

MINUTES
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 August 13, 2024
ACTION

Members Present	Members Absent	Others Present
Mike Waller		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		Michelle Swaim
John Napier, Chairman		Deborah Quillen
Pam McNew, Secretary		William & Patrica Baker
Ryan Bright		Teresa Layman
Jimmy Williams		Chad Tindell
		James Hair
		Tonya Bledsoe

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 JULY 9, 2024 MEETING

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT/PROPERTY OWNER WILLIAM KELLAM, TAX MAP 039, PARCEL 087.02, LOCATED BRADSHAW HOLLOW RD, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 5.94 ACRES

Surveyor James Hair addressed the board on behalf of the property owner. This plat was submitted to the Planning office prior to the new zoning regulations. Mr. Hair explained that the smallest lot size would be 1.09, lot 2 would be 1.94, and the largest lot would be 2.9 acres

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT/PROPERTY OWNER TONYA BELDSOE, TAX MAP 036, PARCEL 061.00, LOCATED 1130 REST CAMP RD, A-1/F-1 AGRICULTURE-FORESTRY DISTRICT, FLOODWAY DISTRICT, DISTRICT 3, APPROXIMATELY 6.63 ACRES

Mrs. Bledsoe addressed the board, she would like to subdivide her home off of the existing parcel and create two more parcels for future use. The existing home parcel will be 3.4 acres, the two new lots will be just over 1 acre each. This plat was submitted to the Planning office prior to the new zoning regulations.

ACTION

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

REZONE REQUEST FROM A-2/F-1 TO A-3/F-1 ZONING, APPLICANT BENCHMARK ASSOCIATES, PROPERTY OWNER MILES MENCER, TAX MAP 017, PARCEL 089.00, LOCATED 2028 WILKERSON RD, A-2/F-1 RURAL RESIDENTIAL DISTRICT, FLOODWAY DISTRICT, DISTRICT 6, APPROXIMATELY 11.35 ACRES

Mr. Benny Moorman with Benchmark Associates was the representative on behalf of the property owner. Mr. Waller spoke and stated he and the county commissioner of this district have received several calls and emails in opposition to this rezone request. Mr. Waller also stated that one of the proposed lots would have an easement across an adjoining property owner and the owner would not grant that easement. Mr. Moorman stated that he had been in contact with the adjoining property owner and his only concern would be that he would have a parcel that would no longer be in green belt, he also has had discussion with the adjoining owner and that Mr. Mincer may purchase that access easement to alleviate this issue. We had several opposing neighbors to address the board to oppose this rezone request and proposed subdivision. This rezone would allow the property owner to be able to subdivide the property into 6 lots with each over 1+ acres each.

ACTION

Mr. Waller made a motion to deny the request and 2nd by Mr. Buckles and unanimously denied

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT/PROPERTY OWNER KELLEY & MICHELLE SWAIM, TAX MAP 049, PARCEL 115.00, LOCATED 102 SIMPSON RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 4, APPROXIMATELY 3.73 ACRES

The Swaim's would like to rezone the property so that they can subdivide the property for their kids.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT STERLING ENGINEERING, PROPERTY OWNER JAMES BAKER, TAX MAP 060, PARCEL 111.02, LOCATED 3456 BROOK RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 2.28 ACRES

Mr. Baker rezone request is so that he would be able to subdivide his property so that his daughter that resides next door can acquire the 1 acre that currently has a barn on it.

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 ZONING, APPLICANT/PROPERTY OWNER TERESA LAYMAN, TAX MAP 054, PARCEL 023.00, LOCATED 27800 POND CREEK RD, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 1 ACRE ONLY

Mrs. Layman is requesting the rezone so that she can subdivide the 1 acre only of property of the parcel for an existing home.

ACTION

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

REZONE REQUEST FROM A-2 TO C-2 ZONING, APPLICANT/PROPERTY OWNER
CONNIE HEYOB, TAX MAP 048, PARCEL 105.00, LOCATED 6633 LEE HWY, A-2 RURAL
RESIDENTIAL DISTRICT, DISTRICT 4, APPROXIMATELY 4 ACRES

Mr. Chad Tindell addressed the board as the representative for Ms. Heyob. The owner would like to create a boat/RV storage on the property. Mr. Jenkins stated that this area was more suitable for residential zoning. County Commissioner Mr. Whitfield district 4 was in opposition of this rezone along with several neighbors. Many neighbors had conflict on the rezone request for commercial use.

ACTION

Mr. Bright made a motion to deny and 2nd by Mr. Brooks and unanimously denied

REZONE REQUEST FROM A-1 TO A-3 ZONING, APPLICANT JAMES CROSS,
PROPERTY OWNER JAMES KEATON, TAX MAP 043, PARCEL 032.00, LOCATED HWY
321/FAIRVIEW RD, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 3, REZONE
APPROXIMATELY 3.9 ACRES ONLY

Mr. Cross addressed the board stating the property owner would like to rezone the 3.9 acres on the south side of the property so that he can subdivide.

ACTION

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

SUBDIVISION PLAT FOR 4 LOTS TO 1, APPLICANT DIEGO SANCHEZ, PROPERTY
OWNER LAURA BRAWLEY, TAX MAP 021A, GROUP C, PARCELS 013.00 THRU 016.00,
LOCATED 3920 MARTEL RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5,
APPROXIMATELY 1.00 ACRE

Ms. Brawley requested to combine her 4 lots into 1 parcel so that she can build an accessory structure on the property with the existing home.

ACTION

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

REZONE REQUEST FROM C-2 TO R-1 ZONING, APPLICANT/PROPERTY OWNER
DAVID JOHNSON, TAX MAP 020D, GROUP E, PARCELS 014.00 & 015.00, LOCATED 201
CHRISMAN RD, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 2

Mr. Johnson requested to rezone so that if something were to happen to the existing home he could rebuild and apply for a home loan. Mr. Jenkins stated that this property was best suited to be residential and not commercial

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated that all the rezones from last month were approved by County Commission

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR MAY 2024 (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 6:06 PM

Chairman

MINUTES
 LOUDON COUNTY BOARD OF ZONING APPEALS
 August 13, 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		Matt Chapman
		Tonya Bledsoe
		Tim Clark
		David Edens

CALL TO ORDER

Mr. Brooks called to order at 5:51 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM JULY 09, 2024 MEETING

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

SPECIAL EXCEPTION REQUEST TO ALLOW REPAIR WORK ON OFF ROAD VEHICLES. APPLICANT/PROPERTY OWNER THOMAS BEELER, TAX MAP 007A, GROUP A, PARCEL 019.00, LOCATED 14190 HICKORY CREEK RD, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5, APPROXIMATELY 1.08 ACRES

Representative of the architectural company addressed the board, this would be a detail and accessory shop with most all vehicles being stored inside the building.

ACTION

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

VARIANCE REQUEST FOR 5' SIDE YARD & 10' REAR YARD SETBACKS.
APPLICANT/PROPERTY OWNER TONYA BLEDSOE, TAX MAP 050, PARCEL 045.00,
LOCATED 5594 DAVIS FERRY RD, A-2, RURAL RESIDENTIAL DISTRICT, DISTRICT 1,
APPROXIMATELY 0.67 ACRES

Mr. Chapman explained that the property had an original dwelling on the property and that has been removed but due to the septic tank and utilities, they would need the variances granted to be able to place another home on the property.

ACTION

Mr. Shields made a motion to approve the request, and 2nd by Mr. Napier and unanimously approved

VARIANCE REQUEST TO RESIDE IN EXISTING HOME UNTIL A NEW HOME IS
CONSTRUCTED AND WILL DEMO THE EXISTING HOME WHEN CO IS RECEIVED.
APPLICANT DEVON RODRIGUEZ, PROPERTY OWNER MARTI CERLING, TAX MAP
085, PARCEL 009.00, LOCATED 251 LEE SHIRLEY RD, A-1 AGRICULTURE-FORESTRY
DISTRICT, DISTRICT 3, APPROXIMATELY 1.48 ACRES

Mr. Rodriguez addressed the board on behalf of the property owner, the construction contract of the new home states that the existing home will be removed when completed.

ACTION

Mr. Waller made a motion to approve the request with a one-year time limit and 2nd by Mr. Bright and unanimously approved.

VARIANCE REQUEST TO RESIDE IN THE EXISTING HOME UNTIL A NEW HOME
CONSTRUCTED AND WILL DEMO THE EXISTING HOME WHEN CO IS RECEIVED.
APPLICANT/PROPERTY OWNER RALPH CLARK, TAX MAP 052, PARCEL 074.00,
LOCATED 6453 BIG HILL RD, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 3,
APPROXIMATELY 2 ACRES

Mr. Clark stated that the property has an existing older home on it that he resides in at this time, he will have removed when the new home receives CO.

ACTION

Mr. Waller made a motion to approve the request with a one-year time limit and 2nd by Mr. Napier and unanimously approved.

VARIANCE REQUEST TO BUILD ACCESSORY STRUCTURE BEFORE PRIMARY DWELLING, APPLICANT/PROPERTY OWNER CHRISTOPHER RIDER, TAX MAP 082, PARCEL 002.01, LOCATED 550 BURL ANDERSON RD, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 5 ACRES

No show from property owner

ACTION

Mr. Shields made a motion to table for September meeting and 2nd by Mr. Waller and unanimously approved to table

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:24 pm

Chairman

Date