs. Bailey would like to be able to sell & repair small furniture & instruments to add more family income. Owners stated they have made improvements to the barn so that they could open for business on the weekends. Neighbor opposes as this would add more traffic in the area. Mr. Jenkins stated he has received complaints and doesn't meet lot size.

ACTION

Mr. Shields made a motion to deny request and seconded by Mr. Bright and unanimously denied.

VARIANCE REUEST FOR A 5' SIDEYARD SETBACK. APPLICANT/PROPERTY OWNER, JEFF GREEN, LOCATED 497 WATT CEMETERY ROAD, TAX MAP 050, PARCEL 164.00, A-2, RURAL RESIDENTIAL DISTRICT. DISTRICT 1. APPROXIAMELY 1.39 ACRES.

Property Owner, Mr. Green is requesting variance so that he can build an attached garage to his home. Mr. Jenkins had no issues.

ACTION

Mr. Bright made a motion to approve the variance request seconded by Mr. Waller and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:11 pm

Chairman

Date