

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION

January 9, 2024

ACTION

Members Present	Members Absent	Others Present
Leon Shields	Jimmy Willaims	Phil Bunch, Planning and Codes
Ryan Bright		James Jenkins, Planning and Codes
Keith Buckles		Jeannie Burchfield, Planning and Codes
Jimmy Williams		Debra Rossi
Jim Brooks		Darrell Covin
Todd Kennedy		Joe Pierce
Pam McNew, Secretary		
John Napier		
Mike Waller		

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 AND APPROVAL OF MINUTES FROM DECEMBER 12, 2023 MEETING

Jeannie Burchfield conducted roll call.

ACTION

Mr. Buckles made a motion to approve the December minutes, seconded by Mr. Waller and unanimously approved.

ANNUAL MEETING, ELECTION OF PLANNING COMMISSION OFFICERS

Mr. Brooks made a motion to keep officers as seated, and 2nd by Mr. Waller and unanimously approved

SUBDIVISON PLAT FOR 3 LOTS, APPLICANT/OWNER ANGELA DAY, TAX MAP 050, PARCEL 247.00, LOCATED 4880 BRANCH RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1, APPROXIMATELY 7.31 ACRES

Ms. Day spoke to the board, the reason for the subdivided lots was to be able to give a lot on each side of her property to her sons. Mr. Jenkins stated plat looks to be in order.

ACTION

Mrs. McNew made the motion to request and 2nd by Mr. Waller and unanimously approved.

SUBDIVISION PLAT FOR 5 LOTS, APPLICANT/PROPERTY DINA GIESLER, TAX MAP 051B, PARCEL 023.00, LOCATED SUMMIT HILL DRIVE, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 7.6 ACRES

Mrs. Rossi spoke on behalf of Ms. Giesler, this subdivision was originally made in 2015 but at that time was abandon. Now Ms. Giesler would like to complete the plat. Mr. Jenkins stated that back in 2015 the plat was just a preliminary and was never finalized. The original preliminary plat was only good for one year so at this time this new plat is being brought to the board as a preliminary and the next step in the process will be to get a final plat. The plat is for potential of 5 new homes. Mr. Jenkins stated that plat looks to be in order.

ACTION

Mr. Brooks made the motion to approve and 2nd by Mr. Buckles and unanimously approved.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR DECEMBER 2023

(ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

Resolution approved from December 12, 2023 meeting will be heard at the next county commission meeting

ADJOURNMENT

Adjourned at 5:35 PM

Chairman

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
January 9, 2024

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks, Chairman		Phil Bunch, Planning and Codes
Mike Waller		James Jenkins, Planning and Codes
Leon Shields		Jeannie Burchfield, Planning and Codes
Ryan Bright		John Greear
John Napier		Salomon Velasquez
		Joe Pierce
		Jaron Dowalter

CALL TO ORDER

Mr. Brooks called to order at 5:36 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM DECEMBER 12, 2023 MEETING

Mr. Shields made a motion to approve the minutes seconded by Mr. Napier and unanimously approved.

ANNUAL MEETING, ELECTION OF BOARD OF ZONING OFFICERS

Mr. Shields made a motion to keep members as seated, and 2nd by Mr. Waller and unanimously approved.

SPECIAL EXCEPTION TO USE PROPERTY AS A TOWING, WRECKER & TRUCK SERVICE FACILITY. APPLICANT JOHN GREEAR, TAX MAP 007, PARCEL 016.00, LOCATED 600 WATT RD, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5, APPROXIMATELY 8 ACRES

Mr. Greear a civil engineer was present representing Mike Skelly. The road to the property is on the Knox county line. There is already a pad on the property and Mr. Skelly would like to expand that for the truck service repair shop. Mr. Jenkins stated that to start this process the special exception would need to be granted and he also stated that they may need to come back in front of the board for a variance for the road frontage issue. Will also need a site plan approval from the board. This special exception is granted only to Mike Skelly.

ACTION

Mr. Waller made a motion to approve request, and seconded by Mr. Napier and unanimously approved.

SPECIAL EXCEPTION TO USE UNINHABITABLE HOME AS STORAGE UNTIL NEW HOME IS CONSTRUCTED. APPLICANT/PROPERTY OWNER JOHN NAPIER, TAX MAP 032, PARCEL 135.00, LOCATED 5821 MATLOCK BEND RD EAST, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 1, APPROXIMATELY 28.10 ACRES.

ACTION

Mr. Sheilds made a motion to approve the request due to pending hardship and the previous experience with this board, and seconded by Mr. Waller and unanimously approved.

VARIANCE REQUEST TO PLACE ACCESSORY STRUCTURE IN FRONT YARD DUE TO HOME IS NEAR REAR OF PROERTY AND SEPTIC TO THE SIDE. APPLICANT/PROPERTY OWNER SALOMON VELASQUEZ, TAX MAP 010, PARCEL 264.01, LOCATED 6955 TOWN CREEK RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 1.83 ACRES

Due to the lack of rear or side yard space the front yard is the only place to put the structure. The structure will be situated about 180' from the road.

ACTION

Mr. Bright made the motion to approve the request, and seconded by Mr. Waller and unanimously approved.

SPECIAL EXCEPTION TO LIVE IN A CAMPER DUE TO MEDICAL HARDSHIP UNTIL A MOBILE HOME CAN BE PLACED ON PROPERTY. APPLICANT MR. MILLS, TAX MAP 050, PARCEL 114.00, LOCATED 3216 ZION RIDGE RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1, APPROXIMATELY 2.83 ACRES

Mr. Mills spoke to the board on behalf of the occupied camper. Mr. Mills is in the process of trying to place a mobile home on the property so that the camper can be vacated. Mr. Mills received a letter from the zoning inspector on this issue. The board granted 90 days to Mr. Mills to have the mobile home placed on the property.

ACTION

Mr. Shields made a motion to approve the request, and seconded by Mr. Napier and unanimously approved.

SPECIAL EXCEPTION TO OPERATE A SELF-STORAGE FACILITY, APPLICANT PIERCE PROPERTY, TAX MAP 011, PARCEL 008.01, LOCATED 1205 KEVIN LANE, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5, APPROXIMATELY 3 ACRES

Mr. Pierce noted that the building would be around 64,000 square feet. Mr. Shields stated that the previous experience of this area, with storage units, junk yard, and other commercial buildings in this area.

ACTION

Mr. Shields made the motion to approve the request, and seconded by Mr. Waller and unanimously approved

VARIANCE REQUEST TO LEAVE EXISTING UNINHABITABLE STRUCTURE WHILE BUILDING NEW HOME, WOULD LIKE TO RESTORE THE STRUCTURE AFTER HOME IS COMPLETE. APPLICANT/PROPERTY OWNER JARON DOWALTER, TAX MAP 026, PARCEL 086.00, LOCATED 6000 RIVERVIEW RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 40 ACRES

Due to finances at this time, Mr. Dowalter can't subdivide the property to comply with the regulations of Loudon County, so he requests to leave the 1800's built home and then construct his new home. Once he has the finances he will subdivide the property to comply.

ACTION

Mr. Waller made the motion to approve the request, and seconded by Mr. Bright and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 5:53 pm

Chairman

Date