

MINUTES  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
August 12, 2025  
ACTION

Members Present	Members Absent	Others Present
Ryan Bright		James Jenkins, Planning & Codes
Jim Brooks		Holli Tucker, Zoning
Jimmy Williams		Jeannie Burchfield, Planning
Mike Waller		Phil Bunch, Planning
Todd Kennedy		Jamie Davis
John Napier, Chairman		Dana Zehner
Keith Buckles		Tom Whisitt
Leon Shields		Dino Johnson
Pam McNew, Secretary		Monica & Chris Stevens
		Jay Willis
		Leah Metcalf
		Conway Dukes
		Michael Castello
		Keith Auson
		Andrew Brackett

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 JULY 8, 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 TREY THOMAS, PROPERTY OWNER TYLER THOMAS, TAX MAP 045, PARCEL 013.03, LOCATED FOSHEE RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 4

No show from applicant or property owner. Mr. Jenkins stated to the board that Mr. Bunch has been in contact with surveyor and there are a few minor things that need to be addressed on the plat but the majority was in order

ACTION

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

SUBDIVISION PLAT FOR 15 LOTS, APPLICANT BENCHMARK ASSOCIATES, PROPERTY OWNER SALLY SEFTON TRUSTEE, TAX MAP 017, PARCEL 055.00, LOCATED 14350 NORTHSORE DR, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6

Mr. Moorman with Benchmark Associates addressed the board. They had previously subdivided this property and created (5) five acre lots, they have constructed a road on the property for the remaining acreage for this 15-lot subdivision. Mr. Jenkins stated that the highway dept was satisfied with the road construction.

ACTION

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

SUBDIVISION PLAT FOR 5 LOTS, APPLICANT DANA ZEHNER, PROPERTY OWNER ELOISE ZEHNER, TAX MAP 005J, GROUP A, PARCEL 026.00, LOCATED 673 MONTVIEW RD, A-3 DEVELOPING AGRICULTURE DISTRICT, DISTRICT 5

Ms. Zehner addressed the board. Mr. Jenkins stated that there are a few minor corrections that need to be made to the plat but the majority are good to go.

ACTION

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

ADMINISTRATIVE REVIEW FOR COMMERCIAL SITE PLAN, APPLICANT/PROPERTY OWNER ANDREW BRACKETT, TAX MAP 068, PARCEL 010.00, LOCATED WADE RD, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 4,

Mr. Brackett addressed the board. Mr. Jenkins stated to the board that the property owner had come before the board earlier this year discussing the entrance to this parcel to come in from either Wade Rd or Hwy 72. The board decided their preference would be from Hwy 72. The property owner checked with the state and this parcel cannot have access from Hwy 72. Mr. Jenkins also followed up with the state and he was also told no access to come from Hwy 72. Mr. Jenkins stated that the owner of the property has only the option to access this parcel from Wade Rd. The engineer only this project has done a line-of-sight study on Wade Rd. Mr. Jenkins stated the biggest issue is the width of Wade Rd. Mr. Brackett explained to the board that he would like to have a shop on the property for his land scaping business and nursery. Mr. Kennedy asked what the distance is from the proposed entrance to the nearest access to a wider road. Mr. Jenkins said that it would be around 400 to 450 feet if you enter by the Fork Creek church area. Mr. Shields asked if the new county commission road standards for residential have any language in it that refers to commercial business, Mr. Jenkins stated it does not. Mr. Jenkins stated to the board members that this was an administrative review from the board on the road access connection approval before the property owner moves forward on his commercial site plan.

ACTION

Mr. Kennedy made a motion to approve the road access connection and 2<sup>nd</sup> by Mr. Napier and approved, Opposed by Mrs. McNew, Mr. Bright, Mr. Brooks and Mr. Waller

REZONE REQUEST FROM A-2 TO A-3, APPLICANT RICHARD LEMAY, PROPERTY OWNER JOSEPH HICKS, TAX MAP 017N, GROUP B, PARCEL 001.00 & TAX MAP 017N, GROUP C, PARCEL 001.00, LOCATED 2050 WILKERSON RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6

Mr. Jenkins stated this rezone request is due to a lot line adjustment since the property owner owns both parcels.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3, APPLICANT/PROPERTY OWNER BILLY LAWSON, TAX MAP 006, PARCEL 146.00, LOCATED 4829 HICKORY CREEK RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY ONE ACRE ONLY

Mr. Lawson stated he is requesting the rezone so that he can create a one-acre lot for his daughter

ACTION

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

REZONE REQUEST FROM R-1 TO C-2, APPLICANT BRIAN THOMPSON, PROPERTY OWNER NATALIE GOINS, TAX MAP 070L, GROUP I, PARCEL 006.00, LOCATED HWY 95 N, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 3

Mr. Thompson requests to rezone this parcel so that he construct a 40'x50' garage for his automotive repair. If the rezone is granted, Mr. Thompson will need to combine the two parcels into one so he can meet setbacks.

ACTION

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

REZONE REQUEST FROM A-1 TO A-3, APPLICANT LEAH METCALF, PROPERTY OWNER ROBERT KECK, TAX MAP 038, PARCEL 045.00, LOCATED 49893 HWY 72 N, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 1.5 ACRES ONLY

Ms. Metcalf addressed the board so that the property owner can subdivide the property to sell

ACTION

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

REZONE REQUEST FROM A-2 TO A-3, APPLICANT/PROPERTY OWNER JAMES JOHNSON, TAX MAP 049, PARCEL 112.00, LOCATED 12095 STEEKEE SCHOOL RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 4, APPROXIMATELY 1 ACRE ONLY

Mr. Johnson explained that he would like to rezone one acre so that he can give it to his daughter so she can place a home on the property

ACTION

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

REZONE REQUEST FROM A-2 TO A-3, APPLICANT/PROPERTY OWNER MONICA STEVENS, TAX MAP 070, PARCEL 012.00, LOCATED 7249 SINKING CREEK RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 1 ACRE ONLY

Ms. Stevens would like to rezone one acre only so that they can subdivide, so that their daughter can build a home.

ACTION

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

REZONE REQUEST FROM C-1 TO C-2, APPLICANT/PROPERTY OWNER M&M PROPERTY, TAX MAP 027, PARCEL 142.00, LOCATED 13151 HWY 321 S, C-1 GENERAL COMMERCIAL DISTRICT, DISTRICT 3

The property owner would like to build office spaces. He would like to build a garage to store equipment and materials at a later time on this property and possibly a retail shop area.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3, APPLICANT JAMIE DAVIS, PROPERTY OWNER JOSHUA DAVIS, TAX MAP 057, PARCEL 094.00, LOCATED 4100 CORINTH RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 4, APPROXIMATELY 1.3 ACRES ONLY

Mr. Davis would like to rezone so that he can subdivide for a single-family residence.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3, APPLICANT/PROPERTY OWNER TIA ROBERTS DAVIS, TAX MAP 028, PARCELS 014.01 & 022.00, LOCATED 1000 DEATON RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY (2) ONE ACRE LOTS ONLY

Ms. Davis stated she would like to rezone so that she can create (2) one acre lots for her sons so that they can build homes.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3, APPLICANT 3D LAND SURVEYING, PROPERTY OWNER CONWAY & KATHY DUKES, TAX MAP 055, PARCEL 029.01, LOCATED 3466 POND CREEK RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 4

Mr. Jenkins stated this was a lot line adjustment only

ACTION

Mr. Shields made a motion to approve and 2<sup>nd</sup> by Mr. Waller 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 JUNE (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

Mr. Jenkins stated that a workshop will need to be held in September to discuss cluster development

ADJOURNMENT

Adjourned at 6:15 PM

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Chairman

\_\_\_\_\_  
Date

MINUTES  
LOUDON COUNTY BOARD OF ZONING APPEALS  
August 12, 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		Vanessa Brown
		Zeb Beason
		Sandra Gallve
		Steven Lerner
		Landon Bedford
		Dennis & Amanda Watson
		Wes Hines

CALL TO ORDER

Mr. Brooks called to order at 6:18 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM JULY 8, 2025 MEETING

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

SPECIAL EXCEPTION REQUEST TO OPEN A BASKETBALL FOCUSED FITNESS CENTER, APPLICANT LANDON BEDFORD, PROPERTY OWNER G CARIA LLC, TAX MAP 007A, GROUP A, PARCEL 015.00, LOCATED 499 CENTER CROSS LANE, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5

Mr. Bedford addressed the board. Mr. Jenkins explained that other property in the area had previously come before the board asking for special exception for this type of business.

ACTION

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

VARIANCE REQUEST FOR ACCESSORY STRUCTURE TO BE PLACED IN FRONT YARD, APPLICANT/PROPERTY OWNER DENNIS WATSON, TAX MAP 006, PARCEL 149.00, LOCATED 5261 HICKORY CREEK RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5

Mr. Watson stated he would like to build a 30'x40' garage on the property but due to topographical issues in the side & rear yard, it would need to set in the front portion of the property.

ACTION

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

VARIANCE REQUEST FOR 20' FRONT YARD SETBACK, APPLICANT/PROPERTY OWNER HANNA DEAC, TAX MAP 050, PARCEL 186.00, LOCATED 1225 DAVIS FERRY RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1

Mr. Deac addressed the board. The property owners had a survey done of the property; to create an additional parcel for the 2<sup>nd</sup> home but due to the location of the existing home it cannot meet the front yard setback. Mr. Shields asked if this was the best way to legalize this lot, Mr. Jenkins stated that it is the most cost-effective for the property owner. If the variance is not approved, the only other option would be to move the 2<sup>nd</sup> home onto the new created parcel. The property owner stated that he had looked at the option to move the home and the cost would be around \$40,000 - \$50,000. Mr. Jenkins stated that the 2<sup>nd</sup> home did not have a building permit so he is not sure if the home is code compliance. The property owner stated that they will do whatever is needed to get home in code compliance.

ACTION

Mr. Shields made a motion to approve the request with a caveat that this variance is only granted to the current property owners and if the 2<sup>nd</sup> structure was to become destroyed or damaged it would have to be constructed back in compliance with the Loudon County regulations and the motion was 2<sup>nd</sup> by Mr. Waller and unanimously approved

VARIANCE REQUEST FOR 25' FRONT YARD SETBACK, APPLICANT/PROPERTY OWNER CLIFFORD GLASSMAN, TAX MAP 031J, GROUP D, PARCEL 001.00, LOCATED 280 MATLOCK SHORES RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 1

Mr. Beason explained that this property is sided by 3 roads, and each road has a 50' setback, they are requesting that on the northwest side be reduced to 25' so that the property owner can construct his structure

ACTION

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

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

Ms. Collins explained to the board that she was here a few months ago asking for an extension to continue living on the property in a camper without a primary dwelling, she is currently going through divorce mediation, and they will either sell the property or if she is able to keep it then she obtain a building permit for a primary residence.

ACTION

Mr. Waller made a motion to approve an extension until the end of the year and 2<sup>nd</sup> by Mr. Bright and unanimously approved

VARIANCE REQUEST FOR 20' FRONT YARD SETBACK AND 5' SIDE YARD SETBACK APPLICANT/PROPERTY OWNER EVA IRWIN, TAX MAP 003N, GROUP B, PARCEL 011.00, LOCATED HOPE CREEK RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 5

Ms. Irwin addressed the board stating that she needs this variance due to where the septic has been mapped on this property. Ms. Irwin owns parcels 010.00 & 011.00 and Mr. Waller asked about combining the lots so that a variance would not be needed. She stated that she may in the future sell or build on lot 010.00 and does not want to combine. Opposing neighbors were present and spoke their concerns about the subdivision covenants verses the county zoning setback regulations. Mr. Bright asked the size of lot 010.00 and she replied that it is 0.66 acres and Mr. Waller stated it would be even harder to build on that lot within the county setbacks.

ACTION

Mr. Bright made a motion to deny and 2<sup>nd</sup> by Mr. Napier and unanimously denied

VARIANCE REQUEST FOR 20' FRONT YARD SETBACK, APPLICANT/PROPERTY OWNER JAMES BROWN, TAX MAP 022F, GROUP B, PARCEL 006.00, LOCATED COULTER SHOALS CIRCLE, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6

Ms. Brown stated that this request was due to the septic already placed on the property. Mr. Jenkins stated that a permit was issued with a compliance site plan but during the site survey it was found that the property owners cannot meet the required setbacks. Opposing neighbors addressed the board with their concerns of this request being granted. Mr. Shields stated that the property owners have a hardship due to the placement of septic.

ACTION

Mr. Bright made a motion to approve and 2<sup>nd</sup> by Mr. Napier and unanimously approved, Mr. Waller opposed



ADMINISTRATIVE REVIEW TO REQUEST 90-DAY EXTENSION ON VIOLATION  
LETTER, APPLICANT MICHAEL NALLS, PROPERTY OWNER MICHAEL BROWN, TAX  
MAP 028, PARCEL 018.00, LOCATED 14420 BEALS CHAPEL RD, A-2 RURAL  
RESIDENTIAL DISTRICT, DISTRICT 6

No show from applicant or property owner. Mr. Jenkins stated this property is in violation due to junk, litter & debris

ACTION

Mr. Waller made a motion to deny and 2<sup>nd</sup> by Mr. Shields and unanimously denied

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 7:05 pm

\_\_\_\_\_  
Chairman

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Date