

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION

June 11, 2024

ACTION

Members Present	Members Absent	Others Present
Mike Waller	Jimmy Williams	Phil Bunch, Planning and Codes
Keith Buckles		James Jenkins, Planning and Codes
Todd Kennedy		Jeannie Burchfield, Planning and Codes
Leon Shields		Holli Tucker, Zoning
Jim Brooks		Ali Roseburgh
John Napier, Chairman		Ray Kenno
Pam McNew, Secretary		Chris Sharp
Ryan Bright		

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 MAY 14, 2024 MEETING

ACTION

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

SUBDIVISION PLAT FOR 15 LOTS, APPLICANT CHRIS SHARP URBAN ENGINEERING, TAX MAP 017, PARCEL 055.00, LOCATED 14350 NORTHSORE DR, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 78.5 ACRES

Mr. Brad Sharp representing Urban Engineering addressed the board. Mr. Jenkins stated these will be 5 acre lots, there will not be curb or gutters, no sidewalks and no water detention areas. Mr. Waller asked about utilities, water and sewer, and Mr. Shields stated that this is all in process.

ACTION

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

REZONE REQUEST FROM C-2 TO R-1, APPLICANT/PROPERTY OWNER ALI ROSEBURGH, TAX MAP 015M, GROUP A, PARCEL 004.00, LOCATED 103 ROBINSON DR, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 2, APPROXIMATELY 1.22 ACRES

Ms. Roseburgh owns two acres and wants to rezone only 1.22 acres so that she can place a new home on the property. There is a home on the property now but once the rezone is done, the current home will stay on the C-2 portion of property and will be used as commercial only.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3, APPLICANT/PROPERTY OWNER MARK COSTNER, TAX MAP 057, PARCEL 286.01, LOCATED 21145 STEEKEE RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 4, APPROXIMATELY 4.76 ACRES

Mr. Gary Whitfield addressed the board on behalf of the property owner. The property owner is requesting the rezone so he may subdivide the property for family.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR MAY 2024 (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

Dr. Thomas Koenig addressed the board with his and roughly around 50 other homeowners in the area about the property owned by Mr. Michael Gaddis regarding the proposed marina on Ft. Loudoun Lake. Mr. Gaddis applied for a special exception through the Board of Zoning in 2020 as was granted by the board, it was stated that this would be a private, gated seasonal use marina with about 20,000 sq ft of dock space. The newest proposal from Mr. Gaddis now shows 4 docks with over 27,000 sq ft. Mr. Shields stated that the special exception was for the marina only. Mr. Shields stated that the concerned homeowners may need to reach out to TVA as anything that encounters the water goes through TVA. Mr. Jenkins stated that the marina on land would come back to the Planning office for review.

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT
Adjourned at 5:51 PM

Chairman

MINUTES
 LOUDON COUNTY BOARD OF ZONING APPEALS
 June 11, 2024

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks, Chairman		Phil Bunch, Planning
Mike Waller		James Jenkins, Planning and Codes
John Napier		Jeannie Burchfield, Planning
Leon Shields		Holli Tucker - Zoning
Ryan Bright		Shelly Hicks

CALL TO ORDER

Mr. Brooks called to order at 5:50 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM MAY 14, 2024 MEETING

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

VARIANCE REQUEST FOR EXISTING ACCESSORY STRUCTURE IN THE FRONT SETBACKS. APPLICANT/PROPERTY OWNER MATTHEW HICKS, TAX MAP 056, PARCEL 114.00, LOCATED 4750 CALLOWAY RD, A-2/R-E, RURAL RESIDENTIAL DISTRICT, SINGLE FAMILY EXCLUSIVE OVERLAY DISTRICT, DISTRICT 4, APPROXIMATELY 1 ACRE

Mr. Hicks addressed the board, stating that he was not aware that he would need a building permit for the structure. When Mr. Hicks was notified, he was in violation of not obtaining a permit, he came to obtain a permit, and was then made aware of the violation of setbacks. Mr. Jenkins and Mr. Bright stated that the property does have topographical issues.

ACTION

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

VARIANCE REQUEST TO REPLACE EXISTING MOBILE HOME WITH NEW DWELLING, APPLICANT/PROPERTY OWNER JAMES MCMAHAN, TAX MAP 024, PARCEL 047.00, LOCATED 801 PINE GROVE PROVIDENCE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISCTRICT 5, APPROXIMATELY 11 ACRES

Mr. McMahan stated we would like to place a new home on the property. Mr. Sheilds stated he has spoken with the property owners, and surrounding neighbors and commissioners in the area, the property owners had donated some property in the nearby church. Mr. McMahan is demoing the existing home.

ACTION

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

VARIANCE REQUEST FOR 20' to 25' FRONT YARD SETBACK, APPLICANT/PROPERTY OWNER STEPHEN RIGGS, TAX MAP 049, PARCEL 124.01, LOCATED 9776 STEEKEE SCHOOL RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 4, APPROXIMATELY 4.53 ACRES

Mr. Riggs had already started the build of the home when he discovered he was in violation of the front yard setbacks. Mr. Sheilds asked how close the home was to the front underground utilities, water & gas. Mr. Riggs was not sure of this answer.

ACTION

Mr. Waller made a motion to approve, contingent that the property owner or contractor contact the utilities and highway dept to determine a recommendation before continuing the build and report back to Mr. Jenkins with their findings and 2nd by Mr. Napier and unanimously approved. Mr. Sheilds abstained his vote

ADDITIONAL PUBLIC COMMENTS

Please see the Planning Commission Meeting comments on the proposed marina

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:20 pm

Chairman

Date

