

MINUTES
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 March 11, 2025
ACTION

| Members Present | Members Absent | Others Present |
|-----------------------|----------------|---------------------------------|
| Ryan Bright | Todd Kennedy | James Jenkins, Planning & Codes |
| Jim Brooks | | Holli Tucker, Zoning |
| Leon Shields | | Jeannie Burchfield, Planning |
| Mike Waller | | Mark D'Alessandro |
| Jimmy Williams | | Ray Keeney |
| John Napier, Chairman | | Douglas Yoalver |
| Pam McNew, Secretary | | Pat Self |
| Keith Buckles | | Cory Cable |
| | | Sunny Defoe |
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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 FEBRUARY 11, 2025 MEETING

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT MYRON MULLINS, PROPERTY OWNER TRINITY RIDING STABLES, TAX MAP 005, PARCEL 022.00, LOCATED 7500 WHITE WING RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5

A representative of the property owner addressed the board, the original development was for a small subdivision of five acre lots, they added a cul-de-sac to add three more additional lots. These last three lots will complete the development.

ACTION

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

SUBDIVISION PLAT FOR 4 LOTS, APPLICANT/PROPERTY OWNER THOMAS KOENIG, TAX MAP 028, PARCEL 071.00, LOCATED 22606 BEALS CHAPEL RD, A-2 RURAL RESIDENTIAL DISTRICT & A-3 DEVELOPING AGRICULTURE DISTRICT, DISTRICT 6

Mr. Koenig is subdividing to be able to gift property to his daughters

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 ZONING, APPLICANT MARK D'ALESSANDRO, PROPERTY OWNER GEORGE MAY, TAX MAP 019, PARCEL 120.00, LOCATED 13118 EAST HOTCHKISS VALLEY RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 5, APPROXIMATELY 1 ACRE ONLY

Mr. D'Alessandro would like to rezone one to two acres only to be able to subdivide

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT/PROPERTY OWNER CORY CABLE, TAX MAP 051, PARCEL 046.09, LOCATED 28374 HWY 95, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3

Mr. Cable addressed the board, he originally stated on his application that he would like to rezone to be able to create (1) lot in size of 1 to 1 ½ acre lot. He stated in the meeting that he now would like to rezone to create (2) one acre lots.

ACTION

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

REZONE REQUEST FROM A-1 TO CFD ZONING, APPLICANT/PROPERTY OWNER HINDU COMMUNITY CENTER OF KNOXVILLE, TAX MAP 006, PARCEL 174.01, LOCATED 9300 HICKORY CREEK RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 5

No show from property owner

ACTION

Mr. Waller made a motion to table and 2nd by Mr. Bright and unanimously approved to table

REZONE REQUEST FROM A-1 TO A-2, APPLICANT PATRICIA SELF, TAX MAP 044, PARCEL 041.00, LOCATED 25688 HWY 321, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3,

Ms. Self addressed the board, the property is to adjust lot lines

ACTION

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

AMEND PRELIMINARY PLAT TO ADD SUBDIVISION ENTRY SIGNAGE & LANDSCAPING, APPLICANT WESTDIE FARM TRUST, PROPERTY OWNER SALLY SEFTON TRUSTEE, TAX MAP 017, PARCEL 055.00, LOCATED 14350 NORTHSORE DRIVE, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6

Mr. Keeney the developer stated that this request was not on the original plat. Mr. Waller did state to make sure that these additions did not interfere with sight distance.

ACTION

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

REQUEST TO EXTEND COMMERCIAL SITE PLAN TIME PERIOD FOR ONE YEAR. APPLICANT SUNNY DEFOE, PROPERTY OWNER SWEETWATER CAMPGROUND HOLDINGS, TAX MAP 082, PARCEL 013.00, LOCATED 269 MURRAY CHAPEL RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4

Mr. Defoe, the engineer on the project, spoke to the board. There was discussion with the board.

ACTION

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

RESOLUTION AMENDING ARTICLE 5 ZONING, SECTION 5.46, C-1 RURAL CENTER DISTRICT

Mr. Jenkins stated that when Article 5 Zoning was amended in May 2024, the C-1 zone previously allowed single family homes. In the amendment the C-1 zone removed single family homes. Mr. Jenkins said that there are some areas that can't be rezoned to allow single family homes due to lot sizes, he suggest amending the Article 5 Zoning for the C-1 to allow single family homes again with the original setbacks.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated that county commission approved to follow planning commission recommendations

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR FEBRUARY (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 5:44 PM

Chairman

MINUTES
 LOUDON COUNTY BOARD OF ZONING APPEALS
 March 11, 2025

Immediately following the Planning Commission Meeting

| Members Present | Members Absent | Others Present |
|-----------------------|----------------|-----------------------------------|
| Jim Brooks - Chairman | | |
| Mike Waller | | James Jenkins, Planning and Codes |
| John Napier | | Jeannie Burchfield, Planning |
| Ryan Bright | | Holli Tucker - Zoning |
| Leon Shields | | Max Mosley |
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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 FEBRUARY 11, 2025, MEETING

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

VARIANCE REQUEST FOR LOT SIZE, APPLICANT/PROPERTY OWNER MAXIMILAN MOSLEY, TAX MAP 057, PARCEL 106.00, LOCATED 6490 MALONE RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 4

Mr. Mosley stated that he purchased this property 4 years ago, the property already had a fence around it. The neighbor that sold him the property was under the impression that the fence was the property lines. Mr. Mosley had conducted a survey on his property and it was discovered that the fence was not the actual property line. He and his adjoining neighbor agreed to make the fence the boundary lines. His lot is just under one acre and requests this variance so that he can record his plat.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 5:50 pm

Chairman

Date