

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION

June 13, 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		Kemper Quillen
Jim Brooks		Mark White
Todd Kennedy		Benjie Shuler
Pam McNew, Secretary		
John Napier		

WORKSHOP MINUTES

Discussion on how to handle preliminary plats and new zoning districts. Spoke on minimum lot sizes and allowable uses. Voted to have another workshop July 11th at 4:30 before Planning meeting.

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 MAY 9, 2023 MEETING

Jeannie Burchfield conducted roll call.

ACTION

Mrs. McNew made a motion to approve the May minutes, seconded by Mr. Bright and unanimously approved.

REZONING REQUEST FROM M-1 TO R-1, APPLICANT ROSEMARY QUILLEN, PROPERTY OWNER RACHAEL PROVOST, LOCATED 6000 RIVERVIEW ROAD, TAX MAP 026, PARCEL 086.00, M-1 GENERAL INDUSTRIAL DISTRICT TO R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 41.4 ACRES

Mr. Kemper Quillen spoke on behalf of the applicant & owner. The property is currently under contract to buy and the potential owner would like to rezone so that they can build a home on the property. This request was heard by the Lenoir City Planning Commission and they sent the recommendation to rezone. Mr. Jenkins has no issues with the rezone request.

ACTION

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

REZONING REQUEST FROM A-2 TO C-2, APPLICANT/PROPERTY OWNER BENJIE SHULER , LOCATED 8670 HWY 321 SOUTH, TAX MAP 027, PARCEL 111.00, A-2 AGRICULTURE-FORESTRY DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5, APPROXIMATELY 1.17 ACRES

Mr. Shuler requests to be rezoned to commercial so that he can use the property for his construction business office. Mr. Jenkins stated that there are several commercial parcels in that area and this property would be more suited zoned commercial. This rezone request was heard by the Lenoir City Planning Commission and they approved the request.

ACTION

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

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 but was heard by the Loudon City Planning Commission and they recommend the rezone. The application states that they are wanting to build storage units and there are C-2 parcels directly across Hwy 11. Mr. Jenkins did not have issues with the rezone but did state that this is a small tract of property.

ACTION

Mr. Shields made a motion to request and 2nd by Mrs. McNew and unanimously approved.

ROAD ACCEPTANCE REQUEST, STONE HARBOR SUBDIVISION, APPLICANT/PROPERTY OWNER MARK WHITE, LOCATED 181 STONE HARBOR BLVD, TAX MAP 021, PARCEL 65.02 , R-1/PUD SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 6,

Mr. White spoke, and he has a total of 3723 feet of roads in the subdivision. These roads have always been public roads and he is requesting to have the open letter of credit with the county to be removed. Mr. Billy Pickle was okay with the acceptance of the roads.

ACTION

Mr. Waller made a motion to approve the request and 2nd by Mrs. McNew and unanimously approved

AMENDMENT TO ADD ITEM F TO AGENDA

Mr. Shields would like to add the preliminary plat changes that were discussed in the earlier workshop to remove the narrative of the wording that Mr. Jenkins presented, that going forward and all current plans that were previously and current to be held to the accountability of phasing in which was on the preliminary plats. To allow no other phasing to occur unless it was approved on the preliminary plats or by the codes office.

ACTION

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

SUMMARY FOR MAY 2023 (ATTACHED)

ADDITIONAL PUBLIC COMMENTS

None

ADJOURNMENT

Adjourned at 5:42 PM

Chairman

MINUTES
 LOUDON COUNTY BOARD OF ZONING APPEALS
 June 13, 2023

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks, Chairman		Phil Bunch, Planning and Codes
John Napier		James Jenkins, Planning and Codes
Leon Shields		Jeannie Burchfield, Planning and Codes
Ryan Bright		Tony Hitson
Mike Waller		Sabrina Harrell
		Fritz Thunder

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 MAY 9, 2023 MEETING

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

VARIANCE REQUEST TO BUILD AN ACCESSORY BUILDING IN FRONT/SIDE YARD, . . .
 APPLICANT TONY HITSON/ PROPERTY OWNER PENNY BROWN, LOCATED 151
 OAK STREET TAX MAP 070, PARCEL 069.00, R-1 SUBURBAN RESIDENTIAL
 DISTRICT, DISTRICT 3, APPROXIMATELY 0.77 ACRE

Mr. Hitson states that due to property, he would need this variance request so that he can build in the corner of the property due to the septic is to the left of the house and the field lines are in the back area of his triangle shape lot.

ACTION

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

VARIANCE REQUEST TO SET BUSINESS SIGN 5' FROM PROPERTY LINE, APPLICANT/PROPERTY OWNER GARY PATEL, LOCATED 18555 HWY 72, TAX MAP 049, PARCEL 129.00, C-1 RURAL CENTER DISTRICT, DISTRICT 1, APPROXIMATELY 2 ACRES

Mr. Thunder is the signage person and he spoke on behalf of the property owner. There was discussion from the board members that this request has already been through the BZA board before. The spokesperson offered to build the sign with a 10' clearance at the bottom to help with visibility entering and exiting the parking lot and the on coming traffic on Hwy 72.

ACTION

Mr. Shields made the motion to approve the request pending Mr. Jenkins review of site plan and compliance with the sign regulations, and 2nd by Mr. Napier and unanimously approved.

VARIANCE REQUEST TO ADD ADDITIONS ON BOTH SIDES OF EXISTING HOUSE, THE LARGEST VARAINCE WILL BE 18 FEET. APPLICANT/PROPERTY OWNER DWAYNE & SABRINA HARRELL, LOCATED 4071 REST CAMP RD, TAX MAP 036, PARCEL 065.00, A-1 AGRICULTURE-FORESTERY DISTRICT, APPROXIMATELY 8.5 ACRES.

Mr. Jenkins stated that a previous variance request was approved for the previous owners but that they did not follow thru, and the home was sold. Mrs. Harrell who now owns the home is requesting a variance so that they can build on additions on both side of home. The home was built in the 1960's and faces the road which is already in violation of codes.

ACTION

Mr. Bright made the motion to approve the request and 2nd 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