

Workshop
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
March 12, 2024
4:30 p.m.

The Loudon County Regional Planning Commission will hold a workshop at 4:30 p.m. to review and discuss article 5 of the Loudon County zoning resolution. The public is welcome to attend. The Planning Commission will meet immediately following the workshop at 5:30 p.m.

AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
March 12, 2024
5:30 p.m.

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from February 13, 2024, meeting.
3. Planned Agenda Items.
 - A. 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
 - B. 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
 - C. Commercial Site Plan, Applicant Construction Design & Management, Tax Map 009, Parcel 157.00, Located 781 Hwy 70 West, M-1 General Industrial District, District 5, Approximately 10.43 acres
 - D. Commercial Site Plan, Applicant JMB Investment Company, Tax Map 035, Parcels 052.00 & 053.00, Located Hwy 321, C-2 General Commercial District, District 3, Approximately 1.25 acres
 - E. Subdivision Plat for 5 lots, Applicant/Property Owner Aaron & Katie Bare, Tax Map 047, Parcel 061.00, Located Dry Valley Rd, A-2 Rural Residential District, District 4, Approximately 19.54 acres

- F. Rezone Request from M-1 to A-1, Applicant Marcelo Urias, Property Owner Mary Schindler, Tax Map 032, Parcel 111.00, Located Matlock Bend Rd East, M-1 General Industrial District, District 1, Approximately 9 acres
 - G. Rezone Request from A-2 to R-1, Applicant Haley Szentmartoni, Property Owner Karen Cook Szentmartoni, Tax Map 049, Parcel 169.00, Located 386 Cook Drive, A-2 Rural Residential District, District 1, Approximately 2.6 acres
 - H. Bring to a vote on article 5 of the Loudon County zoning resolution from workshop
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- 4. County Commission Action on Planning Commission Recommendations
 - 5. Codes Department Building Activity Summary for February 2024 (attached)
 - 6. Additional Public Comments
 - 7. Update from Planning Department

Adjournment

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
March 12, 2024
5:30 PM

Immediately following the Planning Commission Meeting

1. Call to Order.
2. Roll Call and Swearing in All Witnesses.
3. Approval Minutes from February 13, 2024 meeting.
4. Planned Agenda Items.
 - A. Special Exception to build ball fields for public school. Applicant Michael Garren, Property Owner Loudon County Board of Education, Tax Map 15, Parcel 137.00, Located Simpson Rd, R-1 Suburban Residential District, District 2, Approximately 2.00 acres
 - B. Variance Request for side yard setback for an existing accessory structure. Applicant/Property Owner Ron Morton, Tax Map 021, Parcel 056.00, Located 2707 Lakeview Rd, R-1 Suburban Residential District, District 2, Approximately 1.16 acres
 - C. Variance Request for side yard setback for an existing accessory structure. Applicant/Property Owner Ron Morton, Tax Map 021, Parcel 058.00, Located 2707 Lakeview Rd, R-1 Suburban Residential District, District 2, Approximately 2.11 acres
 - D. Special Exception for no county road frontage on property, 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
 - E. Variance Request for 30 parking spaces in lieu of the required 43 spaces, also requesting variance from 200 sq ft to 162 sq ft per parking space. Applicant JMB Investment, Tax Map 035, Parcel 052.00 & 053.00, Located Hwy 321, C-2 General Commercial District, District 3, Approximately 1.25 acres
 - F. Variance Request for 5' rear setback to construct a new home on property. Applicant Jason Dacus, Tax Map 010F, Parcel 082.00, Located 180 Hatteras Circle, R-1 Suburban Residential District, District 5, Approximately 1 acre
 - G. Variance Request to build a garage without primary dwelling. Applicant/Property Owner Jason Brock, Tax Map 032, Parcel 107.00, Located Lakewood Dr, A-1/R-E Agriculture Forestry District, District 1, Approximately 5.66 acres

- H. Variance Request for 12' front yard setback for existing dwelling that breaks the front plain of house. Applicant/Property Owner Kim Clevenger & Jonathan Brewster, Tax Map 017H, Parcel 052.00, Located 215 Whitney Dr, R-1 Suburban Residential District, District 6, Approximately .54 acres
- I. Variance Request to build a garage without a primary dwelling. Applicant Jimmy Glenn, Tax Map 084, Parcel 069.02, Located McGhee Rd, A-2 Agriculture Forestry District, District 3, Approximately 4.4 acres
- J. Special Exception to build storage units. Applicant Chris Rogers/Property Owner Gerald Cole, Tax Map 033K, Parcels 001.01 thru 006.00, Located Lee Hwy, C-2 General Commercial District, District 1

- 5. Additional Public Comments
- 6. Announcements and/or comments from Board/Commission
- 7. Adjournment