

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION

April 11, 2023

ACTION

Members Present	Members Absent	Others Present
Leon Shields	Jimmy Williams	Phil Bunch, Planning and Codes
Ryan Bright		James Jenkins, Planning and Codes
Keith Buckles		Jeannie Burchfield, Planning and Codes
Mike Waller		Darrel Cavin
Jim Brooks		Daniel Hozan
Todd Kennedy		Myron Mullins
Pam McNew, Secretary		
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 MARCH 14, 2023 MEETING

Jeannie Burchfield conducted roll call.

ACTION

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

SUBDIVISION PLAT TO ADJUST LOT LINES ON 10 LOTS, APPLICANT/PROPERTY OWNER BEWNCHMARK ASSOCIATES, LOCATED JACKSON CROSSING, TAX MAP 010K, PARCEL 085.00 THRU 094.00, R-1/PUD, SUBURBAN RESIDENTIAL DISTRICT/PLANNED UNIT DEVELOPMENT, DISTRICT 5, APPROXIMATELY 0.85 ACRES

Mr. Jenkins stated that the surveyor wanted to adjust the lot lines so that the townhouse units would line up properly on the lot. Mr. Waller noted that the plat shows 5' drainage easement that would need to be changed.

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS, 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

Mr. Mullins stated that the 3-lot cul-de-sac affected by the proposed road will have minimal water runoff. Mr. Waller spoke on concerns of water runoff and would like the plat to show water drainage calculations pre & post development.

ACTION

Mr. Waller made the motion to approve and seconded by Mr. Kennedy and unanimously approved with the calculations to be made.

REZONING REQUEST FROM R-1 TO C-2, APPLICANT DANIEL HOZAN, PROPERTY OWNER ROMAN & MARIOARA IOSCHICI, LOCATED 12570 HWY 70, TAX MAP 007, PARCEL 112.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 1 ACRE

Mr. Hozan and his family purchased this property with the intent to build multiple family units and discovered that he was not able to do so as his original intent. The property does not meet the Loudon County codes for multiple units. Would like to rezone to commercial property so that it could be used as a car lot, car repair or boat repair area. Mr. Jenkins stated that the surrounding lots in this area are all R-1 zoning, and Mr. Buckles stated that C-2 property would not be a good fit in this area.

ACTION

Mr. Buckles made the motion to deny and 2nd by Mr. Shields and unanimously opposed.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR FEBRUARY 2023 (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

ADJOURNMENT

Adjourned at 5:43 PM

Chairman

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
April 11, 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		Michael Patty
John Napier		Brandon Jolly
		Brett Cappage
		Kaitlyn Cappage

CALL TO ORDER

Mr. Brooks called to order at 5:45 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM MARCH 14, 2023 MEETING

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

VARIANCE REQUEST TO HOLD FUNDRAISER FOR MARYVILLE/ALCOA ANIMAL RESCUE WITH LIMITED OVERNIGHT CAMPING. APPLICANT/PROPERTY OWNER, MICHAEL PATTY, LOCATED 16599 MEADOW ROAD WEST, TAX MAP 044, PARCEL 057, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 5.07 ACRES

Mr. Patty would like to hold the fundraiser June 2nd – 4th with overnight camping for 20 tents, on the 3rd. The three-day event would have vendors, food trucks and music. Friday would be set up time with organizers and volunteers, with Saturday being the event and Sunday would be the close date and clean up. Mr. Patty stated without the variance request approved he would not be able to get the proper permit for the fundraiser and would not be able to sell any tickets. He intends to limit the sale of tickets to 150 people only. He will have a police officer on site on Saturday, and the neighbor has agreed to let Mr. Patty use the adjoining land to use for proper parking access. Alcohol will be permitted on the premises.

ACTION

Mr. Napier made a motion to approve the request, and seconded by Mr. Shields, and unanimously approved. Mr. Brooks would like the minutes to reflect this is for a one weekend only, one time.

VARIANCE REQUEST TO BUILD A 30 X 30 GARAGE/BUILDING TO STORE TRACTOR AND BOAT PRIOR TO THE PRIMARY DWELLING. APPLICANT/PROPERTY OWNER BRETT CAPPAGE, LOCATED 4070 REST CAMP RD, TAX MAP 036, PARCEL 065.00, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 5 ACRES.

Mr. Cappage had a letter from his general contractor stating they would be breaking ground on his primary dwelling in June.

ACTION

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

VARIANCE REQUEST TO BUILD HOME THAT WILL INTERFERE WITH SETBACKS, 5' RIGHT SIDE & 8' REAR LEFT CORNER. APPLICANT/PROPERTY OWNER, LOUDON COUNTY HABITAT FOR HUMANITY, LOCATED 100 NORWOOD STREET, TAX MAP 020, PARCEL 036, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 2, APPROXIMATELY 0.25 ACRES

Mr. Shields spoke to please use due diligence with LCUB, there are utilities on the side and rear yards in the area for the houses behind this property.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:02 pm

Chairman

Date