

**AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
February 10, 2026
5:30 p.m.**

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from January 13, 2026, meeting.
3. Planned Agenda Items.
 - A. Commercial Site Plan, Applicant Landmark Engineers & Surveyors, Property Owner M & M Property, Tax Map 027, Parcels 142.00 & 142.01, Located 13151 Hwy 321 S, C-1 Rural Center District, District 3
 - B. Rezone Request from A-1 to CFD, Applicant/Property Owner Loudon County Solid Waste Disposal Commission, Tax Map 031, Parcel 047.00, & Tax Map 039, Parcels 026.00 & 029.00, Located 21884 Hwy 72 N, A-1 Agriculture Forestry District, District 1
 - C. Rezone Request from A-2 to C-2, Applicant/Property Owner Luke Sirken & William Readett, Tax Map 027, Parcel 137.00, Located 8301 Jackson Bend Rd, A-2 Rural Residential District, District 3
 - D. Rezone Request from A-2 to A-3 for (1) two-acre lot, Applicant Surveyor Sarah Patterson, Property Owner Darris & Margaret Williams, Tax Map 057, Parcels 212.00 & 213.00, Located 4341 Steekee Creek Rd, A-2 Rural Residential District, District 4
 - E. Rezone request from A-1 to A-3 for (3) one acre lots, Applicant/Property Owner Rickie Wilson, Tax Map 039, Parcel 151.00, Located 2350 Robinson Rd, A-1 Agriculture Forestry District, District 1
 - F. Rezone request from A-1 to A-2 for (1) four-acre lot, Applicant/Property Owner Marsha & Jerry Taylor, Tax Map 039, Parcel 118.00, Located 289 Jim Dyke Rd, A-1 Agriculture Forestry District, District 4
 - G. Amend zoning stipulations, Applicant Benjamin Mullins, Property Owner Esquire Management, Tax Map 007, Parcel 062.00, Located 19666 Hwy 11, C-2 General Commercial District, District 5
 - H. Discussion of cul-de-sac regulations

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

Adjournment

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
February 10, 2026
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 January 13, 2026 meeting.
4. Planned Agenda Items.
 - A. Variance request for 5' front yard setback on both parcels, Applicant/Property Owner Hugh Patterson, Tax Map 007P, Group C, Parcels 001.00 & 002.00, Located 185 & 257 Maclaren Way, R-1 Suburban Residential District, District 5
 - B. Variance request to conduct auto sales/service & towing service, Applicant/Property Owner Sam Maynard, Tax Map 049, Parcel 080.00, Located 9786 Vonore Rd, C-1 Rural Center District, District 1
 - C. Variance request to obtain a building permit for non-conforming structure, Applicant Sydney Elam, Property Owner Pearl Elam, Tax Map 010J, Group A, Parcel 002.00, Located 1655 Hwy 70 East, R-1 Suburban Residential District, District 5
 - D. Variance request to reside in current home while constructing new home, after CO has been issued, will return the existing structure back to a non-dwelling use. Applicant/Property Owner Thomas Giacomini, Tax Map 028, Parcel 083.00, Located 202 Loudoun Dr, A-1 Agriculture Forestry District, R-E Single Family Exclusive Overlay District, F-1 Floodway District, District 3
 - E. Special Exception to construct 40' x 60' metal building on property to use for storage, Applicant Trevor Billings, Property Owner Bobby Hatcher, Tax Map 011, Parcels 181.00 & 182.00, C-2 General Commercial District, District 5
 - F. Variance request for front yard setback & for an accessory building to set in the required front yard. Applicant Dallas Cathey, Property Owner James Sandidge, Tax Map 020D, Group F, Parcel 008.00, C-2 General Commercial District, District 5

5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment