

MINUTES  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION

July 11, 2023

ACTION

Members Present	Members Absent	Others Present
Leon Shields	Ryan Bright	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		Ann Wallsmith
Todd Kennedy		Nick Vacio
Pam McNew, Secretary		Kelly Smith
John Napier		Eddie Brooks
Jimmy Williams		Bryan Hair
		Jesse McClellan
		Deborah Eases
		Edmond Ledford

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 JUNE 13, 2023 MEETING

Approval of minutes was not available for members, will approve at August meeting.  
Jeannie Burchfield conducted roll call.

ACTION

No action taken on approval of minutes

REZONING REQUEST TO REMOVE PUD OVERLAY FROM C-2/PUD, APPLICANT JOHN VALLANT, PROPERTY OWNER CHESTER FRANKLIN, LOCATED HWY 321, TAX MAP 027, PARCELS 025, 027, 090, 088, 087 & 17.01, C-2 GENERAL COMMERCIAL DISTRICT/PUD PLANNED UNIT DEVELOPMENT, DISTRICT 3, APPROXIMATELY 24.42 ACRES

The property owner & applicant did not show. The board decided to table until August. We had several audience members attending, discussion on why this property is in LC urban growth boundary and why this was heard at the LC board meeting. Mr. Shields addressed as best possible.

ACTION

Mr. Waller made the motion to table and 2<sup>nd</sup> by Mr. Brooks, and unanimously decided to table until August.

SUBDIVISION PLAT FOR 8 LOTS, JACKSON CROSSING SUBDIVISION, PROPERTY OWNER BEANCHMARK ASSOCAITES, TAX MAP 0120K, PARCELS 001.00, 002, 003, 004, 095, 096, 097, 098.00, R-1/PUD, SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 2

Ben Mooran, president of Benchmark Associates spoke to board, The plat was for the adjustment lines on the property, where the actual homes were built. This is the last phase of this project.

ACTION

Mr. Waller made the motion to request and 2<sup>nd</sup> by Mrs. McNew and unanimously approved.

SUBDIVISION PLAT FOR 4 LOTS, PROPERTY OWNER JESSE MCCLELLAN & BRYAN HAIR, LOCATED BEALS CHAPEL RD, TAX MAP 028, PARCEL 045.00, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6

Mr. McClellan and Mr. Hair both present, the property is approximately 8 acres and they are looking to subdivide into 4 lots. Lot 1 @ 1.72 acres, lot 2 @ 1.85 acres, lot 3 @ 1.62 acres & lot 4 @ 2.23, they have already received TDEC approval on site for 5-bedroom homes. Mr. Jenkins stated that everything is in order, and that the highway dept was good on road connections.

ACTION

Mr. Brooks made a motion to request and 2<sup>nd</sup> by M. Waller and unanimously approved.

SUMMARY FOR JUNE 2023 (ATTACHED)

ADDITIONAL PUBLIC COMMENTS

None

ADJOURNMENT

Adjourned at 5:48 PM

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Chairman

MINUTES  
LOUDON COUNTY BOARD OF ZONING APPEALS  
July 11, 2023

*Immediately following the Planning Commission Meeting*

Members Present	Members Absent	Others Present
Jim Brooks, Chairman	Ryan Bright	Phil Bunch, Planning and Codes
John Napier		James Jenkins, Planning and Codes
Leon Shields		Jeannie Burchfield, Planning and Codes
		Carlos Henriquez
Mike Waller		Lydia Manzano
		Tim Boyer

CALL TO ORDER

Mr. Brooks called to order at 5:49 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM JUNE 13, 2023 MEETING

The minutes were not available to board, will approve minutes at August meeting.

VARIANCE REQUEST TO LIVE IN EXISTING HOME ON PROPERTY, WHILE BUILDING NEW HOME. WILL TEAR DOWN OLD HOME WHEN RECEIVE CO. APPLICANT/PROPERTY OWNER CARLOS HENRIQUEZ, LOCATED 6612 LOUDON RIDGE ROAD, TAX MAP 025, PARCEL 143.00, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 1.7 ACRES.

Mr. Henriquez said he could have the new home built within 16 months. Mr. Jenkins stated to the board that a time limit should be set for the owner for tearing down old home. The board gave the property owner 60 days to have the old home torn down after receiving CO.

ACTION

Mr. Shields made the motion to approve and 2<sup>nd</sup> by Mr. Waller and unanimously approved

SPECIAL EXCEPTION TO RUN BUSINESS OUT OF HOME DUE TO MEDICAL CONDITION. APPLICANT LYDIA MANZANO, LOCATED 1750 STRANGE ROAD, TAX MAP 007N, PARCEL 046.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5.

Ms. Manzano would like to run her esthetician business from her home due to her declining health. She has permission from the property owner to convert the existing garage into a place for her to perform her services. Mr. Jenkins stated that there will be some things that she will need to do in order to stay within the zoning restrictions. There was discussion about signage for the property, it must stay within the regulations.

ACTION

Mr. Napier made the motion to approve the request and 2<sup>nd</sup> by Mr. Waller and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

Mr. Tim Boyer and wife spoke to the board members about an issue on Watkins Road. The existing neighbors of the Boyers came before the board in January 2019, requesting to have a K-9 dog training service at their home and the board unanimously denied the request. Since then, the neighbors had been working on property on Davis Ferry Road and that has since closed, and they have moved a couple of new structures on their property and according to the Boyers are now training dogs on the Watkins Rd property. Mr. Jenkins did go to the property the morning of the meeting and he did see 2 new structures on the property but no dogs. Mr. Jenkins did state that the two new structures follow the regulations. There was discussion with the Boyers, the board suggested that at this time, this issue would be considered a civil issue with the courts.

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:13 pm

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Chairman

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Date

