

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
May 13, 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		Phil Bunch, Planning
Jimmy Williams		Karen Justice
John Napier, Chairman		Bailey Abud
Pam McNew, Secretary		Roger Boring
Keith Buckles		Jim Hair
Todd Kennedy		Bill Hart
		Noah Dutton
		Brent Brown
		Richard Lemay
		Brian Watts

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 APRIL 8, 2025, MEETING

ACTION

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

COMMERCIAL SITE PLAN, APPLICANT URBAN ENGINEERING, PROPERTY OWNER LOUDON COUNTY EMERGENCY & RESCUE SQUAD, TAX MAP 019, PARCEL 118.04, LOCATED 14950 HOTCHKISS VALLEY RD, CFD COMMUNITY FACILITIES DISTRICT, DISTRICT 5

Mr. Hart addressed the board

ACTION

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

COMMERCIAL SITE PLAN, APPLICANT CHARLES DEFOE, PROPERTY OWNER SWEETWATER CAMPGROUND HOLDINGS, TAX MAP 082, PARCEL 013.00, LOCATED 269 MURRAYS CHAPEL RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4

Mr. Defoe explained this is the revised site plan, adding additional five campsites and parking spaces.

ACTION

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

SUBDIVISION PLAT AMENDING FOR SIDEWALK CHANGE, APPLICANT/PROPERTY OWNER COOK BROS CONSTRUCTION, TAX MAP 016E, GROUP A, PARCELS 054.00 & 055.00, LOCATED 150 CHERRY BLOSSOM COURT, R-1 SUBURBAN RESIDENTIAL, FLOODWAY DISTRICT, PLANNED UNIT DEVELOPMENT, DISTRICT 6

No show from applicant/property owner. Mr. Jenkins stated to the board that this was to change the sidewalk to the other side of the subdivision due to sloping and rocks. He stated this was similar to what they had already done on the other end of the subdivision.

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS TO 2 LOTS, APPLICANT/PROPERTY OWNER BRENT BROWN, TAX MAP 010F GROUP A, PARCELS 073.00, 074.00 & 075.00, LOCATED 867 BRITTS DRIVE, R-1 SUBURBAN RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT, DISTRICT 5

Mr. Brown explained that he would like to shift the property lines between parcels 073.00 & 074.00 and dissolve the property lines on parcel 075.00.

ACTION

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

REZONE REQUEST FROM A-1/F-1 TO A-3/F-1, APPLICANT RICHARD LEMAY, PROPERTY OWNER SALLY SEFTON TRUSTEE, TAX MAP 017N, GROUP C, PARCELS 005.00 – 007.00, LOCATED 1758 N. WILKERSON RD, A-2 RURAL RESIDENTIAL DISTRICT, FLOODWAY DISTRICT, DISTRICT 6

Mr. Lemay stated he was turning three lots into two lots, the lots would need to be rezoned due to size.

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 DEBORAH ROSSI, PROPERTY OWNER JIMMY BUSSELL, TAX MAP 035, PARCEL 083.02, LOCATED HWY 321, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3

No show from applicant or property owner.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT/PROPERTY OWNER LANE JOHNSON, TAX MAP 056, PARCELS 007.00 & 008.00, LOCATED 10401 W. LEE HWY, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 4

Surveyor James Hair stated that there are 3 issues with this property. Parcel 008.00 was land locked originally with a property line issue where an existing building was set in going through the property lines. They decided to move the property line, Mr. Johnson decided to combine the lots and rezone to A-3, but it also does not meet the 50' ROW, it only has 25' ROW.

ACTION

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

REZONE REQUEST FROM A-1/C-2 TO C-2 ZONING, APPLICANT ZEB BEASON, PROPERTY OWNER CHAD SWANK, TAX MAP 004, PARCEL 018.00, LOCATED 16020 EL CAMINO LANE, A-1 AGRICULTURE FORESTRY DISTRICT, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5

No show from applicant or property owner.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT CHRIS CARTER,
PROPERTY OWNER NICKEY OSBORNE, TAX MAP 084, PARCEL 095.00, LOCATED
3330 N. TRIGONIA RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3

Mr. Carter stated that the request is so that they can subdivide the property into three lots among the family. Mrs. McNew asked why rezone to A-3, only one lot will rezone to A-3 with just a little over an acre. The other two lots will remain as A-2 zoning.

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 ZONING, APPLICANT KAREN JUSTICE,
PROPERTY OWNER DONALD PURDY, TAX MAP 039, PARCEL 135.00, LOCATED 3860
PROSPECT CHURCH RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4

Mrs. Justice addressed the board stating the rezone request is so that they can subdivide the four acres into (2) one-acre parcels and (1) two-acre parcel.

ACTION

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

REZONE REQUEST FROM A-1 TO CFD ZONING, APPLICANT BAILEY ABUD,
PROPERTY OWNER JASON SMITH, TAX MAP 064, PARCEL 036.03 LOCATED NEW
HOPE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4

Ms. Abud addressed the board, she explained that if it was rezoned it would be for the intent of a rock quarry. Mr. Napier asked where this property was located to the existing sod farm in that area. She explained that this parcel is surrounded by the sod farm and is owned by the same family. Mr. Napier asked how many trucks they for see in this adventure, due to the narrowness of the road. She stated that they have been in contact with both Loudon County & Monroe County highway departments to improve the road. The biggest improvement would be in Monroe County. Ms. Abud said that they fully anticipated providing rock & funding over time for the widening of the road. Mrs. McNew asked how long it would take for them to improve the road, their response was 1 to 1 ½ years. The improvements of the road would start in Loudon County and work toward the interstate. Mr. Napier asked how close the nearest house would be to the quarry, she stated the closest house not associated with the Smith family would be at the corner. Opposing neighbors did address the board with their concerns about having a quarry in their neighborhood, conditions of the road, noise, dust and the decrease of their property values. Mr. Millsaps did speak on his history working with quarries and his proposal to donate \$0.30 per ton to the Loudon County school district going forward.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT NOAH DUTTON,
PROPERTY OWNER JOHN DUTTON, TAX MAP 058, PARCEL 054.00, LOCATED 20745
VONORE RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1, APPROXIMATELY 1
ACRE ONLY

Mr. Noah Dutton would like to rezone one acre only to be able subdivide to place a home on the lot.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated that the County Commission approved to follow planning commission recommendations

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR MARCH (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 6:04 PM

Chairman

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
May 13, 2025

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
Ryan Bright		Holli Tucker - Zoning
Leon Shields		

CALL TO ORDER

Mr. Brooks called to order at 6:06 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM APRIL 8, 2025, MEETING

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

VARIANCE REQUEST 2 NEW LED SIGNS, APPLICANT MICHAEL GARREN,
PROPERTY OWNER LOUDON COUNTY BOARD OF EDUCATION, TAX MAP 010,
PARCEL 204.00, LOCATED 421 HICKORY CREEK RD, R-1 SUBURBAN RESIDENTIAL
DISTRICT, DISTRICT 5

Mr. Jenkins stated that the schools would like to replace the existing signs, one at North Middle School and the other at Eaton Elementary. The regulations state that the signs are restricted to be 20 sq ft, the proposed new signs are just over 30 sq ft in size.

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 BRIGETTA LAWHORN, TAX MAP 080, PARCEL 014.07, LOCATED 5779 HWY 95 SOUTH, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

Mrs. Lawhorn would like to build a garage on the property before constructing the home to use for storage. She states that they would like to start the building process on the home within the next 3 to 4 months. Mr. Brooks asked if this garage was going to be used for mechanical work. She stated no. Mr. Jenkins stated this property is located within the City of Greenback and all accessory structures must be placed in the rear yard and there is also a maximum of 30% of rear yard coverage. The garage size would be 46'x 45'.

ACTION

Mr. Waller made a motion to approve with a one year time frame to construct the home and 2nd by Mr. Napier and unanimously approved

VARIANCE REQUEST FOR 10' FRONT YARD SETBACK, APPLICANT/PROPERTY OWNER MILAGRO LEON, TAX MAP 026G, GROUP C, PARCEL 017.00, LOCATED 261 HIGHLAND AVE, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 2

The property owner would like to build a deck, but the property is a corner lot with what is considered 2 front yards.

ACTION

Mr. Shields 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 6:15 pm

Chairman

Date