

MINUTES
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 February 13, 2024

ACTION

Members Present	Members Absent	Others Present
Mike Waller	Todd Kennedy	Phil Bunch, Planning and Codes
Ryan Bright	Leon Shields	James Jenkins, Planning and Codes
Keith Buckles		Jeannie Burchfield, Planning and Codes
Jimmy Williams		Sunny Defoe
Jim Brooks		
John Napier		
Pam McNew, Secretary		

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 JANUARY 9, 2024 MEETING

Jeannie Burchfield conducted roll call.

ACTION

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

REPLAT FOR 4 LOT SUBDIVISION, APPLICANT JOSH SHERLIN, TAX MAP 016, PARCELS 324.00 & 325.00, LOCATED OLD MIDWAY RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 5.38 ACRES

Mr. Sherlin addressed the board, the board had already approved the subdivided lots but TDEC recommended the access to be moved from the right hand side to the left hand side of lot 1 on the plat.

ACTION

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

COMMERCIAL SITE PLAN, APPLICANT/PROPERTY OWNER SKELLY PROPERTIES,
TAX MAP 007, PARCEL 016.00, LOCATED 600 WATT RD, C-2 GENERAL
COMMERCIAL DISTRICT, DISTRICT 5, APPROXIMATELY 8 ACRES.

No show from property owner.

ACTION

Mr. Waller made the motion to table until March meeting and 2nd by Mr. Buckles

SITE PLAN, APPLICANT CHARLES DEFOE, TAX MAP 082, PARCEL 013.00, LOCATED
269 MURRAY CHAPEL RD, A-1 AGRICULTURE-FORESTERY DISTRICT, DISTRICT 4,
APPROXIMATELY 27 ACRES

Mr. Defoe spoke to the board; this is an existing KOA campground, and he is looking to add an additional 57 campsites to the property. Mr. Waller asked if this was originally granted a special exception and Mr. Jenkins stated that this campground has been there for many years and was not sure of the special exception, but did state that this was just an expansion of the original plans. Mr. Bright asked if the entrance to the campground was going to be changed at all, Mr. Defoe did state that an additional entrance will be added, and that the campground will share all of the same facilities. Mr. Bright did state that moving the entrance or adding an additional one would be a great improvement to the site. Mr. Jenkins stated that they use their own TDEC approved treatment facility and they will be expanding that also.

ACTION

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

SUBDIVISION PLAT FOR 4 LOTS, APPLICANT/PROPERTY OWNER ASHLEY
MCBRIDE, TAX MAP 021, PARCEL 146.01, LOCATED 980 PHELPS RD, A-2 RURAL
RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 4.79 ACRES

No show from property owner.

ACTION

Mr. Waller made a motion to table until March meeting and 2nd by Mr. Williams

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated that the county commission did approve the zoning amendments for temporary dwellings

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR DECEMBER 2023

(ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 5:38 PM

Chairman

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
February 13, 2024

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks, Chairman	Leon Shields	Phil Bunch, Planning and Codes
Mike Waller		James Jenkins, Planning and Codes
		Jeannie Burchfield, Planning and Codes
Ryan Bright		Brandon Haynes
John Napier		Larry Obark
		James Hair
		Timothy Oswald
		Alvin Powers
		Michael Garren
		Ken Swiger
		Edmond Ledford
		Chasey Hachmann
		Pat Hunter

CALL TO ORDER

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

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM JANUARY 9, 2024 MEETING

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

SPECIAL EXCEPTION TO BUILD A NEW PUBLIC SCHOOL AND FACILITIES,
PROPERTY OWNER LOUDON COUNTY BOARD OF EDUCATION/APPLICANT
MICHAEL GARREN, TAX MAP 015, PARCEL 151.00, LOCATED 6445 HWY 11, R-1
SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 2, APPROXIMATELY 27.18 ACRES

Mr. Garren, Superintendent of Loudon County Schools addressed the board, stating the School Board purchased the property from First Baptist Church for the purpose of placing a new public school and athletic fields to serve grades 7th thru 12th. A new road will be constructed connecting Hwy 11 to Simpson Rd. The engineering company Cannon & Cannon will be working with TDOT on conducting traffic studies to determine the best traffic flow in & out of the school.

As this property is the Lenoir City growth boundary the site plans will be reviewed and approved thru Lenoir City and not thru the county. Mrs. Chasey Hachmann and Mr. Randy Harris both addressed the board with their concerns for the property owners that live near the new school site, with the traffic issues, ball fields, lights, and noise. Mr. Ken Swiger and Ms. Pat Hunter both stated their concerns about the traffic impact. Mr. Garren stated that the School Board looked at over 20 other properties to find a suitable one that had adequate space, utilities, and was centrally located. The Loudon County school system has grown over 8% in the last 3 years.

ACTION

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

SPECIAL EXCEPTION TO BUILD BALL FIELDS FOR PUBLIC SCHOOL. PROPERTY OWNER LOUDON COUNTY BOARD OF EDUCATION/APPLICANT MICHAEL GARREN, TAX MAP 15, PARCEL 153.01, LOCATED SIMPSON RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 2, APPROXIMATELY 4.92 ACRES

There was a missed parcel for the softball field that will be addressed on the March agenda.

ACTION

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

SPECIAL EXCEPTION FOR NO COUNTY ROAD FRONTAGE. APPLICANT/PROPERTY OWNER SKELLY PROPERTIES, TAX MAP 007, PARCEL 016.00, LOCATED 600 WATT RD, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5, APPROXIMATELY 8 ACRES.

No show from property owner.

ACTION

Tabled until March meeting.

SPECIAL EXCEPTION TO BUILD A NEW HOME ADJACENT TO EXISTING GARAGE APARTMENT. APPLICANT/PROPERTY OWNER BRANDON HAYES, TAX MAP 015, PARCEL 042.01, LOCATED 815 OVERLOOK RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 2, APPROXIMATELY 14.54 ACRES.

Mr. Hayes would like to build a new home within 30 feet of the existing dwelling. Mr. Hayes would like to leave the existing apartment and not have to subdivide the parcel but then would not meet the setbacks. Mr. Jenkins stated that to comply with the regulations, Mr. Hayes will need to either subdivide the parcel or remove the components of the apartment that constitutes a dwelling and meet the required setbacks for the new home construction.

ACTION

Mr. Napier made a motion to deny the request, and 2nd by Mr. Bright and unanimously denied.

VARIANCE REQUEST FOR SIDE YARD OF 3' TO SUBDIVIDE, APPLICANT/PROPERTY OWNER AARON LEWIS, TAX MAP 011, PARCEL 114.00, LOCATED 13897 VIRTUE RD, R-1/R-E SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 3.95 ACRES.

Surveyor James Hair addressed the board on behalf of the property owner. In order to be able to subdivide the lot, the 3' variance is necessary to meet the zoning requirements.

ACTION

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

VARIANCE REQUEST FOR DOUBLE FRONT SET BACK. APPLICANT CONSTRUCTION DESIGN & MANAGEMENT, TAX MAP 009, PARCEL 157.00, LOCATED 781 HWY 70, M-1 GENERAL INDUSTRIAL DISTRICT, DISTRICT 5, APPROXIMATELY 10.43 ACRES.

Mr. Mark Matlock with Construction Design & Management along with the Wampler's addressed the board. The variance request is for a building expansion for a new subzero freezer and loading dock area. There was also talk of realigning and widening Riley Drive that adjoins Hwy 70.

ACTION

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

VARIANCE REQUEST FOR EXISTING ACCESSORY STRUCTURE TO SET IN FRONT YARD. APPLICANT/PROPERTY OWNER TIMOTHY OSWALD, TAX MAP 016, PARCEL 018.00, LOCATED 1901 SHAW FERRY LANE, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 1 ACRE

Mr. Oswald addressed the board stating that he was not aware at the time of construction of the building that he was not allowed to have the structure where he placed it and was not aware that he must obtain a building permit. There was talk that it seems to appear that the building does not meet the required 30' setback due to the property having 2 front yards as the property is a corner lot. Several opposing neighbors spoke to the board, they would like to have the building removed or relocated. Mr. Brooks asked Mr. Jenkins what options the homeowner has in the situation and Mr. Jenkins stated that the variance request be granted or that the building be removed to comply.

ACTION

Mr. Napier made the motion to deny the request and 2nd by Mr. Waller and unanimously denied.

SPECIAL EXCEPTION TO BUILD AN ACCESSORY STRUCTURE WITHOUT A PRIMARY DWELLING. APPLICANT/PROPERTY OWNER ALVIN POWERS, TAX MAP 046, PARCEL 046.11, LOCATED 8197 JIM DYKE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 10.69 ACRES

Mr. Powers stated that he would like to build the structure to use as storage until he can sell his current home and construct a new home on the property. The board granted this exception with a one-year time frame to construct the new home.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 7:07 pm

Chairman

Date