

MINUTES  
 LOUDON COUNTY  
 REGIONAL PLANNING COMMISSION  
 September 10, 2024  
ACTION

Members Present	Members Absent	Others Present
Mike Waller	Jim Brooks	Phil Bunch, Planning and Codes
Keith Buckles	Leon Shields	James Jenkins, Planning and Codes
Todd Kennedy		Jeannie Burchfield, Planning and Codes
Ryan Bright		Holli Tucker, Zoning
Jimmy Williams		James Hair
John Napier, Chairman		Petr Bulkhak
Pam McNew, Secretary		David Webb
		Mike & Doris McNabb
		Robert Campbell
		Mark & Susan Shultz
		Chad Brown
		Acelyn Garrett
		Blain Chrisman
		Stewart Foshie
		Edmond Ledford
		Jon Walton
		Darrell Price
		Tonya & Mike Millsaps
		Richard Lemay
		Robin Cheatham
		Pat Hunter

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 AUGUST 13, 2024 MEETING

ACTION

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

COMMERCIAL SITE PLAN, APPLICANT/PROPERTY OWNER CHARLES SUNNY DEFOE, TAX MAP 082, PARCEL 013.00, LOCATED 269 MURRAY CHAPEL RD, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 27 ACRES

Robert Campbell was present to represent the applicant. This site plan was previously brought to the board and corrections have been made to the plan.

ACTION

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

COMMERCIAL SITE PLAN, APPLICANT CHAD BROWN WITH LAND DEVELOPMENT SOLUTIONS, TAX MAP 007, PARCELS 050.00 & 070.00, LOCATED 19770 HWY 11 EAST, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5, APPROXIMATELY 2 ACRES

Chad Brown was present, and Mr. Bunch has reviewed the plans, and everything looks to be in order. Mr. Jenkins stated that this is in the MS4 and the state will not be involved in the Swift permitting, that will come through the Loudon County Planning office. The applicants will be working on their submittal of storm water control. Mr. Waller asked about TDEC permit and the applicant stated they have been working on which one will be used for this site plan.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT/PROPERTY OWNER MARK SHULTZ, TAX MAP 049, PARCELS 017.08 & 017.09, LOCATED 240 & 290 BEDLOW WAY, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1, APPROXIMATELY 1 ACRE

Mr. Jenkins stated that to the board, the applicants will need to request up to 2 acres to be rezoned as this will be off a shared driveway development. Mrs. Shultz stated that they own both of these parcels and that their family home is located directly behind these lots, and they would like to subdivide off a small portion for family and then combine the remaining land into their existing home property.

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 ZONING, APPLICANT/PROPERTY OWNER  
MICHAEL MILLSAPS, TAX MAP 054, PARCEL 018.03, LOCATED 19325 POND CREEK  
RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, REZONE  
APPROXIMATELY 2 ACRES ONLY

Mr. Millsaps would like to subdivide off 2 acres to give to his daughter so that she could build a house.

ACTION

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

REZONE REQUEST FROM A-1 TO A-2/A-3 ZONING, APPLICANT/PROPERTY OWNER  
DARRELL PRICE, TAX MAP 047, PARCEL 013.00, LOCATED 3001 JIM DYKE RD, A-1  
AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 7.46 ACRES

Mr. Price would like to rezone the above property to subdivide into the following lots, one acre lot (A3), one 2.716 acre (A2) and the last lot being 3.715 acre (A2). Several opposing neighbors addressed the board with their concerns on the growth of the area and the safety of Jim Dyke Road with more residents. Mr. Price did address the concerns of the opposing residents on the safety of Jim Dyke Road and did suggest that the new lots created have their driveways to come off Little Shubert Road instead of Jim Dyke Road. After more discussion with the property owner the board members decided to grant rezone for (2) two acre lots only as A-2 zoning.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT/PROPERTY OWNER  
BILLY BISHOP, TAX MAP 058, PARCEL 043.00, LOCATED 1220 BISHOP RD, A-2 RURAL  
RESIDENTIAL DISTRICT, DISTRICT 1, REZONE APPROXIMATELY 1 ACRE ONLY

Surveyor James Hair was present to represent the property owner. He stated that the rezone request was so that the property owner could subdivide one acre off his property to give to his daughter.

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 ZONING, APPLICANT/PROPERTY OWNER DAVID WEBB, TAX MAP 076, PARCEL 064.00, LOCATED 16650 RAUSIN RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, REZONE APPROXIMATELY 1.10 ACRES

Mr. Webb requested the rezone of a parcel of his property that is divided by the county road so that he could give that property to his sister.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT SCOTT STANLEY, PROPERTY OWNER THOMAS GONTARSKI, TAX MAP 025, PARCEL 009.00, LOCATED INTERSTATE LANE, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5, REZONE APPROXIMATELY 2.01 ACRES ONLY

Mr. Stanley stated that the property owner would like to rezone the 2.01 acres only that is intersected by the county road so that it can be subdivided from the larger parcel.

ACTION

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

REZONE REQUEST FROM A-1/R-E TO A-3/R-E ZONING, APPLICANT BLAINE CHRISMAN, TAX MAP 036, PARCEL 045.06, LOCATED 13076 UNITIA RD, A-1/R-E AGRICULTURE FORESTRY DISTRICT, SINGLE FAMILY EXCLUSIVE OVERLAY DISTRICT, DISTRICT 3, APPROXIMATELY 5 ACRES

Mr. Chrisman owns the property next door to the above parcel. He would like to purchase 1.36 acres of the five-acre parcel in the so that he can build a home to sell. There were several neighbors in the audience that opposed this rezone. The original property on Unitia Road was sold in five-acre parcels, and Mrs. McNew questioned if there were any restrictions placed on the parcels, the neighbors stated that the only restrictions was that there could be no mobile homes, and a minimum of 1200 square foot homes but no restrictions were placed on the property itself. Mr. Jenkins read the regulations to the board so that they could decide to approve or disapprove this rezone request.

ACTION

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

REZONE REQUEST FROM A-2/F-1 TO A-3/F-1 ZONING, APPLICANT TERRY PATTON, PROPERTY OWNER TRUE TO LIFE, TAX MAP 017, PARCELS 088.00, 088.02 & 088.03, LOCATED WILKERSON RD, A-2 RURAL RESIDENTIAL DISTRICT/F-1 FLOODWAY DISTRICT, DISTRICT 6

Mr. Richard Lemay addressed the board on the rezone, Mr. Bunch stated that this was lot line adjustments so that Mr. Patton would be able to construct his accessory structure within the setbacks of the property.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 ZONING, APLICANT/PROPERTY OWNER PETR BULKHAK, TAX MAP 006, PARCEL 118.00, LOCATED 8106 WILLIAMS FERRY RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 11 ACRES

Mr. Bulkhak is requesting a rezone of his property so that he may subdivide the rear portion of the property to give to his children. Mrs. McNew questioned why he would not just rezone four acres to A-3 and leave the remaining acreage as A-2 zoning. Mr. Jenkins stated that he has spoken with the property owner and Mr. Bulkhak would need to show the planning office how he would like to subdivide.

ACTION

Mrs. McNew made a motion to table until October meeting and 2<sup>nd</sup> by Mr. Bright and unanimously approved to table

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT 3D LAND SURVEYING, PROPERTY OWNERS ACELYN GARRETT & JANE MOCILAC, TAX MAP 050F, GROUP D, PARCELS 019.00 & 020.00, LOCATED 5410 MAPLE HILL RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1, APPROXIMATELY 2.82 ACRES

Mr. Garrett explained that the rezone request was so that he could purchase a small portion of the neighboring parcel so that he could build a detached garage and be within his setbacks.

ACTION

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

REZONE REQUEST FROM A-1 TO A-2 ZONING, APPLICANT/PROPERTY OWNER  
ROBIN CHEATHAM, TAX MAP 080, PARCEL 008.00, LOCATED 383 STEELE RD, A-1  
AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 3.56 ACRES

Ms. Cheatham stated she is acquiring a small area of the neighboring parcel so that she can adjust her lot lines to build her home and square up her property

ACTION

Mrs. McNew made a motion to approve and 2<sup>nd</sup> by Mr. Williams and unanimously approved

REZONE REQUEST FROM R-1 TO R-2 ZONING, APPLICANT/PROPERTY OWNER  
RELIANCE DEVELOPMENT, TAX MAP 009, PARCEL 150.00, LOCATED 915 HWY 70,  
R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 13.44 ACRES

Robert Campbell was present representing Reliance Development. He explained to the board that this property started being developed a couple of years ago and since that time zoning regulations have changed so that is the reason for the rezone request. This property is so that they can construct 26-unit townhouses for sell. The plans have not changed, it will be the same as the original plans that was approved before.

ACTION

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

RESOLUTION AMENDING THE MUNICIPAL AND REGIONAL SUBDIVISION  
REGULATIONS OF LOUDON COUNTY, PHILADELPHIA, GREENBACK AND THE  
PLANNING REGIONS OF LENOIR CITY AND LOUDON, ARTICLE III, GENERAL  
REGULATIONS AND MINIMUM STANDARDS OD DESIGN A.STREETS, SECTION 15. B,  
E, MIMINUM LOT SIZE

Mr. Jenkins explains that this amendment is for the shared driveway in subdividing. This resolution is to clarify the subdivision regulations to be current with our new zoning regulations.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated that all the rezones from last month were approved by the County Commission. Mr. Jenkins also stated that at the August County Commission meeting that they placed a moratorium on subdivision developments 10 lots or greater that do not butt a 20' county or state road.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR AUGUST (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

Ms. Hunter addressed the board with the amending of the resolution listed above. Mr. Jenkins states that when the new zoning Article 5 was set in place, the amending of resolution is to match up to the current zoning regulations.

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 6:39 PM

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Chairman

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MINUTES  
 LOUDON COUNTY BOARD OF ZONING APPEALS  
 September 10, 2024

*Immediately following the Planning Commission Meeting*

Members Present	Members Absent	Others Present
Ryan Bright	Jim Brooks - Chairman	Phil Bunch, Planning
Mike Waller	Leon Shields	James Jenkins, Planning and Codes
John Napier		Jeannie Burchfield, Planning
		Holli Tucker - Zoning
		Jamie Roberts
		Shawn Bauman
		Michael Packett

CALL TO ORDER

Mr. Brooks called to order at 6:40 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM AUGUST 10, 2024 MEETING

Mr. Waller made a motion to approve the minutes and 2<sup>nd</sup> 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 for 2 months.

ACTION

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



VARIANCE REQUEST FOR FRONT YARD SETBACK, APPLICANT GEOFF BRUTON, TAX MAP 020, PARCEL 081.00, LOCATED 4300 BROWDER HOLLOW RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 2, APPROXIMATELY 0.68 ACRES

Mrs. Bruton was present and spoke to the board. The applicant placed a shed on the property, and it was originally presented to the board that the shed was not in compliance with the zoning regulations. After discussion and research by the planning office it was determined that the shed is in fact in compliance with our zoning regulations. The applicant also had a survey to show the setbacks of the property where the shed is located and that was presented to the board members. The neighbor Mr. Packett addressed the board with his concerns and his opposition to the placement of the shed.

ACTION

Mr. Jenkins stated that no action was required due to no violation

ADMINISTRATIVE REVIEW ON AN APPEAL LETTER, APPLICANT/PROPERTY OWNER JAMIE ROBERTS, TAX MAP 009, PARCEL 127.00, LOCATED 1254 US HWY 70, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 5.75 ACRES

The Codes Enforcement office received a complaint as a business being operated from this property and a mobile home placed on the property without a building permit. The mobile home is on the property being used as a guinea pig rescue shelter. The property owners have agreed to have the mobile home removed and move the guinea pigs to a shed that is on their property.

ACTION

Mr. Waller made a motion to grant the property owners 6 months (03/30/2025) to have the mobile home removed from the property and they will need to request a variance to operate the rescue from this property, and this was 2<sup>nd</sup> by Mr. Napier and unanimously approved.

ADMINISTRATIVE REVIEW ON DETERMINATION OF ZONING INTERPRETATION, APPLICANT SCOTT SEARLE, OWNER TODD JOHNSON, TAX MAP 022, PARCEL 042.02, LOCATED 6805 LAKELAND DR, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 8.78 ACRES

Mr. Searle the architect for the property owner was present. He was here to determine the rear & side yard of this unique property.

ACTION

Mr. Jenkins stated no action was needed.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 7:15 pm

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Chairman

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Date