

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION

March 14, 2023

ACTION

Members Present	Members Absent	Others Present
Leon Shields	Pam McNew, Secretary	Phil Bunch, Planning and Codes
Ryan Bright		James Jenkins, Planning and Codes
Keith Buckles		Jeannie Burchfield, Planning and Codes
Mike Waller		Rob Sanders - Land Surveyor
Jim Brooks		
Todd Kennedy		
Jimmy Williams		
John Napier		

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 14, 2023 MEETING

Jeannie Burchfield conducted roll call.

ACTION

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

SUBDIVISION SITE PLAN, APPLICANT/PROPERTY OWNER, MYRON MULLINS, LOCATED TRINITY FARMS EAST, TAX MAP 005, PARCELS 022.00, 022.12 & 022.13, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 49.82 ACRES

Rob Sanders, land surveyor spoke on behalf of Trinity Farms. This is a preliminary plat, for 11 total lots that are all over 5 acres each. Mr. Jenkins states that the plat does not show any water collect/discharge areas at the cul-de-sac. The highway dept did approve the private road and Mr. Waller would like for the final plat to note that road will always be a private road, not an approved county road. This discussion was made to table for 30 days so that the plat could reflect how the water collect/discharge was going to be handled.

ACTION

Mr. Shields made the motion to table for 30 days and seconded by Mr. Waller, and unanimously approved.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR FEBRUARY 2023
(ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

ADJOURNMENT

Adjourned at 5:40 PM

Chairman

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
March 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		Martha Boling
John Napier		Jimmy Williams
		Daniel Green
		Lynn Attaway
		Dottie Kenney
		Lene McNabb
		Cindy Jones
		Mitchell Hyde
		Allen & Ashley Day

CALL TO ORDER

Mr. Shields, called to order at 5:41 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM FEBRUARY 14, 2023 MEETING

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

SPECIAL EXCEPTION TO BUILD A BUTCHER SHOP. APPLICANT/PROPERTY OWNER MITHCELL HYDE, LOCATED 7431 HWY 411 SOUTH, TAX MAP 084, PARCEL 044, M-1 GENERAL INDUSTRIAL DISTRICT, DISTRICT 3, APPROXIMATELY 2 ACRES.

Discussion between Mr. Hyde and Mr. Brooks about treatment of waste.

ACTION

Mr. Bright made a motion to approve request, and seconded by Mr. Napier, Opposed by Mr. Shields and Mr. Brooks, Mr. Waller recused himself from vote.

VARIANCE REQUEST TO BUILD A BACK DECK THAT WILL INTERFERE WITH SETBACKS. APPLICANT/PROPERTY OWNER DUSTIN WILLIAMS, LOCATED 125 ASHTON FIELDS DRIVE, TAX MAP 021D, PARCEL 015, R-1/PUD SUBURBAN RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT, DISTRICT 6, APPROXIMATELY 0.29 ACRES

Matt, General Contractor spoke on behalf of property owner. The request for a 7' variance is needed to build deck due to the slope of the property.

ACTION

Mr. Shields made a motion to approve the request, and seconded by Mr. Napier, Mr. Waller recused himself from vote, and unanimously approved.

VARIANCE REQUEST TO BUILD ACCESSORY BUILDING PRIOR TO PRIMARY DWELLING. APPLICANT/PROPERTY OWNER ALLEN DAY, LOCATED 5501 BRANCH ROAD, TAX MAP 050, PARCEL 247.04, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1, APPROXIMATELY 7.09 ACRES

Mr. Day owns a total of 14 acres, 7 acres on each side of road. The primary dwelling is on one parcel and the accessory building will be on the other parcel across the road. Mr. Day would like to build a 40' x 48' barn/tool shed with septic and power.

ACTION

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

SPECIAL EXCEPTION REQUEST TO BUILD A CHURCH, APPLICANT COOPER GALLIMORE, PROPERTY OWNER DAVID FISHER, LOCATED HICKORY CREEK ROAD, TAX MAP 007, PARCEL 002.05, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 7.6 ACRES

Spokesperson for clients states the special exception is contingent to purchase the property if the request is granted. The property will be for church & fellowship hall only and only approved for the applicant. Have spoken with neighbors in a 200' radius and all spoken with were ok with a church build. Mr. Waller spoke about the concerns of lightening and may need a traffic study done for this property.

ACTION

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

VARIANCE REQUEST TO ADD A BATHROOM IN EXISTING BUILDING AND STORE BUSINESS MATERIAL. APPLICANT/PROPERTY OWNER JODY WEBB, LOCATED 188 E HOTCHKISS VALLEY ROAD, TAX MAP 015, PARCEL 268.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 2 ACRES.

Property owners have been using this property for about 2 years. Mr. Shields and Mr. Brooks both stated that this property is R-1 and needs to be rezoned to commercial property. The concerns voiced were daily trucks in/out of property, and semi-trucks unloading material on Hotchkiss Valley Road. Several adjoining neighbors spoke and opposed this request.

ACTION

Mr. Shields made the motion to deny and seconded by Mr. Waller and unanimously denied.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:15 pm

Chairman

Date