

MINUTES  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION

July 11, 2023

ACTION

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

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

Jeannie Burchfield conducted roll call.

APPROVAL OF MINUTES FROM JUNE 13, 2023 MEETING

Mr. Waller made a motion to approve the minutes from June 13, 2023, and 2<sup>nd</sup> by Mr. Brooks and unanimously approved.

APPROVAL OF MINUTES FROM JULY 11, 2023 MEETING

Mr. Waller made a motion to approve the minutes from July 11, 2023, and 2<sup>nd</sup> by Mr. Brooks and unanimously approved.

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

This item was removed from the agenda, July 7, 2023, by the applicant. The property owner cannot resubmit a rezone request for 180 days per the regulations of Loudon County.

REQUEST TO PLACE SIGN ON PROPERTY OF THE EXISTING SUBDIVISON.  
APPLICANT ELOY GARZA, TAX MAP 050, PARCEL 196.00, LOCATED 11130 VONORE  
RD, R-1, SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 1.

No show from the applicant.

ACTION

Mrs. McNew made the motion to table for 30 days and 2<sup>nd</sup> by Mr. Waller and unanimously tabled.

SUMMARY FOR JUNE 2023 (ATTACHED)

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

Mr. Jenkins he has no update from ETDD on the workshop items on new zoning districts.

ADJOURNMENT

Adjourned at 5:33 PM

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Chairman

MINUTES  
LOUDON COUNTY BOARD OF ZONING APPEALS  
August 8, 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		Bo Rice
Mike Waller		Jeff & Barbara Bell
		Whitney Hawkins
		Jeremy Newman
		Steve Spell
		Carla Wiggins
		Mike Walter

CALL TO ORDER

Mr. Brooks called to order at 5:35 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

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

APPROVAL OF MINUTES FROM JULY 11, 2023, MEETING

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

VARIANCE REQUEST FOR AN ACCESSORY STRUCTURE ON PROPERTY TO SET FRONT/SIDE YARD DUE TO LIMITED BACKYARD SPACE DUE TO DRAINAGE FIELD. APPLICANT/PROPERTY OWNER WHITNEY HAWKINS, LOCATED 14522 HWY 70 EAST, TAX MAP 007, PARCEL 083.02, R-1/PUD SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 1.76 ACRES.

Ms. Hawkins has a 20' x 40' structure that was placed in the front yard by her contractor, the contractor was not aware that the building could not be in the front of the house. Mr. Jenkins received a complaint and when he investigated, he advised the property owner that she was in violation of the regulations, due to the structure being in the front yard. The structure was also over 5' feet on the easement line, the structure was moved off the line. This variance request is so that Ms. Hawkins can obtain the building permit for the structure already in place, to follow the correct guidelines of the county.

#### ACTION

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

#### VARIANCE REQUEST FOR ACCESSORY STRUCTURE TO BE IN FRONT YARD. APPLICANT/PROPERTY OWNER BOBBY & PAMELA RICE, LOCATED 3351 HACKNEY CHAPEL RD, TAX MAP 036, PARCEL 098.00, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 2.74 ACRES.

Mr. Rice did obtain a building permit for the garage structure but is requesting that the existing structure be approved to be in the front yard due to topographical issues with the land. Mr. Jenkins spoke to the board that there are 2 issues with Mr. Rice, he has a garage and a gazebo/pavilion/bar that both set in his front yard. The neighbor Steve Spell did speak with the board on the issues with the gazebo/pavilion that sets in the front yard, Mr. Spell would like the gazebo/pavilion/bar to be moved to the side or rear yard.

#### ACTION

Mr. Shields made the motion that the garage could be set in the front yard, but the gazebo/pavilion/bar would need to be moved, 2<sup>nd</sup> by Mr. Bright, the vote was approved, Mr. Brooks opposed.

#### DISCUSS THE PARAMETERS OF AN SPECIAL EXCEPTION THAT WAS GRANTED IN MARCH 2016. APPLICANT/PROPERTY OWNER BOBBY & PAMELA RICE, LOCATED 3351 HACKNEY CHAPEL RD, TAX MAP 036, PARCEL 098.00, A-1, ARGICULTURE-FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 2.74 ACRES

Mr. Jenkins received a complaint about the front yard setbacks and the number of people that visit & stay on the property. Mr. Jenkins sent a letter to Mr. Rice about these issues. Mr. Rice was granted a special exception from the BZA board in 2016 to run a B&B on this property for up to 4 fishing guests. To stay in compliance with the original minutes from 2016, Mr. Rice will be limited to up to 4 fishing guests only.

ACTION

Mr. Bright made the motion to uphold the original minutes from the 2016 meeting and 2<sup>nd</sup> by Mr. Waller and unanimously approved.

SPECIAL EXCEPTION TO LIVE IN RV WHILE CONSTRUCTING NEW HOME ON PROPERTY. APPLICANT/PROPERTY OWNER JEFFREY & BARBARA BELL, LOCATED 8588 CALLOWAY RD, TAX MAP 056, PARCEL 168.00, A-2/R-E, AGRICULTURE-FORESTRY DISTRICT, SINGLE FAMILY EXCLUSIVE OVERLAY DISTRICT, DISTRICT 4, APPROXIMATELY 5.58 ACRES

Mr. & Mrs. Bell were not aware that they could not live in RV on property until they were advised of that from Mr. Jenkins. The owners are in the process with Clayton Homes on a new home. The owners would like to continue living in the RV until the home is ready for occupancy. The owners were giving a one-year time limit from the board.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

Mr. Boyer spoke with the board members again on the issues on Watkins Road. Mr. Brooks stated if Mr. Jenkins says that the property owners are in violation, then the board will act on the issue at that time.

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:20 pm

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Chairman

\_\_\_\_\_  
Date