

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION

May 9, 2023

ACTION

Members Present	Members Absent	Others Present
Leon Shields	Mike Waller	Phil Bunch, Planning and Codes
Ryan Bright		James Jenkins, Planning and Codes
Keith Buckles		Jeannie Burchfield, Planning and Codes
Jimmy Williams		Edmond Ledford
Jim Brooks		Todd Claiborne
Todd Kennedy		Ray Walker
Pam McNew, Secretary		Russ Lewis
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 APRIL 11, 2023 MEETING

Jeannie Burchfield conducted roll call.

ACTION

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

REZONING REQUEST FROM M-1 TO A-1, APPLICANT RANDALL SAMPSON, PROPERTY OWNER MARY SCHINDLER, LOCATED MATLOCK TRAIL ON CORPORATE PARK DRIVE, TAX MAP 032, PARCEL 112.00, M-1 GENERAL INDUSTRIAL DISTRICT TO A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 1, APPROXIMATELY 8.42 ACRES

Mr. Sampson would like to rezone so that he can add single family dwellings. Mr. Jenkins states there are several A-1 properties in the area. This rezone was heard at the City Planning Commission, and they sent the recommendation to request the rezone. Mr. Sampson did state the maximum number of homes would be between 5 to 8 homes on this lot of property.

ACTION

Mrs. McNew made the motion to request and 2nd by Mr. Kennedy and unanimously approved.

REZONING REQUEST FROM A-2 TO C-2, APPLICANT/PROPERTY OWNER TODD CLAIBORNE, LOCATED 9545 HOTCHKISS VALLEY RD, TAX MAP 019, PARCEL 088.00, A-2 AGRICULTURE-FORESTRY DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5, APPROXIMATELY 16.07 ACRES

Mr. Claiborne requests to rezone to commercial for building 170' long & 75' deep for the purpose of trailer repair and slight truck repair. He would like to service the companies that are already in this area, for example RM Trucking, Mission Transport and Vanhooseco. Mr. Claiborne already has a TN permit for excavating and this rezone could create up to 50 new jobs for the area. Mr. Jenkins states that all surrounding parcels in this area are zoned A-2. Board member Mr. Williams states the road is not acceptable for transfer trucks and that both ends of the Hotchkiss Valley have signs that show no transfer trucks are allowed. Board member Mr. Shields asked if the owner had a letter from the road superintendent on the road restrictions, and Mr. Claiborne did not have a letter. Several people from the audience spoke opposing this request, the road is not suitable for this type of traffic and would like the area to stay residential.

ACTION

Mr. Shields made the motion to deny request and 2nd by Mr. Williams and unanimously denied.

REZONING REQUEST FROM R-1 TO C-2, APPLICANT CHRIS ROGERS, PROPERTY OWNER GERALD COLE, LOCATED LEE HWY, TAX MAP 033K, PARCEL 1.00 THRU 6.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, TO C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 1

No show from the applicant or property owner

ACTION

Mrs. McNew made a motion to table for 30 days and 2nd by Mr. Williams

COMMERCIAL SITE PLAN, APPLICANT/PROPERTY OWNER RAY WALKER, LOCATED 7488 HWY 11, TAX MAP 025L, PARCEL 023.00, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5, APPROXIMATELY .05 ACRE

Mr. Walker would like to build a storage shed 12' x 20' behind his existing building. Mr. Shields spoke about the steep hill on the property and Mr. Jenkins stated that the setbacks would be compliance with the regulations.

ACTION

Mr. Brooks made a motion to approve the request and 2nd by Mr. Bright and unanimously approved

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR APRIL 2023
(ATTACHED)

Mr. Jenkins spoke to board members on the recommendation sent from the County Commission members on the rezoning districts. Discussion with Mr. Jenkins and board members. Will need to think over the rezoning and get back together with workshops to further discuss. Mr. Napier would like Commissioner Adam Waller to attend workshops if possible.

ADDITIONAL PUBLIC COMMENTS

None

ADJOURNMENT

Adjourned at 5:47 PM

Chairman

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
May 9, 2023

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks, Chairman	Mike Waller	Phil Bunch, Planning and Codes
John Napier		James Jenkins, Planning and Codes
Leon Shields		Jeannie Burchfield, Planning and Codes
Ryan Bright		Randall Sampson
		Steve Spell
		Marla Kuhn
		Steve Kuhn
		John Gardner
		Donna Gardner
		Dawn Roy

CALL TO ORDER

Mr. Brooks called to order at 5:50 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM APRIL 11, 2023 MEETING

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

VARIANCE REQUEST TO PLACE ACCESSORY BUILDING IN FRONT YARD. APPLICANT/PROPERTY OWNER, STEPHEN & MARLA KUHN, LOCATED 342 TRIGONIA ROAD, TAX MAP 084, PARCEL 165.00, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 1 ACRE

Mr. Kuhn states this request is so that he can build a 30' x 50' garage in front yard due to the septic, fence and well house are in the back yard. Mr. Jenkins also stated that the rear yard has rock issues. Neighbor Mr. Webster Bailey sent a letter to Mr. Jenkins as he was not able to attend the meeting, so he wanted to let the board members know of his concerns on this request. There

have been issues between the neighbors on existing lot lines and Mr. Jenkins spoke that our office does not determine lot lines, that is the responsibility of the property owners. Mr. Jenkins stated that if this request is approved, the consideration on setbacks locations need to be approved at this time and the property owners need to be able to identify lot lines so that the inspectors can measure and note the distance on the report. Mr. Brooks said that the board members will not discuss lot lines. Mr. Kuhn would like the new garage to line up with the existing structure on the property. Mr. Jenkins did state the setbacks requirements would need to be met.

ACTION

Mr. Shields made the motion to approve and 2nd by Mr. Napier and unanimously approved

VARIANCE REQUEST TO BUILD ADDITION ON EXISTING STRUCTURE THAT WILL INTERFERE WITH SETBACKS. APPLICANT/PROPERTY OWNER DAWN ROY, LOCATED 1275 BRADSHAW HOLLOW ROAD, TAX MAP 039, PARCEL 092, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 1.3 ACRES

Ms. Roy needs a variance of 10' so she can build on the existing garage and turn it into her new primary dwelling.

ACTION

Mr. Napier made the motion to approve the request and 2nd by Mr. Bright and unanimously approved.

VARIANCE REQUEST TO LIVE IN ACCESSORY BUILDING APARTMENT WHILE BUILDING NEW HOME, WILL REMOVE COMPONENTS OF SECOND DWELLING WHEN CERTIFICATE OF OCCUPANCY IS RECEIVED. APPLICANT/PROPERTY OWNER JOHN GARDNEW, LOCATED 1843 CARTES CHAPEL ROAD, TAX MAP 014, PARCEL 038.03, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 5 ACRES.

Mr. Gardner would like to continue to live in accessory garage/barn until he can build a new home. Mr. Gardner came in our office to pull new building permit for home when he was notified that he can not have 2 dwellings on same property. Board members gave the owner 6 months to build new home – if 6 months is not long enough, he was advised to come back in front of board and ask for extension on time frame.

ACTION

Mr. Shields made the motion to approve the request and 2nd by Mr. Napier and unanimously approved.

VARIANCE REQUEST TO OBTAIN A BUILDING PERMIT WITHOUT COUNTY ROAD FRONTAGE. APPLICANT/PROPERTY OWNER STEVE SPELL, LOCATED 1221 GRIMES ROAD, TAX MAP 048, PARCEL 083.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 1, APPROXIMATELY 39.96 ACRES

Mr. Spell wants to build new home but has no county road frontage, he only has access to property thru an old right away access.

ACTION

Mr. Shields made the motion to approve the request and 2nd by Mr. Napier, and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:10 pm

Chairman

Date