

**AGENDA  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
July 8, 2025  
5:30 p.m.**

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from June 10, 2025, meeting.
3. Planned Agenda Items.
  - A. Subdivision Plat for 4 lots to 1 lot, Applicant Zeb Beason, Property Owner Clifford Glassman, Tax Map 031J, Group D, Parcels 001.00 – 004.00, Located 280 Matlock Shores, A-1 Agriculture Forestry District, District 1
  - B. Subdivision Plat for 15 lots, Applicant Benchmark Associates, Property Owner Sally Sefton Trustee, Tax Map 017, Parcel 055.00, Located 14350 Northshore Dr, A-2 Rural Residential District, District 6
  - C. Rezone Request from A-2 to R-1, Applicant/Property Owner David Drown, Tax Map 028, Parcel 003.01, Located 3420 Parris Dr, A-2 Rural Residential District, District 6
  - D. Rezone Request From A-2 to A-3, Applicant/Property Owner Angela Tallent, Tax Map 056, Parcel 027.00, Located 4535 Grimes Rd, A-2 Rural Residential District, District 4, Approximately 2 acres only
  - E. Rezone Request from A-1 to A-3, Applicant/Property Owner Mary Manis, Tax Map 065, Parcels 001.00 & 002.00, Located Washington Pike, A-1 Agriculture Forestry District, District 4, Approximately 2 acres only
  - F. Rezone Request from A-1 to A-2, Applicant Steve Thomas, Property Owner Tyler Thomas, Tax Map 045, Parcel 013.03, Located 5449 Foshee Rd, A-1 Agriculture Forestry District, District 4
  - G. Rezone Request from A-2 to R-1, Applicant/Property Owner Mitchell Hyde, Tax Map 084, Parcel 059.00, Located McGhee Rd, A-2 Rural Residential District, District 3

4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for June (attached)
6. Additional Public Comments
7. Update from Planning Department

Adjournment

**AGENDA**  
**LOUDON COUNTY BOARD OF ZONING APPEALS**  
**July 8, 2025**  
**5:30 PM**

*Immediately following the Planning Commission Meeting*

1. Call to Order.
2. Roll Call and Swearing in All Witnesses.
3. Approval Minutes from June 10, 2025, meeting.
4. Planned Agenda Items.
  - A. Variance Request for front yard/side yard setback to construct a garage, Applicant/Property Owner John Garland, Tax Map 070L, Group J, Parcel 004.00, Located 1141 Hwy 95 South, R-1 Suburban Residential District, District 3
  - B. Variance Request for 25' road frontage to create new one acre parcel, Applicant Justyn Black, Property Owner Mark Klock, Tax Map 036F, Group B, Parcel 002.00, Located 706 Gilbert Lane, A-3 Developing Agriculture District, District 3
  - C. Special Exception request for cluster development option, Applicant/ Property Owner Turner Homes, Tax Map 044, Parcels 061.28, 061.29 & 061.30, Located Friendsville Rd, R-2 Multi Family Residential District, District 3
  - D. Variance request to conduct auto repair in A-2 zone, Applicant/Property Owner Brian Thompson, Tax Map 080, Parcel 014.06, Located 5771 Hwy 95 South, A-2 Rural Residential District, District 3
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment