

MINUTES  
 LOUDON COUNTY  
 REGIONAL PLANNING COMMISSION

November 12, 2024

ACTION

Members Present	Members Absent	Others Present
Mike Waller		Phil Bunch, Planning and Codes
Jim Brooks		James Jenkins, Planning and Codes
Leon Shields		Jeannie Burchfield, Planning and Codes
Ryan Bright		Robert Campbell
Jimmy Williams		Joe Pierce
John Napier, Chairman		Zeb Beason
Pam McNew, Secretary		Matthew Dawson
Keith Buckles		John Sanchez
Todd Kennedy		Jim Sullivan
		Gerald Cole
		Dan Parsobinski

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 SEPTEMBER 10, 2024, MEETING

ACTION

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

ROAD ACCEPTANCE REQUEST, APPLICANT RICHARD LEMAY, TAX MAP 021D, PARCEL 093.00, LOCATED CENTER OF ASHTON FIELDS SUBDIVISION, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 6

Mr. Jenkins advised the board that they had received a letter from the installer that it is per the standards & regulations and that the highway department was good with accepting this request.

ACTION

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

COMMERCIAL SITE PLAN, APPLICANT JOSEPH PIERCE, PROPERTY OWNER A2 STORAGE LLC, TAX MAP 011, PARCEL 008.01, LOCATED 1205 KEVIN LANE, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5

Mr. Pierce addressed the board; he will be constructing this facility in two phases. The first phase will be buildings one thru five and the second phase will be the last three buildings. Mr. Waller asked about the detention and Mr. Jenkins said that the engineers will be doing pavers for the storm water.

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT GERALD COLE, TAX MAP 033K, GROUP A, PARCEL 001.00, LOCATED LEE HWY, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 1, APPROXIMATELY 8.81 ACRES

Mrs. Cole spoke to the board stating that they were subdividing so that they could give their grandson property so that he could build a home.

ACTION

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

SUBDIVISION PLAT FOR 26 CONDO/TOWNHOMES, APPLICANT/PROPERTY OWNER RELIANCE DEVELOPMENT, TAX MAP 009, PARCEL 150.00, LOCATED 915 HWY 70, R-2 MULTI FAMILY RESIDENTIAL DISTRICT, DISTRICT 5

Robert Campbell was present representing the owner. This development was approved before but the project went dormant for some time. Mr. Waller asked about the water detention and Mr. Campbell explained.

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS TO 1, APPLICANT/PROPERTY OWNER JOHN SANCHEZ, TAX MAP 005J, GROUP A, PARCEL 004.00, LOCATED 726 MONTVIEW RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5

Mr. Sanchez addressed the board

ACTION

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

REZONE REQUEST FROM A-1 TO A-2 & A-3, APPLICANT LARRY VINEYARD, PROPERTY OWNER JOHNNY SHAVER, TAX MAP 018, PARCEL 069.00, LOCATED 4247 PINE GROVE PROVIDENCE ROAD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 5, APPROXIMATELY 42.55 ACRES

Mr. Vineyard & Mr. Shaver both addressed the board, they would like to subdivide off three parcels on the property, one parcel being 6 acres which will stay as zoned A-1, second parcel will be 3 acres which would need to be zoned A-2, and the third parcel being 2 acres will need to be zoned to A-3. The remaining property will stay as it is currently zoned A-1.

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 ZONING, APPLICANT/PROPERTY OWNER ANDREW BREWER, TAX MAP 043, PARCEL 031.00, LOCATED 2424 FAIRVIEW RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 1 ACRE ONLY

Mr. Brewer would like to rezone one acre only so that he can subdivide and build a home

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 ZONING, APPLICANT ZEB BEASON, PROPERTY OWNER PROSPECT BAPTIST CHURCH, TAX MAP 039, PARCEL 121.00, LOCATED PROSPECT CHURCH RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 1.37 ACRES ONLY

Mr. Beason addressed the board stating that the proposed lot was 2 parcels with the property lot line running through the existing shed on the property. They would like to combine the 2 parcels and move the lot line from the shed and that the church wants to transfer the property over to the neighbor.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT/PROPERTY OWNER LARRY PRESNELL, TAX MAP 079, PARCEL 109.00 & 111.00, LOCATED 7115 HWY 411, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3

No show from property owner

ACTION

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

REZONE REQUEST FROM A-2 TO R-1 ZONING, APPLICANT/PROPERTY OWNER COYATEE PROPERTIES, TAX MAP 035, PARCEL 051.00, LOCATED 15051 HWY 321 SOUTH, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 54 ACRES

Mr. Watson addressed the board; he would like to rezone the property for possible future development or sale. The neighbor to this property Mr. Eddie Vaugh spoke in opposition of a possible residential development and traffic concerns. There was discussion from the board members and Mr. Jenkins.

ACTION

Mr. Brooks made a motion to deny and 2<sup>nd</sup> by Mr. Waller and unanimously denied. Mr. Napier & Mrs. McNew voted nay

AMEND BYLAWS AND RULES OF PROCEDURE LOUDON COUNTY PLANNING COMMISSION, ARTICLE 5 MEETINGS, 5.2 TO CORRECT THE DATE OF MONTHLY MEETINGS.

Mr. Jenkins stated to the board that this was to correct the date of the bylaws which stated Planning Commission meetings were held on the third Tuesday of every month to the current schedule date of every second Tuesday of every month.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated that all the rezones from last month were approved by the County Commission. He also stated that the County Commission has requested that we address cemeteries for federally recognized non-profit organizations to minimal lot size from 20 acres to 5 acres

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR OCTOBER (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 6:00 PM

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Chairman

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