

MINUTES
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 March 12, 2024

ACTION

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

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 FEBRUARY 13, 2024 MEETING

Jeannie Burchfield conducted roll call.

ACTION

Mr. Waller made a motion to approve the February minutes, seconded 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 applicant/property owner.

ACTION

Mr. Brooks made the motion to table until April meeting 2nd by Mr. Waller and unanimously approved to table.

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

Mr. Richard Lemay is the surveyor of this property and he spoke to the board. Mr. Lemay told the board that these lots are steep but that a soil test has been done and these are buildable lots but it would be in the front area due to the steepness in the rear portion on lots. Mr. Wallace did state that this property is in his district and he has been by the area.

ACTION

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

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

Mr. Mark Matlock with Construction Design spoke to the board on behalf of Wampler's Farm Sausage, the commercial site plan doesn't address the road issue that was addressed in February meeting. Mr. Matlock stated that they are still working with TDOT on the road issue.

ACTION

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

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

Mr. Ken Dunaway spoke to the board on the irregular shape of the lots and that the building would be within the county setbacks if approved. Mr. Wallace asked about the detentions and it does show on the side of the plans. Mr. Jenkins also stated that they were on the BZA agenda for parking spaces and sizes, and they would need to submit a plat to the office showing the 2 lots combined.

ACTION

Mr. Brooks made a motion to approve and 2nd by Mrs. McNew and Mr. Wallace opposed, the board approved.

SUBDIVISION PLAT FOR 3 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

Mr. James Hair surveyor of property spoke on behalf of the property owners. The plat shows 5 total lots but 2 of those lots are over 5 acres.

ACTION

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

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

Mr. Urias spoke to the board, and he has a contingent to purchase the property if the rezone goes thru, he has intentions to build his home on the parcel.

ACTION

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

REZONE REQUEST FROM A-2 TO R-1, APPLICANT HALEY SZENTMARTONI, PROPERTY OWNER KAREN COOK SZENTMARTONI, TAX MAP 0149, PARCEL 169.00, LOCATED 386 COOK DRIVE, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1, APPROXIMATELY 2.6 ACRES

Ms. Szentmartoni would like to rezone for the purpose of subdividing the property for another home for her family. This property is on both sides of Cook Drive and has R-1 zoning surrounding the property.

ACTION

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

BRING TO A VOTE ON ARTICLE 5 OF THE LOUDON COUNTY ZONING RESOLUTION FROM WORKSHOP

Mr. Jenkins presented to the board the changes to article 5 that has been recommended. At this time the board would like to table until our next workshop so that they can review. Mr. Brooks made a motion to table at this time and 2nd by Mrs. McNew and unanimously approved to table

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

None

ADJOURNMENT

Adjourned at 5:46 PM

Chairman

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
March 12, 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		Brian Pierce
John Napier		Edmond Ledford

CALL TO ORDER

Mr. Brooks called to order at 5:48 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM FEBRUARY 13, 2024 MEETING

Mr. Shields made a motion to approve the minutes and 2nd by Mr. Waller 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 137.00, LOCATED SIMPSON RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 2, APPROXIMATELY 2.00 ACRES

Mr. Brian Pierce with the architect company spoke to the board, this was the parcel that was missed in the February meeting

ACTION

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

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

Mr. Shields addressed with Mr. Morton that he has come in front of the Lenoir City planning office requesting lot line changes, the property has had various surveys over the years, Mr. Shields asked if the surveys show that the accessory structure is over the line. Mr. Morton stated that the first survey done back in the 90's when the property was subdivided, a more recent survey was done and recorded in the register of deeds does not show any encroachment on the neighbor's property. Mr. Morton states that all 3 surveys that have been done all match up. Mr. Morton did state that one of the surveyors stated that he did have gutters and overhang on the structure which did go over his property line and that this has been corrected. Mr. Shields stated to Mr. Morton that whatever the decision of the board was that it would not change any decision when it comes to a civil matter. Ms. Katherine Massaro of the adjoining property spoke on behalf of her family, she states that she has a survey showing the Morton's structures are encroaching onto their property. The board requested that both parties come back in April with their surveys to determine if the variance can be voted on or if this issue of encroachment will need to be a civil matter.

ACTION

Mr. Shields made the motion to table until April meeting, and 2nd seconded by Mr. Napier, the board approved to table

VARIANCE REQUEST FOR SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE. APPLICANT/PROPERTY OWNER RON MARTON, TAX MAP 021, PARCEL 058.00, LOCATED 2707 LAKEVIEW RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 2, APPROXIMATELY 2.11 ACRES

ACTION

Mr. Shields made the motion to table until April meeting, and 2nd by Mr. Bright, the board approved to table

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 April meeting.

VARIANCE REQUEST FOR 30 PARKING SPACES IN LIEU OF THE REQUIRED 43 SPACES, ALSO REQUESTING VARIANCE FROM 200 SQ FT TO 171 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

Mr. Dunaway spoke, and the parking spaces will be 9x19 except for the spaces directly in front of the store which will be 10x20 spaces. Mr. Waller stated that the reduction of space is over 30% of the requirements. Mr. Dunaway stated that his client felt that with this 10,000 sq ft store the 30 parking spaces is more than adequate

ACTION

Mr. Napier made the motion to approve and 2nd by Mr. Shields, Mr. Waller opposed, the board approved

VARIANCE REQUEST FOR 10' 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

The representative of Heritage Homes spoke, due to the property being a corner lot, the HOA requires that a 2-story home to have 24,000 sq ft, so the variance is for the right rear corner of the lot. The HOA approved the blueprint of this home if variance is requested.

ACTION

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

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

Mr. Jason Brock and son Jackson Brock, the goal is to construct a home for Jackson but not for a least a year but would like to go ahead and build a 28'x36' garage for storage. Mr. Shields did state to the property owners that a building permit should be obtained in the next year.

ACTION

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

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 0.54 ACRES

Mr. Brewster was not aware that an accessory structure could not break the plane of the front of the home. Mr. Jenkins stated that a complaint had been received and when he went to the property, he did confirm that the structure is front of home. Mr. Jenkins did state that the rear portion of the property has a steep grade and that is also where the field lines & septic are located. Since the property has a special land feature, the garage can only be in the location that it is being constructed.

ACTION

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

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

Mr. Glenn would like to build the garage before constructing the home. Mr. Glenn will pull the home building permit as soon as contractors' availability. The board granted one year to have home permit pulled with the office

ACTION

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

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 1

Mr. Chris Rogers stated that this would be open storage units for campers, RV's, boats, etc.

ACTION

Mr. Shields made a 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 6:28 pm

Chairman

Date