

MINUTES  
 LOUDON COUNTY  
 REGIONAL PLANNING COMMISSION

April 9, 2024

ACTION

Members Present	Members Absent	Others Present
Mike Waller	Leon Shields	Holli Tucker
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		

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 MARCH 12, 2024 MEETING

Jeannie Burchfield conducted roll call.

ACTION

Mrs. McNew made a motion to approve the March minutes, and 2<sup>nd</sup> by Mr. Brooks 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

Mr. Jenkins stated that there were no issues with the site plan from our office.

ACTION

Mr. Waller made the motion to approve and 2<sup>nd</sup> by Mr. Williams and unanimously approved

ROAD ACCEPTANCE REQUEST, APPLICANT RICHARD LEMAY, TAX MAP 021D, PARCEL 093.00, LOCATED BEALS CHAPEL RD, ASHTON FIELDS SUBDIVISION, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 9.93 ACRES

Mr. Richard Lemay is the surveyor of this property and he spoke to the board on this request. Mr. Waller was concerned about drainage issues.

ACTION

Mr. Waller made a motion to table at this time and 2<sup>nd</sup> by Mr. Kennedy and unanimously approved to table

SUBDIVISION PLAT FOR 2 LOTS, APPLICANT 3D LAND SURVEYING/PROPERTY OWNER JESSICA RAPER & ROBERT HOLT, TAX MAP 057, PARCEL 092.00, LOCATED 3982 CORINTH RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 4, APPROXIMATELY 17.1 ACRES

3D Land Surveyor spoke to the board on this plat. This property already has a paved driveway that varies from 10' to 11' in width and the standard regs calls for a 12' wide gravel section. The surveyor requests variance to use the road as is, but we still need to install cul-de-sac. They could add 1' of gravel to side of asphalt or if asphalt is better than the 4" compacted stone that the regs call for. The surveyor requests to use the existing asphalt that is already on property. Mr. Williams stated this is a shared driveway and that this would not be county approved road. Mr. Bright asked the question of the length of cul-de-sac, and the surveyor stated 398' to center of cul-de-sac.

ACTION

Mr. Bright made a motion to approve and 2<sup>nd</sup> by Mr. Kennedy and unanimously approved for 2 lot subdivision only using existing driveway. The surveyor will note this on the plat. Mr. Bright stated that if this property was to be subdivided again then they would need new approval on the road from the board.

SUBDIVISION PLAT FOR 74 LOTS, APPLICANT/PROPERTY OWNER CMH HOMES, TAX MAP 040, PARCELS 009.00 & 027.00, LOCATED MATLOCK BEND RD & RIVER RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 1, APPROXIMATELY 82 ACRES.

Mr. Richard Graves & engineer John Anderson spoke on behalf of CMH Homes. Mr. Graves addressed the board with two variance requests.

1. Variance request from 10% to 12% increase of road grade, the highway dept had no issues with this request
2. Variance request from 600' limit/15 lot limit cul-de-sac – this subdivision will have more than the 15 lots on cul-de-sac

Both variance requests are due to the topography of the sites.

Mr. Waller had concerns of off-site water drainage at the interstate. The engineers stated the drainage has been bypassed and the water detention meets requirements. The engineer also stated

this has been addressed in the drainage calculations submitted. Mr. Napier (also neighbor to the site) was concerned that these 74 lots could turn into 300 lots of more at River Rd entrance and then be annexed into the city. The engineer stated that these lots are 100' wide, which is required and there is no more property to make more than the proposed 74 lots. Mr. Napier also was concerned about the access road for heavy machinery. Mr. Jenkins stated the highway dept was acceptable with the location of the connector road to Matlock Bend. Mr. Jenkins stated that everything else on the plat was good. Mr. Dennis Brenan (neighbor) lives near the access road, he had concerns about road issues & traffic. Mrs. McNew asked if there was any other feasible entrance to the property. County Commissioner Randolph spoke to the board that the access road at Matlock Bend has been approved by the highway dept. If there were two entrances to the subdivision then the city could annex the property.

ACTION

Mr. Brooks made a motion to approve and 2<sup>nd</sup> by Mr. Bright and unanimously approved.

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT SAMUEL HOWARD, TAX MAP 003, PARCEL 047, LOCATED 1855 GRUBB RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 5

The applicant did not show but Mr. Jenkins did address this plat to the board. The plat submitted to the office was to adjust the lot line on the left and create two lots off one. The plat shows a private drive to the lots and not a county approved road. The original subdivision was platted out in 1962 before our current zoning was in place. Mr. Jenkins requested guidance and recommendations for this person in regard to creating a new lot. The original subdivision when created was for 6 lots when recorded back in 1962.

ACTION

Mr. Brooks made a motion to table and, 2<sup>nd</sup> by Mrs. McNew and unanimously approved to table.

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

Mr. Jenkins presented to the board the revised changes to article 5 that has been recommended. There were opposing audience members that spoke regarding the changes.

ACTION

Mr. Waller made the motion to approve and 2<sup>nd</sup> by Mr. Bright, opposed Mrs. McNew and unanimously approved

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR MARCH 2024  
(ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

Mr. Jenkins spoke about how subdivision regulations showing sharded driveway easements, and cul-de-sacs to be shown on plats.

ADJOURNMENT

Adjourned at 6:41 PM

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Chairman

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MINUTES  
LOUDON COUNTY BOARD OF ZONING APPEALS  
April 9, 2024

*Immediately following the Planning Commission Meeting*

Members Present	Members Absent	Others Present
Jim Brooks, Chairman	Leon Shields	Holli Tucker
Mike Waller		James Jenkins, Planning and Codes
John Napier		Jeannie Burchfield, Planning and Codes
Ryan Bright		
		Edmond Ledford

CALL TO ORDER

Mr. Brooks called to order at 6:50 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM MARCH 12, 2024 MEETING

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

VARIANCE REQUEST FOR SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE. APPLICANT/PROPERTY OWNER RON MORTON, TAX MAP 021, PARCEL 056, LOCATED 2707 LAKEVIEW ED, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 2, APPROXIMATELY 1.16 ACRES

Mr. Morton and his surveyor spoke, the surveyor did find in his original survey that Mr. Morton had encroachments on the adjoining property and that has now been corrected. Both Mr. Morton and the neighbor Mr. Massaro both now agree on the lot lines, but Mr. Massaro doesn't agree with the buildings in violation of setbacks. Mr. Jenkins addressed the board that for Mr. Morton to comply he would need to combine the lots in order to obtain building permits and move the existing structures to comply with setbacks.

ACTION

Mr. Waller made the motion to deny both variance requests and 2<sup>nd</sup> by Mr. Bright and unanimously approved to deny

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

See action above

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.

This property is the rear portion of 2 lots, there was a request sometime ago to close the right of way. There is an access easement from front to rear property.

ACTION

Mr. Waller made the motion to approve and 2<sup>nd</sup> by Mr. Napier and unanimously approved

VARIANCE REQUEST FOR FRONT YARD EXISTING ACCESSORY STRUCTURE, APPLICANT/PROPERTY OWNER JOSE GONZALES, TAX MAP 026, PARCEL 022.01, LOCATED 629 STEVENS LANE, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 1.5 ACRES

Mr. Gonzales did not obtain a building permit, the structure is in violation of front yard setbacks, and violation in front yard.

ACTION

Mr. Waller made the motion to deny and 2<sup>nd</sup> by Mr. Napier and unanimously denied

VARIANCE REQUEST FOR REAR YARD SETBACK TO CONSTRUCT A NEW HOME ON PROPERTY. APPLICANT/PROPERTY OWNER JONATHAN SWEET, TAX MAP 069F, PARCEL 002.00, LOCATED 121 HUGHES RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 1 ACRE

Mr. Sweet was not available, but his excavator Mr. Campbell did speak on the property owners behalf. The TVA setbacks are 35' to get the house constructed with septic, the house would need to move back within 15' of setbacks. Due to the hardship and topographic issues the variance was approved. Mr. Waller did state that the property owners did need to reach out to TVA for building clarification.

ACTION

Mr. Waller made a motion to approve and 2<sup>nd</sup> by Mr. Napier and unanimously approved

VARIANCE REQUEST TO BUILD A GARAGE IN FRONT YARD, APPLICANT /PROPERTY OWNER JAMES L. JAMESON, TAX MAP 031J, PARCEL 003.00, LOCATED 400 MATLOCK SHORES, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 1, APPROXIMATELY 2.04 ACRES

Due to the nature of Mr. Jameson property, he has 3 front yards, the board granted, and Mr. Jameson stated he will comply with setbacks

ACTION

Mr. Napier made the made a motion to approve and 2<sup>nd</sup> by Mr. Waller and unanimously approved

VARIANCE REQUEST FOR A CAMPER TO SET ON SIRE FOR FIREFIGHTERS TO OCCUPY WHEN ON CALL, APPLICANT GREENBACK FIRE DEPT, TAX MAP 035, PARCEL 041.01, LOCATED 16899 HWY 321, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 2 ACRES

Mr. Brad Lett, assistant fire chief, spoke to the board members. He explained that the existing fire hall has living quarters but that they are rented out to Priority Ambulance Service. Priority uses the building from 9 am to 9 pm to help cut down on response times in the Greenback area. Mr. Bright did ask what the long-term plan is, and Mr. Lett stated that he hopes to build another station with living quarters. There is a loft in the existing structure that he would like to renovate into additional living quarters.

ACTION

Mr. Napier made a motion to approve and 2<sup>nd</sup> by Mr. Bright for one camper only for 12 months

ADDED ITEM TO AGENDA

The Greenback Memorial Baptist Church requests a variance. The church would like to build a 40' x 80' open pavilion. Mr. Jenkins stated that the property has 2 front roads and is in an R-1 zone in the City of Greenback, churches are not allowed in this zone and they would be expanding in non-conforming uses.

ACTION

Mr. Napier made the motion to approve and 2<sup>nd</sup> by Mr. Bright and unanimously approved

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 7:22 pm

\_\_\_\_\_  
Chairman

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Date