

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
December 9, 2025
ACTION

Members Present	Members Absent	Others Present
Ryan Bright	Pam McNew, Secretary	James Jenkins, Planning & Codes
Jim Brooks		Holli Tucker, Zoning
Jimmy Williams		Jeannie Burchfield, Planning
Mike Waller		Phil Bunch, Planning
Leon Shields		Wade Lovin
John Napier, Chairman		Gary & Tammy Mills
Keith Buckles		Zack Godbey
Todd Kennedy		Harold Brewer
		Jessie Kenner
		David Crass
		Matthew Jordan

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman, John Napier, called the meeting to order at 5:36 PM. Lead the Pledge of Allegiance.

ROLL CALL

Conducted by Jeannie Burchfield

APPROVAL OF MINUTES FROM NOVEMBER 12, 2025, MEETING

ACTION

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

PUBLIC HEARING FOR RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON
THE APPROVAL OF RESIDENTIAL SUBDIVISION CONNECTING TO COUNTY ROADS
PENDING THE ADOPTION OF UPDATED ROADWAY STANDARDS AND
REQUIREMENTS FOR DEVELOPING APPROVALS

Ms. Pat Hunter did state her concerns to the board members.

SUBDIVISION PLAT FOR 4 LOTS TO 2 LOTS, APPLICANT RICHARD LEMAY, PROPERTY OWNER MICHAEL GOLDSBORO, TAX MAP 036F, GROUP A, PARCELS 009.00 – 012.00, LOCATED DEEP COVE LANE, A-1 AGRICULTURE FORESTRY DISTRICT, F-1 FLOODWAY DISTRICT, DISTRICT 3

Mr. Lemay stated this was to reconfigure the property lines, combining the lots after the road closure was approved.

ACTION

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

SUBDIVISION PLAT FOR 8 LOTS TO 2 LOTS, APPLICANT 3D LAND SURVEYING, PROPERTY OWNER JAMES ALLISON TRUSTEE, TAX MAP 016A, GROUP B, PARCELS 001.0 – 007.00, AND TAX MAP 016A, GROUP B, PARCEL 016.00, LOCATED 875 ALLEN RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 6

No show from applicant/property owner

ACTION

Mr. Brooks made a motion to table and 2nd by Mr. Waller and unanimously agreed to table

PRELIMINARY SUBDIVISION PLAT FOR 22 LOTS, APPLICANT DAVID HARBIN, PROPERTY OWNERS DAVID & ALVIN CROSS, TAX MAP 028, PARCEL 032.00, LOCATED BEALS CHAPEL RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 6
Representative Mr. Ben Mullins addressed the board members stating that this plat had already been before the planning commission and approved September 2020. The property owners did not move forward at the time, and that plat expired. This plat is identical to the original that was submitted in 2020.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 FOR (3 OR 4) ONE ACRE LOTS, APPLICANT/PROPERTY OWNER GARY & TAMMY MILLS, TAX MAP 049, PARCEL 082.00, LOCATED 9841 VONORE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 1

Mr. Mills stated they would like to create the lots facing Oody Road. Mr. Bright asked what road the access would come from if it was rezoned. Mr. Mills stated Oody Rd or Vonore Rd. Mr. Bright stated that Oody Rd was very narrow, especially for creating four lots. The Mills would like to create as many lots as possible. The board decided to deny the rezone request, the Mills can create lots as A-2 zone with the minimum of 2.5 acres per lot.

ACTION

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

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

Mr. Godbey addressed the board stating he would like to build a small shop/office for his exterior cleaning business. Mr. Jenkins stated this property had a prior rezone request that was recommended by the board but was withdrawn from the applicant before going to City Council.

ACTION

Mr. Brooks made a motion approve and 2nd by Mr. Waller and unanimously approved for this applicant only

REZONE REQUEST FROM A-1 TO A-3 FOR (1) ACRE LOT, APPLICANT WADE LOVIN, PROPERTY OWNER CLAUDE BRIDGES, TAX MAP 067, PARCEL 134.00, LOCATED 25259 STEEKEE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 1

Surveyor Mr. Lovin stated this request is to have the existing house and one acre subdivided off from the remaining property.

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 FOR (2) ONE ACRE LOTS, APPLICANT/PROPERTY OWNER HAROLD BREWER, TAX MAP 043, PARCEL 031.00, LOCATED 2424 FAIRVIEW RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

Mr. Brewer explained that he would like to create these lots for family.

ACTION

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

REZONE REQUEST FROM A-1/M-1 TO CFD/M-1, APPLICANT MATT JORDAN, 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

Mr. Jordan stated this request is to create a five-acre tract to stay as M-1, and 23 acres to be rezoned to CFD for the proposed ball fields. All other remaining acreage will remain as A-1 zone.

ACTION

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

RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON THE APPROVAL OF RESIDENTIAL SUBDIVISIONS CONNECTING TO COUNTY ROADS PENDING THE ADOPTION OF UPDATED ROADWAY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT APPROVALS

Mr. Jenkins stated this moratorium is for a 6-month period and can be extended for an additional 6 months or can be expired at any time. Mr. Kennedy asked if this moratorium impact on any projects that have been submitted or under review at this time. Mr. Jenkins said this will be for any new submittals to the planning office.

ACTION

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

VOTE TO ACCEPT PLANNING AND BZA MEETING DATES FOR CALENDAR YEAR 2026

ACTION

Mr. Shields made a motion approve and 2nd by Mr. Kennedy 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 NOVEMBER (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

Mr. Jenkins stated to the board members that cul-de-sac regulations need to be addressed and asked if the board would like to have a workshop or add the item to the next agenda for discussion. The board members decided to add to the next available agenda as an item.

ADJOURNMENT

Adjourned at 6:04 PM

Chairman

Date

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
DECEMBER 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		Holli Tucker, Zoning
Leon Shields		Kenneth Hall

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 NOVEMBER 12, 2025 MEETING

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

VARIANCE REQUEST FOR ACCESSORY STRUCTURE WITHOUT PRIMARY DWELLING, APPLICANT/PROPERTY OWNER KEVIN & MARY COONEY, TAX MAP 032, PARCEL 044.00, LOCATED 1891 OLD KINGSTON RD, A-1 AGRICULTURE FORESTRY DISTRICT, F-1 FLOODWAY DISTRICT, DISTRICT 5

Mr. Cooney explained that this would be for a hay barn on the small 2-acre tract that is divided by the road of his farm area. His neighbor would like to purchase this lot for farming. Mr. Jenkins stated that the current property owner could build the barn, but since the neighbor wants to build on it, and it is not associated with his property so that is the reason for the variance request.

ACTION

Mr. Shields made a motion to approve the request contingent on the sale of the 2-acre parcel to the neighbor and 2nd by Mr. Bright and unanimously approved

VARIANCE REQUEST FOR 15' FRONT YARD SETBACK, APPLICANT/PROPERTY OWNER KENNETH HALL, TAX MAP 066, PARCEL 112.00, LOCATED 2037 KISER RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4

Mr. Hall explained that there is an older home on the property, and he would like to add an addition to the home.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:13 pm

Chairman

Date