

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION

February 14, 2023

ACTION

Members Present	Members Absent	Others Present
Leon Shields	Todd Kennedy	Phil Bunch, Planning and Codes
Ryan Bright		James Jenkins, Planning and Codes
Keith Buckles		Jeannie Burchfield, Planning and Codes
Mike Waller		Robert Wilkerson
Jim Brooks		Mitchell Hyde
Pam McNew, Secretary		Braden & Summer Cutshaw
Jimmy Williams		Tina Cutshaw
John Napier		Kelly Cutshaw
		Dawn Moats

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 JANUARY 10, 2023 MEETING

Jeannie Burchfield conducted roll call.

ACTION

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

REZONING REQUEST FROM C-2 TO R-1, APPLICANT/PROPERTY OWNER BRADEN & SUMMER CUTSHAW, LOCATED 270 HALL STREET, TAX MAP 020D, PARCEL 011.00, FROM C-2 GENERAL COMMERCIAL DISTRICT TO R-1 RURAL RESIDENTIAL DISTRICT

Applicant/Owner request for rezoning for the purpose of selling the property. Owner has own the property for 3 years, and FHA will not lend to future buyers due to the C-2 zone, request to rezone for resale purposes. Realtor was notified on Jan 25th of current lending laws – and the home does not meet C-2 requirements, as far as can be determined, the property has been residential for over 100 years and never has been commercial.

ACTION

A motion was made by Mr. Shields to approve request, seconded by Mrs. McNew and unanimously approved.

REZONING REQUEST FROM A-1 TO C-2, APPLICANT/PROPERTY OWNER, ROBERT WILKERSON, LOCATED 25805 HWY 321, TAX MAP 044, PARCEL 045.00, FROM A-1, AGRICULTURE-FORESTRY TO GENERAL COMMERCIAL DISTRICT

Applicant/ Property Robert Wilkerson would like to use property for RV & boat storage. Jim Jenkins spoke about the HWY 321 corridor and that C-2 zone would be appropriate for this property. Pam McNew asked if this would be covered storage and owner stated no but that the property would be fenced all around.

ACTION

Mr. Waller made a motion to request, seconded by Mr. Brooks and Opposed by Pam McNew & John Napier, request was approved.

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

Mr. Hyde has been hooked up to the city sewer by TASS, and has changed from 5 acres to 2.18 acres. Mr. Jenkins received letter from TASS. Discussion was made that Mr. Hyde will pave roads later in the spring when weather permits. Mr. Waller recused himself from the vote.

ACTION

Mr. Brooks made a motion to approve and seconded by Mr. Shields and unanimously approved.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR JANUARY 20223 (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

ADJOURNMENT

Adjourned at 5:41 PM

Chairman

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
February 14, 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		Alex Squires
John Napier		Pam McNew
		Kameron Kelley

CALL TO ORDER

Mr. Shields, called to order at 5:43 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

Jeannie Burchfield conducted roll call and Mr. Brooks swore in all witnesses.

APPROVAL OF MINUTES FROM JANUARY 10, 2023 MEETING

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

VARIANCE REQUEST TO BUILD GARAGE ON PROPERTY WITHOUT PRIMARY DWELLING, APPLICANT/PROPERTY OWNER KAMERON KELLEY, LOCATED 8000 HWY 72 SOUTH, TAX MAP 041, PARCEL 118.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 1.11 ACRES

Property Owner tore down the original dwelling as it was unlivable and an eye sore. The property owner has done grade work and cleaned up the property. Owner would like to place a garage for personal use on the property and at this time does not foresee placing a primary dwelling on property. Owner owes a pressure washing business and would like to be able to park truck in garage, this would not be a business, only for personal use. Mr. Jenkins did speak with

the owner about the garage on property without dwelling, suggested maybe a livable space in garage.

ACTION

Mr. Shields made a motion to approve request, and seconded by Mr. Waller and unanimously approved.

VARIANCE REQUEST TO BUILD GARAGE ON PROPERTY SIDE/FRONT YARD. APPLICANT/PROPERTY OWNER ALEX SQUIRES, LOCATED 6892 HWY 411 SOUTH, TAX MAP 080, PARCEL 100.00, C-1 RURAL CENTER DISTRICT, APPROXIMATELY 1.31 ACRES, PROPERTY IS LOCATED IN CITY OF GREENBACK

Property Owner request variance as his backyard is small and swampy and his septic is located in front yard. In order to build 20' to 30' garage, it will cause his setbacks to be about 5'. This garage will be used for personal hobbies. The City of Greenback for C-1 zone does not have minimum lot size or setbacks.

ACTION

Mr. Napier made a motion to approve the request, and seconded by Mr. Bright and unanimously approved.

VARIANCE REQUEST TO REBUILD STORAGE UNIT DUE TO FIRE. APPLICANT/PROPERTY OWNER WILMA GILES, LOCATED 10977 VONORE ROAD, TAX MAP 049, PARCEL 092.00, C-1 RURAL CENTER DISTRICT, APPROXIMATELY 1 ACRE.

Pam McNew attended meeting for her mother Wilma Giles. The property has 3 storage units, and one was destroyed in fire last April. Would like to rebuild the one unit, using the same pad. Storage units have been on property since the late 1990's and this request was to get the property back up to par.

ACTION

Mr. Shields made the motion to approve the request, and seconded by Mr. Waller and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT
Adjourned at 5:56 pm

Chairman

Date