

MINUTES  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
September 9, 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		James Hair
John Napier, Chairman		Andrew Brackett
Keith Buckles		Michael Aikens
Leon Shields		
Pam McNew, Secretary		

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 AUGUST 12, 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/PROPERTY OWNER JUSTIN KENNEDY, TAX MAP 058, PARCEL 060.00, LOCATED 195 RITCHEY RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 4

Surveyor Mr. Hair was present representing the property owner, he explained that the property is over nine acres, and he divided it into (3) parcels, all lots being over 2.5 acres each

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT LEAH METCALF, PROPERTY OWNER MARY DUNSMORE, TAX MAP 013, PARCEL 022.02, LOCATED DUNSMORE RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5

No show from applicant or property owner. Mr. Jenkins stated that they submitted a compliant plat, each lot is over 2.5 acres and abuts to a county approved road.

ACTION

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

COMMERCIAL SITE PLAN, APPLICANT RUSS EDENS, PROPERTY OWNER GENERAL SHALE BRICK, TAX MAP 004, PARCEL 008.01, LOCATED HICKORY CREEK RD, C-2 GERNEAL COMMERCIAL DISTRICT, DISTRICT 5

Mr. Edens stated to the board that this is for the distribution center.

ACTION

Mr. Shields 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/PROPERTY OWNER MICHAEL AIKENS, TAX MAP 027, PARCEL 081.00, LOCATED 2202 OLD GREENBACK RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3

Mr. Aikens would like to rezone so that he can subdivide his property to sell two acres. Mr. Jenkins stated that this property does not have the county approved road frontage to subdivide.

ACTION

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

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. Jenkins stated that this has been reviewed, and it is all good to start the build site.

ACTION

Mr. Bright made a motion to approve and 2<sup>nd</sup> by Mr. Kennedy and unanimously approved, Mr. Waller, Mr. Brooks & Mrs. McNew opposed

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated that the County Commission approved to follow planning commission recommendations, and County Commission voted on a moratorium on cluster developments until the Planning Commission comes back with recommendations.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR AUGUST (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 5:43 PM

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Chairman

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Date

MINUTES  
LOUDON COUNTY BOARD OF ZONING APPEALS  
September 9, 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		Clay & Joan Ward
Leon Shields		Ryan Allen
		Melissa Sutherland
		Kellee Hargis
		Tom Watts

CALL TO ORDER

Mr. Brooks called to order at 5:46 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. Napier made a motion to approve and 2<sup>nd</sup> by Mr. Waller and unanimously approved.

VARIANCE REQUEST FOR 17' SIGN HEIGHT, APPLICANT LAMAR ADVERTISING, PROPERTY OWNER JAMES EBLEN, TAX MAP 015, PARCEL 223.00, LOCATED HOTCHKISS VALLEY RD, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5

Ms. Sutherland, the real estate manager for Lamar Advertising, addressed the board. She explained that they had an existing billboard at this location that fell, and they are replacing it with a new one, but are requesting this height variance due to the lowness of the property.

ACTION

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

VARIANCE REQUEST FOR AUTOMATED POOL COVER INSTEAD OF FENCE, APPLICANT/PROPERTY OWNER RYAN & KARA ALLEN, TAX MAP 013, PARCEL 024.00, LOCATED 5020 CALDWELL CHAPEL RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5

Mr. Allen explained that he would like to install an automated pool cover verses the standard county regulations of a 4' fence. Mr. Jenkins stated to the board that the regulations state the fence and pool alarm, he also stated that other jurisdictions do allow the automated cover but not Loudon County. Mr. Jenkins stated that the regulations have not been updated but it could be investigated if the board members would like. Mr. Shields stated his hesitation would be to grant this variance as to what the county regulations state and could be a liability to the county if an accident were to happen. The board members will consider the change in the regulations after the Planning Dept has had time to investigate.

ACTION

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

VARIANCE REQUEST FOR 13' FRONT YARD SETBACK, 6' SIDE YARD SETBACK, & 20' REAR YARD SETBACK, APPLICANT/PROPERTY OWNER CLAY & JOAN WARD, TAX MAP 036, PARCEL 017.00, LOCATED 121 ALEXANDER RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

Mr. Ward addressed the board, stating that he would like the request granted so that he can build a new home on the property. He explained that all the other houses on this private road have their houses set to the right to accommodate septic. Mr. Jenkins stated to the board members what this property is zoned and what the actual county setbacks are to construct a home.

ACTION

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

VARIANCE REQUEST FOR 4' SIDE YARD SETBACK, APPLICANT KELLEIGH HARGIS, PROPERTY OWNER THOMAS WATTS, TAX MAP 043, PARCEL 085.00, LOCATED 4950 COYTEE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

Mr. Watts explained that he is adding an addition to the house but that he is also having a new survey done to adjust his lot lines. This is a temporary variance until his survey is done.

ACTION

Mr. Shields made a motion to approve for 6 months and 2<sup>nd</sup> by Mr. Waller and unanimously approved

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:10 pm

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Chairman

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Date