

MINUTES  
 LOUDON COUNTY  
 REGIONAL PLANNING COMMISSION  
 September 12, 2023

ACTION

Members Present	Members Absent	Others Present
Leon Shields		Phil Bunch, Planning and Codes
Ryan Bright		James Jenkins, Planning and Codes
Keith Buckles		Jeannie Burchfield, Planning and Codes
Mike Waller		Champ Beeler
Jim Brooks		Michael Versen
Todd Kennedy		David Badgley
Pam McNew, Secretary		Ben Mullins
John Napier		Vanel Christolon
Ryan Bright		Kathleen Hansen
Jimmy Williams		William Simpson
		Tim Curtis
		Josh Haun
		Johnnie Long
		John Martin
		Taylor Forrester

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 AUGUST 8, 2023 MEETING

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

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

This is an older subdivision and the owner would like to place a sign in the common area of the subdivision.

ACTION

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

REZONE REQUEST FROM A-2 TO R-1, APPLICANT/PROPERTY OWNER JODY FREEMAN, TAX MAP 055, PARCEL 006.00, LOCATED 4860 SIMPSON ROAD, A-2 RURAL RESIDENTIAL DISTRICT TO R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 1, APPROXIMATELY 17.9 ACRES

Mr. Freeman's family has owned this property since 1977, and he would like to develop the property into more affordable housing for Loudon County residents. His plan would be to build 27 level style homes that are handicapped accessible. Several neighbors spoke against this development. Their concerns were traffic issues and no public sewer available. Mr. Jenkins did state that most of the property in this region are all A-2. Mr. Jenkins discussed the difference between A-2 to R-1 zoning, A-2 minimal lot size is 1 acre, was as the R-1 zoning is 20,000 square feet which would allow the owner to build more homes.

ACTION

Mrs. McNew made a motion to deny on the request due to spot zoning and the opposing neighbors, 2<sup>nd</sup> by Mr. Brooks and unanimously denied.

REZONE REQUEST TO REMOVE AGRICULTURE STIPULATION C-2, APPLICANT/PROPERTY OWNER BENJAMIN MULLINS, TAX MAP 007, PARCEL 066.00, LOCATED 19666 HWY 11 EAST, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5, APPROXIMATELY 8.74 ACRES

Mr. Mullins spoke on behalf of the new property owner, Esquire Management. Property was rezoned from R-1 to C-2 in 2021 with 3 stipulations placed on the property from Loudon County Commissioners. The original owner was going to build a feed store, but fell thru. Listed below are the 3 stipulations placed by LC Commissioners.

1. No access other than from Hwy 11
2. 25' buffer zone around property as this is in a residential area
3. Agriculture only

Items #1 & #2 will remain in place.

ACTION

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

REZONE REQUEST FROM R-1 TO C-2, APPLICANT/PROPERTY OWNER JOHNNIE LONG, TAX MAP 009, PARCEL 103.02, LOCATED 2001 WALLER FERRY ROAD, R-1 SUBURBAN RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5, APPROXIMATELY 1.12 ACRES

Mr. Long's family has owned this property since the 1950's and he would like to rezone the property for selling purposes. This property is a narrow strip, and not suitable for housing, also a large power line runs through the property. Mr. Jenkins stated the property would be more suitable for C-2 zoning if access was granted from Hwy 321.

ACTION

Mr. Waller made a motion to approve the request with the stipulation that access only be from Hwy 321, 2<sup>nd</sup> by Mr. Bright and unanimously approved.

SUBDIVISION PLAT, APPLICANT LENOIR CITY UTILITIES BOARD, TAX MAP 024, PARCEL 078.00, LOCATED 1200 HOTCHKISS VALLEY ROAD WEST, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 1, APPROXIMATELY 2.02 ACRES

LCUB is in the process of purchasing this property for a small substation to serve that area. This plat would be for LCUB only.

ACTION

Mr. Brooks made a motion to approve and 2<sup>nd</sup> by Mrs. McNew, Mr. Shields abstain from voting, the decision was unanimously approved.

COMMERCIAL SITE PLAN, APPLICANT/PROPERTY OWNER DEBORAH ROSSI, TAX MAP 044, PARCEL 036.00, LOCATED 24303 HWY 321, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 3

Mr. Matlock spoke on behalf of the owner.

ACTION

Mr. Brooks made a motion to approve and 2<sup>nd</sup> by Mr. Bright and unanimously approved.

REZONE REQUEST O-1/R-1 TO C-2, APPLICANT TAYLOR FORRESTER/PROPERTY OWNER SAMIR KABBANI, TAX MAP 035, PARCEL 052.00 & 053.00, LOCATED HWY 321, O-1 OFFICE-PROFESSIONAL DISTRICT, R-1 SUBURBAN RESIDENTIAL DISTRICT, TO C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 3

Mr. Forrester spoke on behalf of the property owner, the owner would like to develop a small retail store. Due to the small size of both tracts approximately 1.25 acres, the owner felt that a C-2 zone would be more appropriate. The owner will have to work with TDOT to install a turn lane on Hwy 321 for this property. Mr. Jenkins stated that there are C-1 & C-2 in both directions near this property on Hwy 321.

ACTION

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

COMMERCIAL SITE PLAN, APPLICANT/PROPERTY OWNER CHAMP BEELER, TAX MAP 007A, PARCEL 019, LOCATED 14190 HICKORY CREEK ROAD, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5

Mr. Beeler spoke to the board; the intent is to have a warehouse with office space.

ACTION

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

SUBDIVISION PLAT, APPLICANT JOSH SHERLIN, TAX MAP 016, PARCEL 324.00 & 325.00, LOCATED OLD MIDWAY ROAD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 6

Mr. Josh Haun with the survey company spoke to the board; The property owner purchased this property a few years ago with the intent to build duplexes, but the regulations changed, and she is no longer able to build duplexes. The owner now has plans to subdivide the property into 4 lots for single family homes.

ACTION

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

SUMMARY FOR AUGUST 2023 (ATTACHED)

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 6:21 PM

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Chairman

MINUTES  
LOUDON COUNTY BOARD OF ZONING APPEALS  
September 12, 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		Dewayne Burchfield
Mike Waller		Derrick Doehler
		Chris Hill
		James Berry
		Edmond Ledford
		Stey Arp
		Mark Graves
		Kellie Graves

CALL TO ORDER

Mr. Brooks called to order at 6:23 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

Mr. Jenkins conducted roll call and Mr. Brooks swore in all witnesses.

APPROVAL OF MINUTES FROM AUGUST 8, 2023, MEETING

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

SPECIAL EXCEPTION FOR STORAGE FACILITY, APPLICANT/PROPERTY OWNER ARLIN GURLEY, LOCATED HWY 70 WEST, TAX MAP 010I, PARCEL 026.00, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5, APPROXIMATELY 2.59 ACRES

Mr. Gurley is currently in the process of building 3 warehouse/office, talked about retrofitting to indoor storage units. Would like to keep the option open if decide to do storage units. The board members decided to table this until the property owner decides on what he would like to do with the space.

ACTION

Mr. Bright made the motion to table and 2<sup>nd</sup> by Mr. Napier and unanimously approved to table

SPECIAL EXCEPTION FOR EXTERIOR STORAGE, APPLICANT/PROPERTY OWNER JODY WEBB, LOCATED HOTCHKISS VALLEY ROAD, TAX MAP 025, PARCEL 004.01, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5, APPROXIMATELY 3.17 ACRES

Applicant is looking to purchase this property, but wanted to make sure before he does that, he would be allowed to store his plumbing equipment on the ground without a building structure on the property. If the exception is granted, he will pursue to purchase the property.

ACTION

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

VARIANCE REQUEST TO BUILD DETACHED GARAGE IN FRONT/SIDE YARD. APPLICANT/PROPERTY OWNER BRIAN JOHNSON, LOCATED 731 CALHOUN DRIVE, TAX MAP 070L, PARCEL 013.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 0.69 ACRES

This was tabled due to no show from applicant/property owner. Opposing neighbors did speak to the board on this issue.

ACTION

Tabled until October

SPECIAL EXCEPTION FOR NEW SUBSTATION WITH NO PUBLIC ROAD FRONTAGE, APPLICANT/PROPERTY OWNER LENOIR CITY UTILITIES BOARD, TAX MAP 024, PARCEL 078.00, LOCATED 1200 HOTCHKISS VALLEY ROAD, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 1, APPROXIMATELY 9 ACRES

ACTION

Mr. Waller made the motion to approve and 2<sup>nd</sup> by Mr. Napier, Mr. Shields abstain from vote

VARIANCE REQUEST FOR ACCESSORY BUILDING TO BE IN FRONT YARD. APPLICANT/PROPERTY OWNER JOSHUA STRANGE, LOCATED 1991 WILSON ROAD, TAX MAP 011, PARCEL 256.02, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 8.17 ACRES

Due to the topographic of his property, he requests this variance.

ACTION

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

VARIANCE REQUEST FOR ACCESSORY BUILDING TO BE IN SIDE YARD.  
APPLICANT/PROPERTY OWNER CHRISTOPHER HILL, TAX MAP 070, PARCEL 071.00,  
LOCATED 201 PINE STREET, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 3,  
APPROXIMATELY 0.98 ACRES

Due to the topographic of his property, he requests this variance.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:48 pm

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Chairman

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Date