

MINUTES  
 LOUDON COUNTY  
 REGIONAL PLANNING COMMISSION  
 October 10, 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		Jimmy Hair
Jim Brooks		Michael Gaddis
Todd Kennedy		
Pam McNew, Secretary		
John Napier		
Ryan Bright		
Jimmy Williams		

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 SEPTEMBER 12, 2023 MEETING

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

ROAS CLOSURE REQUEST, APPLICANT STEPHANIE EARMAN, TAX MAP 016C, PARCEL 024.00, LOCATED SILO DRIVE, R-1, SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 6.

Mrs. Earman did not show but Mr. Jenkins spoke to the board, the highway department did not have an issue with the closure.

ACTION

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

SUBDIVISION PLAT FOR 44 LOTS, APPLICANT MICHAEL GADDIS, TAX MAP 036, PARCELS 024.00,067.00, 068.00 & 069.00, LOCATED IN FRIENDSVILLE, A-1/F-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 93.5 ACRES

Mr. Gaddis discussed that this would be a gated community with lake front and private docks. Mr. Jenkins said that there are some road grade issues and the plat doesn't show any water detention, this will need to be addressed with the engineering firm.

ACTION

Mr. Brooks made a motion to table until November, and 2<sup>nd</sup> by Mr. Bright and unanimously approved to table.

SUBDIVISION PLAT ON 3 LOTS DOWN TO 2 LOTS, APPLICANT/PROPERTY OWNER RACHELLE THOMAS, TAX MAP 022, PARCELS 081.00, 082.00 & 083.00, LOCATED 977 SPEARS ROAD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 3.87 ACRES

Surveyor Jimmy Hair spoke on behalf of the property owner. Mr. Hair & Mr. Jenkins have discussed this unusual property and Mr. Jenkins that it would be best to bring in front of the board for approval.

ACTION

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

RESOLUTION AMENDING THE MUNICIPAL AND REGIONAL SUBDIVISION REGULATIONS OF LOUDON COUNTY, PHILADELPHIA, GREENBACK AND THE PLANNING REGIONS OF LENOIR CITY, APPENDIX 11, CONSTRUCTION METHODS, SEASONAL LIMITS

Mr. Jenkins spoke, and this is to amend the regulations so that work could be performed with 50 degree and falling weather conditions. Mr. Pickle was good at amending the regulations.

ACTION

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

ACTION

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

SUMMARY FOR SEPTEMBER 2023 (ATTACHED)

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 5:56 PM

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Chairman

MINUTES  
LOUDON COUNTY BOARD OF ZONING APPEALS  
October 10, 2023

*Immediately following the Planning Commission Meeting*

Members Present	Members Absent	Others Present
Jim Brooks, Chairman	Leon Shields	Phil Bunch, Planning and Codes
John Napier		James Jenkins, Planning and Codes
		Jeannie Burchfield, Planning and Codes
Ryan Bright		Deborah Rossi
Mike Waller		Randall & Sherry Casteel
		Ruth Oller
		Pam King
		Tom Berry
		Edmond Ledford
		Mitchell Hyde
		Kimberly Knowles

CALL TO ORDER

Mr. Brooks called to order at 6:00 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM SEPTEMBER 12, 2023, MEETING

Mr. Napier made a motion to approve the minutes and was 2<sup>nd</sup> by Mr. Waller 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 in September due to no show from applicant/property owner, no show from applicant in October.

ACTION

The board made the decision to deny, Mr. Waller made the motion and 2<sup>nd</sup> by Mr. Brooks and unanimously denied.

SPECIAL EXCEPTION TO LIVE IN HOME THAT IS CURRENTLY ON PROPERTY WHILE WAITING FOR NEW MOBILE HOME TO BE PUT ON SITE. WILL REMOVE THE OLDER MOBILE HOME WHEN COMPLETE. APPLICANT/PROPERTY OWNER KIMBERLY KNOWLES, LOCATED 1991 REED SPRINGS ROAD, TAX MAP 076, PARCEL 088.00, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 5 ACRES

Ms. Knowles currently resides on property in a mobile home, she is currently looking into purchasing a new mobile home, will remove older existing mobile home off property when new is installed. The board gave a one-year extension to have the new installed and older home removed.

ACTION

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

VARIANCE REQUEST TO GET APPROVAL TO INCREASE GRADE ON ROAD. APPLICANT DEBORAH ROSSI, TAX MAP 051B, PARCEL 014.00, LOCATED SUMMIT HILL DRIVE, A-2/PUD RURAL RESIDENTIAL DISTRICT, DISTRICT 3

Mrs. Rossi said that this road was approved back in 2005 and was never built until now and now the road needs to go up about 400 feet, and there is a section of about 150 feet that exceeds the 10% road grade. The board spoke about their concerns of the steepness. This is a private road, so now issues from the highway department. This road will be for a small subdivision of 4 to 5 lots.

ACTION

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

SPECIAL EXCEPTION TO BUILD A BUTCHER SHOP. APPLICANT/PROPERTY OWNER MITCHELL HYDE, TAX MAP 084, PARCEL 044, LOCATED 7431 HWY 411, M-1 GENERAL INDUSTRIAL DISTRICT, DISTRICT 3, APPROXIMATELY 2 ACRES

Mr. Hyde has done what was originally requested from the board for this butcher shop.

ACTION

Mr. Brooks made the motion to approve and 2<sup>nd</sup> by Mr. Napier, Mr. Waller abstained from voting, and unanimously approved.

VARIANCE REQUEST FOR 6' SIDE YARD AND NO COUNTY ROAD FRONTAGE.  
APPLICANT/PROPERTY OWNER HOYT CASTEEL, TAX MAP 040P, PARCEL 008.01,  
LOCATED 450 HOLT DRIVE, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1,  
APPROXIMATELY 5.43 ACRES

The existing accessory structure was built about 40 years ago and he is now constructing it into a home, to comply with the requirements of Loudon County, he would need this variance.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:15 pm

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Chairman

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Date