

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
April 8, 2025

ACTION

Members Present	Members Absent	Others Present
Ryan Bright		James Jenkins, Planning & Codes
Jim Brooks		Holli Tucker, Zoning
Leon Shields		Jeannie Burchfield, Planning
Mike Waller		Gary & Geralyn Slaybaugh
Jimmy Williams		Reed Stamey
John Napier, Chairman		Bradley Ward
Pam McNew, Secretary		Roger Boring
Keith Buckles		Carol Weaver
Todd Kennedy		James Hair
		Bill Hart
		Ramon Marquez

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 MARCH 11, 2025 MEETING

ACTION

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

COMMERCIAL SITE PLAN, APPLICANT ROGER BORING, PROPERTY OWNER
RECKLESS PROPERTY, TAX MAP 080, PARCEL 013.01, LOCATED 100 TARWATER RD,
M-1 GENERAL INDUSTRIAL DISTRICT, DISTRICT 3

Mr. Boring addressed the board, proposed to construct an addition to the original site plan. This addition would be another 4000 sq ft in size and make the buildings look more symmetrical together. Mr. Jenkins stated that everything was in order.

ACTION

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

SUBDIVISION PLAT, APPLICANT/PROPERTY OWNER SUSAN BRACKETT, TAX MAP
020, PARCELS 100.00 & 102.00, LOCATED 1420 & 1450 WEST LANE, R-1 SUBURBAN
RESIDENTIAL DISTRICT, DISTRICT 5

Surveyor James Hair was present to represent the property owner. He explained that she owns both lots and is in the process of selling parcel 102.00, and the driveway was encroaching on parcel 100.00, Mr. Hair had to adjust the lot lines. Mr. Jenkins stated that when the office done the review process of the plat, it was determined that the property owner road frontage was a bit unique on this property.

ACTION

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

SUBDIVISON PLAT FOR 4 LOTS TO 1 LOT, APPLICANT/PROPERTY OWNER AMY
ROGERS, TAX MAP 020D, GROUP B, PARCELS 009.00 – 012.00, LOCATED 2050 TWIN
LAKES RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5

Ms. Rogers is combining her lots to build an addition to her home.

ACTION

Mr. Shields made a motion to approve and 2nd by Mr. Kennedy 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, APPROXIMATELY 1 ACRE

Representative for the center stated that they were rezoning the parcel so it can be used for additional parking. Mr. Jenkins stated this came into our zoning office as a complaint, the center has already placed gravel and lights on the property. Mr. Jenkins stated that if the board decides to approve the rezone that he would make recommendations that the rezone would be for this specific church parking only, and the lights be addressed as our office has received complaints. Mr. Shields also stated he had received several complaints about the lighting also. Mr. Jenkins stated that if the rezone is approved, that the Center would have to come back to our office with a commercial site plan and the lighting could be addressed with the plan. Mr. Shields asked the representative if a timer could be placed on the lights. Mr. Waller asked about downlighting to keep the shine away from the interstate.

ACTION

Mr. Shields made a motion to approve following the regulations of the Codes office for the lighting and 2nd by Mr. Bright and unanimously approved

REZONE REQUEST FROM A-1 TO A-2, APPLICANT PATRICIA SELF, TAX MAP 044, PARCEL 041.01, LOCATED 25588 HWY 321, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3.

Mr. Jenkins stated that this rezone request came before the board last month, but in our documentation, we noted the incorrect parcel number and address, this is to correct the information, he also stated that the board had approved the rezone from the previous month

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 ZONING, APPLICANT/ PROPERTY OWNER MARK WEAVER, TAX MAP 003, PARCEL 044.00, LOCATED GRUBB RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 5, APPROXIMATELY ONE ACRE ONLY

Mrs. Weaver would like to subdivide an acre of the property to give to her daughter to build a home.

ACTION

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

REZONE REQUEST FROM A-1 TO A-2 & A-3 ZONING, APPLICANT/PROPERTY OWNER GARY SLAYBOUGH, TAX MAP 035, PARCEL 024.00, LOCATED 3297 ANTIOCH CHURCH RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

Mr. Slaybough stated that he and his wife would like to subdivide the home and acre of property off to sell to their son, and then use the remaining property to construct their new home.

ACTION

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

REZONE REQUEST FROM A-1 TO A-2 & A-3 ZONING, APPLICANT/PROPERTY OWNER REED & RACHEL STAMEY, TAX MAP 067, PARCEL 094.00, LOCATED 22822 FORK CREEK RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4

Representative stated Mr. Stamey would like to subdivide the property to construct new home

ACTION

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

REZONE REQUEST FROM M-1 TO R-1 ZONING, APPLICANT/PROPERTY OWNER
RAMON MARQUEZ, TAX MAP 026, PARCEL 084.01, LOCATED 3877 RIVERVIEW RD,
M-1 GENERAL INDUSTRIAL DISTRICT, DISTRICT 5

Mr. Marquez came into the office to obtain a building permit for a garage when he was informed that he would need to rezone the property. Mr. Jenkins explained that this property is being used as a residential property, and we have rezoned adjacent property in that area to the R-1 zoning.

ACTION

Mr. Kennedy made a motion to approve and 2nd by Mr. Willaims and unanimously approved

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT/PROPERTY OWNER
BRADLEY WARD, TAX MAP 058, PARCEL 052.00, LOCATED 1211 OLD HOLLOW RD,
A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1

Mr. Ward is selling a 1/2 acre of his property to the adjoining neighbor.

ACTION

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

REZONE REQUEST FROM C-2 TO CFD ZONING, APPLICANT BILL HART, PROPERTY
OWNER LOUDON COUNTY VOLUNTEER EMERGENGY & RESCUE SQUAD, TAX MAP
019, PARCEL 118.04, LOCATED 14950 HOTCHKISS VALLEY RD, C-2 GENERAL
COMMERCIAL DISTRICT, DISTRICT 5

Mr. Hart addressed the board that according to the new zoning regulations of the county, the property would need to be rezoned to the current CFD zone to construct the new fire department. Mr. Williams asked what the difference between the CFD and the C-2 zoning. Mr. Jenkins explained that when we changed the zoning regulations last year, the CFD is where the churches, police & fire departments and others government buildings are now permitted.

ACTION

Mr. Shields made a motion to approve and 2nd by Mrs. McNew 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 MARCH (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

Mrs. McNew asked about an item that was removed from the agenda, Mr. Jenkins explained the reason of the removal of the item.

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 5:46 PM

Chairman

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
April 8, 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
		Charles Bentley
		Erin Russell & Jacob Montgomery
		Cole Rogers
		Bill Hart
		Emily Collins
		Russ Edens/Terry Beverly

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 MARCH 11, 2025, MEETING

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

VARIANCE REQUEST FOR REAR YARD SETBACK, APPLICANT/PROPERTY OWNER
CHRISTIAN ROGERS, TAX MAP 033K, GROUP A, PARCEL 001.00, LOCATED 4001
EAST LEE HWY, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 1

Mr. Rogers explained to the board members that he requests the variance for his septic.

ACTION

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

VARIANCE REQUEST TO EXPAND NONCONFORMING USE, APPLICANT TED WAMPLER, PROPERTY OWNER CREEKSIDE HERTIAGE, TAX MAP 009, PARCEL 154.00, LOCATED 823 HWY 70 WEST, M-1 GENERAL INDUSTRIAL DISTRICT, DISTRICT 5

Representative stated that they would like to put a storage building on the property. Mr. Jenkins explained that there is a home on the property and with the current zoning of M-1 and our county regulations does not allow nonconforming use, that is need for the variance request

ACTION

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

VARIANCE REQUEST FOR ACCESSORY STRUCTURE WITHOUT PRIMARY DWELLING, APPLICANT/PROPERTY OWNER EMILY COLLINS, TAX MAP 035, PARCEL 039.00, LOCATED 1048 ANTIOCH CHURCH RD WEST, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3

Mrs. Collins addressed the board. Mr. Jenkins explained that this property came into our office as a violation, the property owners have built an accessory structure without primary dwelling, did not obtain a building permit and are also residing in 2 campers.

ACTION

Mr. Shields made a motion to grant a 90-day grace period to comply with the county regulations, and 2nd by Mr. Waller and unanimously approved. If not able to comply within the period, the property owners will need to speak with our office

VARIANCE REQUEST FOR SIDE YARD SETBACK, APPLICANT/PROPERTY OWNER ADAM BEASLEY, TAX MAP 015B, GROUP B, PARCEL 002.00, LOCATED 200 ELLIS RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5

Mr. Beasley would like to build a detached 2 car garage in his side yard but would need a 2' variance. Mr. Jenkins stated that the minimum is 5' for side yard.

ACTION

Mr. Napier made a motion to approve, no member to 2nd motion, unanimously denied

VARIANCE REQUEST FOR 20' FRONT YARD SETBACK, APPLICANT/PROPERTY OWNER ERIN RUSSELL, TAX MAP 084, PARCEL 146.01, LOCATED 9309 NORTH TRIGONIA RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

Ms. Russell obtained a building permit for her modular home, her excavator contacted the county inspectors on the setbacks of the property. They had measured from the road instead of the ROW they determined it would set too far forward. This is a downhill sloping property.

ACTION

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

SPECIAL EXCEPTION REQUEST FOR DISTRIBUTION YARD & RETAIL SALE, APPLICANT TERRY BEVERLY, PROPERTY OWNER GENERAL SHALE BRICK, TAX MAP 004, PARCEL 008.01, LOCATED HICKORY CREEK RD, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5

Mr. Edens & Mr. Beverly both addressed the board. This property was previously used for tractor trailer storage. They would asphalt the main area and increase the detention pond to alleviate any storm water issues. Mr. Jenkins stated that they would submit a site plan for review if this request were approved.

ACTION

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

VARIANCE REQUEST FOR PARKING SPACES AND APPROVE PURPOSE LANDSCAPING, APPLICANT BILL HART, PROPERTY OWNER LOUDON COUNTY VOLUNTEER EMERGENCY & RESCUE SQUAD, TAX MAP 019, PARCEL 118.04, LOCATED 14950 HOTCHKISS VALLEY RD, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5

Mr. Jenkins stated to the board that this purposed fire hall will have 9 parking spaces but the regulations state that this building with offices should have 20. Mr. Hart stated that this is a volunteer fire station and no more than 3 or 4 vehicles would be on the premises at one time.

ACTION

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

APPEAL LETTER OF VIOLATION, APPLICANT/PROPERTY OWNER CHARLES BENTLEY, TAX MAP 072, PARCEL 026.01, LOCATED 8690 ERIE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4

Mr. Bentley addressed the board, he stated when we purchased the property, he was under the impression that the property was not restricted, so he believed he could have an accessory structure on the property without a primary dwelling, did not obtain a permit and is residing in a camper on his property. He has plans to purchase a manufactured home to comply with the regulations.

ACTION

Mr. Bright made a motion to grant a 30-day time frame to bring property in compliance by obtaining a building permit and 2nd by Mr. Napier and unanimously approve

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:12 pm

Chairman

Date