

MINUTES
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 May 14, 2024
ACTION

Members Present	Members Absent	Others Present
Mike Waller	Leon Shields	Phil Bunch, Planning and Codes
Keith Buckles	Ryan Bright	James Jenkins, Planning and Codes
Todd Kennedy		Jeannie Burchfield, Planning and Codes
Jimmy Williams		Holli Tucker, Zoning
Jim Brooks		Ed Donley
John Napier, Chairman		James Hair
Pam McNew, Secretary		Chris Perry
		Sherrie Daniel

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

Conducted by Jeannie Burchfield

APPROVAL OF MINUTES FROM APRIL 9, 2024 MEETING

ACTION

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

SUBDIVISION PLAT FOR 6 LOTS, APPLICANT/PROPERTY OWNER CHRIS WAMPLER, TAX MAP 032, PARCEL 112.00, LOCATED MATLOCK TRAIL, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 1, APPROXIMATELY 6.03 ACRES

Surveyor James Hair spoke to the board on behalf of the property owner. Mr. Jenkins stated that this plat was in our office prior to the new zoning regulations.

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT/PROPERTY OWNER MARLENA DAWN HARPER, TAX MAP 073, PARCEL 016.01, LOCATED 2893 HOLT RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 38.51 ACRES

Surveyor James Hair spoke to the board on behalf of the property owner. Mr. Jenkins stated everything looks to be in order on plat.

ACTION

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

Mr. Chris Perry which is part of the engineering group on this project spoke to the board. Mr. Jenkins stated that there was a 40' right away created back in 1962 to access these lots, this is a private road. Mrs. McNew asked if there are any stipulations to how many lots can be created on this road. The original plat created was for 6 lots.

ACTION

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

SUBDIVISION PLAT 4 LOTS, APPLICANT/PROPERTY OWNER J. EDWARD DONLEY, TAX MAP 073, PARCEL 010.01, LOCATED 2690 OAKLAND RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 15.49 ACRES

Mr. Donley addressed the board. Mr. Bunch reviewed the plat and everything is in order.

ACTION

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

ITEM ADDED TO AGENDA

SUBDIVISION PLAT FOR 3 LOTS WITH SHARED DRIVEWAY, APPLICANT/ PROPERTY OWNER SHERRI DANIEL, TAX MAP 013, PARCEL 016.01, LOCATED 1030 MALONE RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 6.74 ACRES

Mr. Jenkins addressed the board about shared driveways and subdivisions. The surveyor has presented two different plats, one showing the lot line intercepting the shared driveway and the other showing the line coming back to the cul-de-sac. Mr. Jenkins stated that the second option of the cul-de-sac has been our standard on plats. The property owner states that there is currently a 10' concrete drive and is suitable for the traffic. Mr. Jenkins stated that option 2 is the best option for this type of subdivision plat and going forward.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

County Commission passed the Article 5 Zoning amendment. The board decided that any rezoning from A to A zoning, no fee would be applied for 5 years. They also decided that any subdivision plats 3 lots or less would go by the old regulations until 06/28/2024, after that date, plats will go by the new regulations going forward.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR APRIL 2024

(ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 5:45 PM

Chairman

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
May 14, 2024

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks, Chairman	Leon Shields	Phil Bunch, Planning
Mike Waller	Ryan Bright	James Jenkins, Planning and Codes
John Napier		Jeannie Burchfield, Planning
		Holli Tucker - Zoning
		William & Sara Upchurch
		James & Cynthia Bunch
		Elder Carrillo
		Val Simon
		Greg Lee

CALL TO ORDER

Mr. Brooks called to order at 5:47 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM APRIL 9, 2024 MEETING

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

VARIANCE REQUEST FOR ADDITIONAL TIME TO RELOCATE BUSINESS TO CORRECT ZONING DISTRICT, APPLICANT LISA BEELER, TAX MAP 003, PARCEL 008.00, LOCATED 19956 BUTTERMILK RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 5

The property owner runs a small dump truck business on this property. The codes office received a complaint about a commercial business being operated on the property. The property is not currently zoned commercial. The property owner does not want to try and rezone the property as he has intentions of placing a home on the property at a later time.

ACTION

Mr. Napier made a motion to approve a 60-day time limit to have business relocated and 2nd by Mr. Waller and unanimously approved

VARIANCE REQUEST TO EXPAND RESIDENTIAL GARAGE FOR EQUIPMENT ON C-2 PROPERTY, APPLICANT/PROPERTY OWNER CYNTHIA BUNCH, TAX MAP 070, PARCEL 205.00, LOCATED 151 CALHOUN DR, C-2/R-1 GENERAL COMMERCIAL DISTRICT, SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 2.2 ACRES

The property owner wants to build a 30' x 40' garage on the commercial portion of the property.

ACTION

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

VARIANCE REQUEST FOR GARAGE ON PROPERTY WITHOUT PRIMARY DWELLING, APPLICANT/PROPERTY/OWNER VAL SIMON, TAX MAP 051, PARCEL 031.00, LOCATED 32111 AXLEY CHAPEL RD, A-1/A-2 AGRICULTURE FORESTRY DISTRICT, RURAL RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 14.42 ACRES

Mr. Simon addressed the board stating he would like to construct his garage to store his personal equipment and property in until he can construct his home. Mr. Simon also stated that he is currently in the process of obtaining his building plans for his home and hopes to have those finished soon so that he can obtain a permit for his home. Mr. Jenkins and the board discussed that parameters could/should be set on this type of variances.

ACTION

Mr. Waller made a motion to approve with a one-year time frame to have the home under construction and 2nd by Mr. Napier and unanimously approved

VARIANCE REQUEST FOR GARAGE ON PROPERTY WITHOUT PRIMARY DWELLING, APPLICANT/PROPERTY OWNER GREGORY LEE, TAX MAP 051, PARCEL 031.02, LOCATED 32059 AXLEY CHAPEL RD, A-1/A-2 AGRICULTURE FORESTRY DISTRICT, RURAL RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 5.07 ACRES

Mr. Lee is a neighbor to Mr. Simon (above), and he also wants to construct a garage to store his personal belongings until he can construct his home on the property.

ACTION

Mr. Waller made a motion to approve with a one-year time frame to have the home under construction and 2nd by Mr. Napier and unanimously approved

VARIANCE REQUEST FOR GARAGE ON PROPERTY WITHOUT PRIMARY DWELLING, APPLICANT/PROPERTY OWNER WILLIAM & SARA UPCHURCH, TAX MAP 065, PARCEL 026.16, LOCATED 265 JULIP LANE, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 5 ACRES

The Upchurch's addressed the board, they stated that they currently live in Farragut and would like to construct a 30' x 40' garage on their property to store personal belongings. They currently have a person ready to construct their garage.

ACTION

Mr. Waller made a motion to approve with a one-year time frame to have the home under construction and 2nd by Mr. Napier and unanimously approved

VARIANCE REQUEST TO BUILD A METAL BUILDING ON PROPERTY WITHOUT PRIMARY DWELLING, APPLICANT/PROPERTY OWNER ELDER LOPEZ, TAX MAP 022, PARCEL 076.00, LOCATED 9909 BEALS CHAPEL RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 2 ACRES

Mr. Lopez is not ready to construct a home on the property, when he is closer to that time, he will come back and reapply

ACTION

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

VARIANCE REQUEST FOR NO ROAD FRONTAGE, APPLICANT/PROPERTY OWNER THOMAS SNIPES, TAX MAP 025K, PARCEL 034.00, LOCATED 2299 SNODDERLY RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 4.39 ACRES

Mr. Alex Snipes spoke to the board, his father Thomas Snipes was unavailable at the time. Mr. Thomas Snipes wants to subdivide a lot off to give to his son Alex Snipes but would not have road frontage. Mr. Jenkins discussed with the board and how the plat would be if granted the variance

ACTION

Mr. Waller 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 6:27 pm

Chairman

Date