

MINUTES
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 February 10, 2026
ACTION

Members Present	Members Absent	Others Present
Ryan Bright	Todd Kennedy	James Jenkins, Planning & Codes
Jim Brooks	Leon Shields	Holli Tucker, Zoning
Jimmy Williams		Jeannie Burchfield, Planning
Mike Waller		Edmond Ledford
Pam McNew, Secretary		Mark Driver
John Napier, Chairman		John Martin
Keith Buckles		Sarah Patterson
		Daniel Wilson
		Brian Dalton

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 DECEMBER 9, 2025, MEETING

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

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-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 3

Mark Driver with Landmark Engineers addressed the board stating this site plan was for a 30'x70' office building. Mr. Jenkins stated that the plan had been reviewed all everything was in order.

ACTION

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

REZONE REQUEST FROM A-2 TO C-2, APPLICANT/PROPERTY OWNERS LUKE SIRKEN & WILLIAM READETT, TAX MAP 027, PARCEL 137.00, LOCATED 8301 JACKSON BEND RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3

The property owners attended the January meeting, and at that time their request was tabled until they were able to provide details of the road width on Jackson Bend and traffic impact for the proposed boat and RV storage on the property. During the February meeting, the owners returned with the necessary documentation requested from the board. Mr. Jenkins did state that if the rezone is granted the property owners will submit a site plan for approval with the Planning Commission. Opposing neighbors stated their concerns about traffic. Mr. Waller said the site plan can address the neighbors' concerns by possibly widening the road and add a turn lane into the property.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 FOR (1) TWO ACRE LOT, APPLICANT SARAH PATTERSON, PROPERTY OWNER DARRIS & MARGARET WILLIAMS, TAX MAP 057, PARCEL 212.00 & 213.00, LOCATED 4341 STEEKEE CREEK RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 4

Surveyor Ms. Patterson explained that when she did the original survey she discovered that the existing single-wide on the property was encroaching on the current property line. The survey was to correct the encroachment and be able to create a new one-acre lot for a new home.

ACTION

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

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

Mr. Wilson would like to subdivide the five-acre tract into (1) two-acre tract and create (3) one acre lots. Mr. Jenkins stated that if the rezone is granted, the subdivision plat would be approved by the Planning Commission.

ACTION

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

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

Mr. Mullins stated the property owner requests that the stipulation placed on this property by County Commission be removed so that he can build office/retail space on the front portion of the property only and all other stipulations placed will remain.

ACTION

Mr. Waller made a motion to approve and 2nd by Mr. Brooks 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 JANUARY (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 5:53 PM

Chairman

Date

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
FEBRUARY 10, 2026

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks - Chairman	Leon Shields	James Jenkins, Planning and Codes
Mike Waller		Holli Tucker, Zoning
Ryan Bright		Jeannie Burchfield, Planning
John Napier		Sam Maynard
		Sydney Elam
		Victoria Boucher
		J Stricklin
		Kaitlyn Maracle
		Janna Paxton
		Chris Davis
		Melissa Moon
		Jack Glandon
		Luke Sirken
		Trevor Billiss

CALL TO ORDER

Mr. Brooks called to order at 6:00 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM JANUARY 13, 2026 MEETING

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

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

Mr. Patterson is requesting the variances so that he can build a new home on each lot. These two lots are at the entrance of the subdivision and are smaller than the others in the neighborhood. The HOA also granted approval of the setback.

ACTION

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

VARIANCE REQUEST TO CONDUCT AUTO SALES/SERVICES & TOWING SERVICE, APPLICANT/PROPERTY OWNER SAM MAYNARD, TAX MAP 049, PARCEL 080.00, LOCATED 9786 VONORE RD, C-1 RURAL CENTER DISTRICT, DISTRICT 1

Mr. Maynard stated that he started this business in August 2025 and was not aware that he was in violation of codes. Mr. Jenkins stated the owner received a notice of violation. The codes office has received numerous calls & emails on the violation, and many opposing neighbors did address the board. Mr. Jenkins stated that none of the businesses that are currently being done from this property are allowed in this zoning district.

ACTION

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

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

Mr. Elam is requesting a variance so that he can obtain a permit to rebuild his accessory structure that was damaged from a fire in August 2023.

ACTION

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

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, LOCATED 9995 HWY 11 EAST, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5

Mr. Billings explained that he would use this storage for his business.

ACTION

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

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, LOCATED 2771 HWY 11 EAST, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5

Mr. Cathey stated he would like to make a semi-permanent or permanent structure on the existing concrete pad on the property; the building would be 13' x 40' in size. There was much discussion between the applicant and board members about the property.

ACTION

Mr. Waller made a motion to table until applicant can decide what he would like to build and have a survey to determine property lines 2nd by Mr. Bright and unanimously approved to table

VARIANCE REQUEST FOR AN ATTACHED COTTAGE, APPLICANT/PROPERTY OWNER RICHARD & REBECCA LINDLEY, TAX MAP 044, PARCEL 038.00, LOCATED 25000 HWY 321 SOUTH, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

Mr. Lindley stated that this cottage is attached to his primary dwelling by a veranda. This cottage is for family use only, it does not have separate water or electric.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:31 pm

Chairman

Date