

MINUTES
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 December 12, 2023

ACTION

Members Present	Members Absent	Others Present
Leon Shields		Phil Bunch, Planning
Ryan Bright		James Jenkins, Planning and Codes
Keith Buckles		Jeannie Burchfield, Planning and Codes
Mike Waller		Ethan Phillips
Jim Brooks		
Todd Kennedy		
Pam McNew, Secretary		
John Napier		
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 NOVEMBER 14, MEETING

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

TO RATIFY, CONFIRM AND ADOPT THE ZONING MAP OF THE TOWN OF GREENBACK, AND TO RATIFY, CONFIRM AND ADOPT THE ZONING PROPERTY PREVIOUSLY ANNEXED INTO THE TOWN

Mr. Jenkins explained to the committee that this was to take care and clean up paperwork on the original zoning maps of the town of Greenback. Mr. Jenkins stated that this will go to the City of Greenback for recommendations. Mr. Jenkins made a recommendation to the board that this be approved and move forward.

ACTION

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

Mr. Waller made a motion to add agenda item B for 5 lot subdivision and 2nd by Mr. Buckles
SUBDIVISION PLAT FOR 5 LOTS EACH 5 ACRES OR MORE, APPLICANT ETHAN PHILLIPS, TAX MAP 017, PARCEL 055.00, LOCATED 14350 NORTSHORE DRIVE, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 2, APPROXIMATELY 104.95 ACRES

Mr. Jenkins spoke to the board that this is 5-acre tracts, due to Benchmark and Associates adding sewer lines into this property, he decided that the board be advised. Mr. Jenkins stated that everything appears to be in order.

ACTION

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

Mr. Brooks made a motion to add agenda item C for resolution per Mr. Jenkins and 2nd by Mr. Waller.

RESOLUTION FOR TEMPORARY STRUCTURES SUCH AS CAMPER OR MOBILE HOMES ON PROPERTY

Mr. Jenkins stated that if the board made a recommendation, we would create a resolution to go to the County Commission for approval. This would allow the applicant to obtain an active building permit for a home, while residing in a camper, mobile home or temporary structure for a 12-month time frame.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins said the County Commission made a recommendation to approve the right of way closure of the end of Port Madison Drive with the stipulation that the lots be combined.

SUMMARY FOR OCTOBER 2023 (ATTACHED)

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 5:37 PM

Chairman _____

Dated _____

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
December 12, 2023

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks, Chairman		Phil Bunch, Planning
John Napier		James Jenkins, Planning and Codes
Leon Shields		Jeannie Burchfield, Planning and Codes
Ryan Bright		Mark & Kate Bowen
Mike Waller		Daniel Roberts
		Destiny Hicks
		Tracy Malone
		John Garnder

CALL TO ORDER

Mr. Brooks called to order at 5:39 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM DECEMBER 12, 2023, MEETING

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

SPECIAL EXCEPTION TO OCCUPY CAMPER UNTIL NEW HOME IS CONSTRUCTED. APPLICANT/PROPERTY OWNER MARK & KATHERINE BOWEN, LOCATED 1400 BUTTERMILK RD, TAX MAP 002, PARCEL 076.00, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 5, APPROXIMATELY 24.51 ACRES

Mr. Bowen is currently building his new home, they already have water, electric & septic on the property. They currently have their camper at a paid campground and are requesting to be able to move the camper to the existing property so that they can live on the property while the house is under construction.

ACTION

Mr. Shields made the motion to approve and 2nd by Mr. Bright and unanimously approved. The board granted a 12-month time frame to receive CO on home.

VARIANCE REQUEST FOR SIDE YARD VARIANCE AND LOT SIZE VARIANCE FOR COMBINED LOTS. APPLICANT /PROPERTY OWNER ROBERT MALONE, TAX MAP 0160, PARCELS 018.00, 019.00 & 020.00, LOCATED 1100 WESLEY RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 2

Mr. Malone's father owns parcel 018.00 and is gifting his son Robert Malone parcels 019.00 & 020.00 so that he can build a home. Parcel 018.00 currently has a sidewalk & driveway that is over the property line into parcel 019.00 of 5', so he is requesting a side yard variance. As for the other parcels 019.00 & 020.00, due to the side yard variance of parcel 018, now the remaining two lots do not meet the minimum 20,000 square feet lot size, the lot size will only be 18,668 square feet. The two lots have been approved for septic.

ACTION

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

VARIANCE REQUEST EXTENTION TO LIVE IN ACCESSORY APARTMENT WHILE BUILDING NEW HOME, WILL REMOVE COMPONENTS OF SECOND DWELLING WHEN CO HAS BEEN RECEIVED. APPLICANT/PROPERTY OWNER JOHN GARDNER, LOCATED 1843 CARTERS CHAPEL RD, TAX MAP 014, PARCEL 038.03, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 5 ACRES

Mr. Gardner is requesting a 6-month extension on a previous BZA variance that was granted in June 2023.

ACTION

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

SPECIAL EXCEPTION TO OCCUPY CAMPER UNTIL NEW HOME IS CONSTRUCTED. APPLICANT/PROPERTY OWNER HUNTER HICKS, LOCATES 2473 STEEKEE CREEK RD, TAX MAP 0357, PARCEL 006.01, A-2/F-1 RURAL RESIDENTIAL DISTRICT, DISTRICT 4, APPROXIMATELY 3 ACRES.

The board granted a 12-month time frame.

ACTION

Mr. Shields made the motion to approve and 2nd by Mr. Napier and unanimously approved for a 12-month time frame

VARIANCE REQUEST FOR EXTENTION TIME TO CLEAN UP PROPERTY DUE TO COMPLAINTS RECEIVED. APPLICANT DANIEL ROBERTS, LOCATED 10800 STEEKEE RD, TAX MKJAP 049, PARCEL 220.00, C-1/F-1 GENERAL COMMERICAL DISTRICT, DISTRICT 1

Mr. Roberts stated that there has been progress on the cleanup. The original complaint was issued back in 2018 and again in 2020. Mr. Roberts was advised if he wants to continue to bring in junk cars, that Mr. Roberts obtain a building permit to use as storage of junk cars. The board granted a 60-day extension.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 5:52 pm

Chairman

Date