

**WORKSHOP
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
October 14, 2025
5:00 pm**

The Loudon County Regional Planning Commission will hold a workshop at 5:00 pm to discuss cluster development standards and Section 4.070 Swimming Pool Restrictions. The public is welcome to attend. The Planning Commission will meet immediately following the workshop at 5:30 pm.

**AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
October 14, 2025
5:30 p.m.**

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from September 9, 2025, meeting.
3. Planned Agenda Items.
 - A. Road Acceptance for Cedar Branch Trail, Cherry Blossom Court & Dogwood Place, Applicant/Property Owner Cook Bros Construction, Located at The Grove at Cedar Hills, R-1 Suburban Residential District, District 6
 - B. Preliminary Subdivision Plat for 26 lots, Applicant/Property Owner Turner Homes, Tax Map 044, Parcels 061.28, 061.29 & 061.30, Located 700 Friendsville Rd, R-2 Multi Family Residential District, District 3
 - C. Subdivision Plat for 3 lots to 2 lots, Applicant/Property Owner Martin Whorley, Tax Map 032F, Group A, Parcels 001.00, 002.00 & 003.00, Located 130 Par Drive, R-1 Suburban Residential District, District 1
 - D. Rezone Request from A-1 to A-3 for (3 or 4) one acre lots, Applicant/Property Owner Rosendo Bedolla, Tax Map 039, Parcel 134.00, Located 3875 Prospect Church Rd, A-1 Agriculture Forestry District, District 1
 - E. Rezone Request from A-1 to A-3 for (1) acre lot, Applicant/Property Owner Shawn Michaels, Tax Map 060, Parcel 016.00, Located 1358 Meadow Rd, A-1 Agriculture Forestry District, District 3
 - F. Rezone Request from A-2 to A-3 for (2) one acre lots, Applicant/Property Owner Cory Cable, Tax Map 051, Parcel 046.09, Located 28374 Hwy 95, A-2 Rural Residential District, District 3

- G. Rezone Request from A-1 to A-2 for (1) two and half acre lot, Applicant 3D Land Surveying, Property Owner John Lyle, Tax Map 036, Parcel 109.00, Located 13503 Antioch Church Rd, A-1 Agriculture Forestry District, District 3
 - H. Rezone Request from A-1 to A-2 for (1) three-acre lot, Applicant/Property Owner Jimmy Shaver, Tax Map 018, Parcel 070.00, Located 3990 Pine Grove Providence Rd, A-1 Agriculture Forestry District, District 5
 - I. Rezone Request from A-2 to A-3, Applicant John Peters, Property Owner John Taylor, Tax Map 012, Parcels 008.00 & 010.00, Located 13116 Boyd Station Rd, A-2 Rural Residential District, District 6
 - J. Rezone Request from R-1 to C-2, Applicant/Property Owner Kevin Bird, Tax Map 009, Parcel 034.00, Located 3401 Waller Ferry Rd, R-1 Suburban Residential District, District 5, Approximately 4.15 acres only
 - K. Rezone Request from R-1 to C-2, Applicant Chris Beskstrand, Property Owner Robert Schilling, Tax Map 068, Parcels 024.00 & 024.08, Located Chatuga Drive, R-1 Suburban Residential District, District 1
 - L. Rezone Request from A-1/M-1 to CFD, Applicant Ryan Dobbs, Property Owner Brogan Jasper Conner, Tax Map 003, Parcels 021.00 & 021.01, Located El Camino Lane, A-1 Agriculture Forestry District, M-1 General Industrial District, District 5
- 4. County Commission Action on Planning Commission Recommendations
 - 5. Codes Department Building Activity Summary for September (attached)
 - 6. Additional Public Comments
 - 7. Update from Planning Department

Adjournment

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
October 14, 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 September 9, 2025, meeting.
4. Planned Agenda Items.
 - A. Variance request for 3' side yard setback, Applicant Wade Lovin, Property Owner Christine Garofalo, Tax Map 049, Parcel 031.03, Located 516 N. Clear Branch Rd, A-2 Rural Residential District, District 1
 - B. Variance request for non-county road frontage, Applicant Martin Legacy Development, Property Owner Sue Clevenger, Tax Map 058, Parcel 037.01, Located Vonore Rd, A-2 Rural Residential District, District 1
 - C. Variance request for non-county road frontage, Applicant John & Jennifer Morris, Property Owner Brian Conroy, Tax Map 006, Parcel 024.00, Located Rocky Top Rd, A-1 Agriculture Forestry District, District 5
 - D. Variance request for lot size, Applicant Richard Lemay, Property Owner Michael Goldsboro, Tax Map 036F, Group A, Parcels 009.00 – 011.00, Located Deep Cove Lane, A-1 Agriculture Forestry District, F-1 Floodway District, District 3
 - E. Special Exception request transfer storage for vehicles and trailers, Applicant Owen James, Property Owner Danny Tipton, Tax Map 025, Parcel 007.00, Located 15048 Hotchkiss Valley Rd East, C-2 General Commercial District, District 5
 - F. Special Exception to implement and machinery sales & service, Applicant Thompson Tractor Company, Property Owner Topsoil LLC, Tax Map 007A, Group A, Parcel 014.00, Located 490 Center Cross Lane, C-2 General Commercial District, District 5
 - G. Amend Special Exception to build marina with amenities, Applicant/Property Owner Michael Gaddis, Tax Map 036, Parcel 023.00 & portion 024.00, Located 607 Alexander Rd, A-1 Agriculture Forestry District, District 3

H. Administrative Review to determine if applicant can use property for shop/office and process material into saleable products. Applicant Ben Hazel, Property Owner David Hill, Tax Map 080, Parcel 053.00, Located Hwy 411 South, M-1 General Industrial District, District 3

5. Additional Public Comments

6. Announcements and/or comments from Board/Commission

7. Adjournment