

MINUTES
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 November 14, 2023

ACTION

Members Present	Members Absent	Others Present
Leon Shields		
Ryan Bright		James Jenkins, Planning and Codes
Keith Buckles		Jeannie Burchfield, Planning and Codes
Mike Waller		Jimmy Hair
Jim Brooks		Michael Gaddis
Todd Kennedy		Debra Wilkerson
Pam McNew, Secretary		Cynthia Stafford
John Napier		John Cook
Jimmy Williams		Frank Harvey
		Richard Lemay
		Joyce Price

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 OCTOBER 10, 2023 MEETING

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

CONSIDERATION OF PLAT AMENDMENT TO MOVE SIDEWALK, APPLICANT HERIAGE LAND DEVELOPMENT, LOCATED AT THE GROVE AT CEDAR HILLS

Mr. Cook spoke at the end of the cul-de-sac, there is a large drop off, so the sidewalk would need to be moved to the other side of the cul-de-sac. Mr. Cook will have the plat amended to show the sidewalk moved.

ACTION

Mr. Shields a motion to approve and 2nd by Mr. Brooks and unanimously approved.

ROAD CLOSURE REQUEST, APPLICANT CINTHIA STAFFORD, TAX MAP 033L,
PARCEL 019.00, LOCATED 318 PORT MADISON DRIVE, R-1 SUBURBAN
RESIDENTIAL DISTRICT, DISTRICT 1

Ms. Stafford owns the adjacent 5 lots at the end of the road and would like to close the road so that she can combine the lots to sell as one parcel. This is contingent that the lots be combined if the road is to be closed to not land lock the lots.

ACTION

Mr. Brooks made a motion to approve and 2nd by Mr. Shields and unanimously approved

SUBDIVISION PLAT ON 3 LOTS, APPLICANT FRANK HARVEY, TAX MAP 022,
PARCEL 049.00 & 050.00, LOCATED 2005 PALMER DRIVE, A-2/F-1 RURAL
RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 11.05 ACRES

Mr. Jenkins stated that everything was in accordance with the plat.

ACTION

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

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

Sterling Engineering addressed the drainage run off with catch basins and there is currently an 18" culvert that will be replaced with a 30". The plat does show that all lots will be buildable. This is contingent that the road grade issue be addressed in the BZA meeting.

ACTION

Mr. Brooks made a motion to approve and 2nd by Mr. Waller and unanimously approved.

COMMERCIAL SITE PLAN, APPLICANT/PROPERTY OWNER MICHAEL GADDIS, TAX
MAP 044, PARCELS 025.00, LOCATED 4277 HWY 321, C-2 GENERAL COMMERCIAL
DISTRICT, DISTRICT 3, APPROXIMATELY 10 ACRES

Mr. Jenkins stated that everything was in order per the plans.

ACTION

Mr. Brooks made a motion to approve and 2nd by Mr. Waller and unanimously approved.

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT/PROPERTY OWNER TRUE TO LIFE, TAX MAP 017, PARCELS 088.00, 088.03, 091.00 & 092.00, LOCATED LAKEPOINT/WILKERSON ROAD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 5.54 ACRES

Mr. Lemay said this was to clean up some lot lines to be in compliance.

ACTION

Mr. Waller made a motion to approve and 2nd by Mr. Williams and unanimously approved

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT/PROPERTY OWNER DEBRA WILKERSON, TAX MAP 007, PARCEL 042.00, LOCATED HARRISON LANE, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 3.33 ACRES

Mr. Jenkins stated everything was in order with the plat.

ACTION

Mr. Waller made a motion to approve and 2nd by Mr. Bright and unanimously approved

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT/OWNER JOYCE PRICE, TAX MAP 067, PARCEL 042.00, LOCATED 5750 MARKWOOD DRIVE, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 4 ACRES

Mrs. Price would like to divide and give to her sons. Mr. Jenkins stated that everything was in order with the plat.

ACTION

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

ADDED ADDITIONAL SUBDIVISION PLAT FOR 4 LOTS, APPLICANT JAMES HAIR, TAX MAP 058, PARCEL 124.01, LOCATED 11412 WATKINS ROAD, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 1, APPROXIMATELY 11 ACRES

Surveyor Mr. Hair needed to expedite the plat and was asked to be added to the agenda. Mr. Jenkins stated that everything would be in compliance once the plat was reviewed.

ACTION

Mr. Brooks made a motion to approve and 2nd by Mrs. McNew and unanimously approved

SUMMARY FOR OCTOBER 2023 (ATTACHED)

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 5:55 PM

Chairman

MINUTES
 LOUDON COUNTY BOARD OF ZONING APPEALS
 November 14, 2023

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks, Chairman		
John Napier		James Jenkins, Planning and Codes
Leon Shields		Jeannie Burchfield, Planning and Codes
Ryan Bright		Dara Kington
Mike Waller		Robert Kington
		Susan Bentley
		Dustin Wieske
		Michael Cody

CALL TO ORDER

Mr. Brooks called to order at 5:56 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM NOVEMBER 10, 2023, MEETING

Mr. Napier made a motion to approve the minutes and was 2nd by Mr. Bright and unanimously approved.

VARIANCE REQUEST FOR REAR & SIDE YARD SETBACKS. APPLICANT/PROPERTY OWNER SUSAN BENTLEY, LOCATED 7125 MAPLE HILL ROAD, TAX MAP 050, PARCEL 078.00, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1, APPROXIMATELY 1.23 ACRES

The Bentley’s purchased the property with an accessory structure already on site. The owners now want to turn the accessory building into a barndominium home but now it doesn’t meet the required setbacks for a dwelling.

ACTION

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

VARIANCE REQUEST TO OCCUPY CAMPER UNTIL HOME IS CONSTRUCTED.
APPLICANT CLINT & BRITTANY BUTTREY, TAX MAP 054, PARCEL 017.09,
LOCATED 17544 POND CREEK ROAD, A-1 AGRICULTURE-FORESTRY DISTRICT,
DISTRICT 4, APPROXIMATELY 15 ACRES

Mr. Buttrey stated that he has everything in place to start construction on primary dwelling. Mr. Jenkins received a complaint that the Buttrey's had been residing in the accessory building on the property. The neighbors spoke to the board on the complaint. The owners have placed a camper on the premises so that they can reside in it until the home has been constructed. The Buttrey's were told by the board and Mr. Jenkins that they cannot reside in the accessory structure. The board members granted a one-year period only to reside in the camper.

ACTION

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

VARIANCE REQUEST ON ROAD GRADE, APPLICANT/PROPERTY OWNER MICHAEL
GADDIS, TAX MAP 036, PARCEL 024.00, LOCATED FRIENDSVILLE, A-1/F-1
AGRICULTURE-FORESTRY DISTRICT, DISTRICT 3

Mr. Gaddis stated this was a private road, the grade at the entrance will be 12% and near the end of the subdivision will be 13.5%. Highway dept was ok with this.

ACTION

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

ADMINISTRATIVE REVIEW FOR ZONING CLARIFICATION, APPLICANT DUSTIN
WIESKE, TAX MAP 080, PARCEL 054.00, LOCATED 6621 HWY 411, M-1 GENERAL
INDUSTRIAL DISTRICT, DISTRICT 3, APPROXIMATELY 16.43 ACRES

The property owner discussed with the board members the options for use on this property. The board felt that the light industrial and storage option was best suited for this property.

VARIANCE REQUEST FOR FRONT YARD OF 22.5' FOR THE PURPOSE OF A
RETAINING WALL, THE WALL WILL ALSO SERVE AS FRONT OF NEW POOL HOUSE.
APPLICANT/PROPERTY OWNER MICHAEL CODY, TAX MAP 036F, PARCEL 017.00,
LOCATED 1539 GILBERT LANE, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT
3

Mr. Cody would like this variance due to the topographic issues of his property.

ACTION

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

SPECIAL EXCEPTION TO LIVE IN EXISTING HOME WHILE BUILDING A NEW HOME,
WILL REMOVE MOBILE HOME WHEN CO IS PROVIDED, APPLICANT/PROPERTY
OWNER TYLER MASSEY, TAX MAP 007, PARCEL 086.01, LOCATED 13835 HWY 70
EAST, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 14.07
ACRES

Mr. Massey needs this exception to obtain a new building permit for the new home. The board granted a one-year time frame to construct a new home and remove existing mobile home from the property.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:29 pm

Chairman

Date