

MINUTES
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 MARCH 10, 2026
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 | | Billy Kimbrell |
| Pam McNew, Secretary | | Les Price |
| John Napier, Chairman | | John Lyle |
| Keith Buckles | | Tony Aikens |
| Todd Kennedy | | Brian Viars |
| Leon Shields | | Kelli Monger |
| | | Owen James Jr. |
| | | Tracey Daughtery |
| | | Alex Hamilton |
| | | |
| | | |
| | | |
| | | |
| | | |

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 FEBRUARY 10, 2026 MEETING

ACTION

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

SUBDIVISION PLAT FOR 4 LOTS, APPLICANT LEMAY & ASSOCIATES, PROPERTY OWNER KEVIN BIRD, TAX MAP 009, PARCEL 034.00, LOCATED 3401 WALLER FERRY RD, R-1 SUBURBAN RESIDENTIAL DISTRICT & C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5

Mr. Lemay stated this plat is for three lots for single family dwellings that will be on Waller Ferry Rd and one lot off of Hwy 321 will be for commercial.

ACTION

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

PRELIMINARY SUBDIVISION PLAT FOR 79 LOTS, APPLICANT STERLING ENGINEERING, PROPERTY OWNERS SANDRA & ERIC HILL & JAMES & MONA SMITH, TAX MAP 011, PARCELS 002.00 & 002.01, LOCATED HWY 70 EAST, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5

Representative from Sterling Engineering addressed the board stating this plat is for 79 single family dwellings with ½ acre lots with common area in the front. The access will be off Hwy 70 and is working with TDOT to get approval. The total acreage between the two parcels combined is 52.7. Mr. Waller stated that this is a dead-end cul-de-sac with only one entrance, and the representative stated the original plan was for 2 entrances but due to the area of highway it was not safe for both entrances. Mr. Jenkins stated that they have requested a variance in elevation grade from 10% to 12% on only that one section of the road only and the highway dept was okay with the increase. Mr. Price who resides in the adjacent subdivision, spoke to the board with his concerns about the water management of drainage & sewer and stated the concern of higher traffic in that area.

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS, 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

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

REZONE REQUEST FROM A-1 TO A-2 FOR (1) FOUR ACRE LOT, APPLICANT/PROPERTY MARSHA & JERRY TAYLOR, TAX MAP 039, PARCEL 118.00, LOCATED 289 JIM DYKE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4

No show from applicant/property owner

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 FOR (1) ONE ACRE LOT, APPLICANT/PROPERTY OWNER TONY AIKENS, TAX MAP 010, PARCEL 179.00, LOCATED 3531 HWY 70 EAST, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5

Mr. Aikens stated this property currently has two houses, so the rezone request is for the subdivision of the property.

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 FOR (1) TWO-ACRE LOT, APPLICANT KEVIN COONEY, PROPERTY OWNER MARY BETH COONEY, TAX MAP 032, PARCEL 044.00, LOCATED 1891 OLD KINGSTON RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 5

Mr. Cooney stated that this rezone request is for the sale of this two-acre tract to his neighbor.

ACTION

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

REZONE REQUEST FROM A-1 TO A-2 (1) THREE-ACRE LOT, APPLICANT TONYA COPE, PROPERTY OWNER RAYMOND COPE, TAX MAP 079, PARCEL 106.00, LOCATED 881 COPE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

Mr. Cope stated that this rezone request is so the property can be subdivided for his son to be able to build a home

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 FOR (1) TWO ACRE LOT, APPLICANT REILLY DISHNER, PROPERTY OWNER JAMES OWEN, TAX MAP 039, PARCEL 123.00, LOCATED 9492 PROSPECT CHURCH RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 1

Mr. Owen stated that this rezone request is so the property can be subdivided for his grandson to be able to build a home

ACTION

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

REZONE REQUEST FROM A-1 TO A-2 FOR (1) THREE ACRE LOT, & REZONE REQUEST FROM A-1 TO A-3 FOR (2) ONE ACRE LOTS, APPLICANT/PROPERTY OWNER BILLY GENE KIMBRELL, TAX MAP 052, PARCELS 079.00, 080.00 & 080.01, LOCATED KIMBRELL RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

Mr. Kimbrell addressed the board stating that the surveyor had to reconfigure the property lines to be able to create a new parcel with the county regulations on road frontage so his family could build a home on the newly created lot.

ACTION

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

REZONE REQUEST FROM A-1 TO A-2 FOR (1) THREE-ACRE LOT, APPLICANT ALEX HAMILTON, PROPERTY OWNER ALBERT BELL TRUSTEE, TAX MAP 035, PARCEL 009.00, LOCATED 8002 JACKSON BEND RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

Mr. Hamilton stated that this rezone request is so the property can be subdivided to create a lot for a new construction home.

ACTION

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

REZONE REQUEST FROM A-1 TO A-2 FOR (1) 2.75 ACRE LOT & A-1 TO A-3 FOR (1) ONE ACRE LOT, APPLICANT/PROPERTY OWNER DEBORAH TUCK, TAX MAP 036, PARCEL 076.00, LOCATED ANTIOCH CHURCH RD E, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

Representative Kelli Monger stated the property owner would like to rezone so they can subdivide as the property is separated by the county road.

ACTION

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

REZONE REQUEST FROM A-1 TO A-2 FOR (2) LOTS, APPLICANT JODY WEBB, PROPERTY OWNER LARRY SKIDMORE, TAX MAP 038, PARCEL 017.01, LOCATED HWY 72 NORTH, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4

Mr. Webb addressed the board stating that they would like to subdivide the property in half.

ACTION

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

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

Commissioner Adam Waller addressed the board stating this rezone is for the borrow pit for the current landfill. Mr. Jenkins stated to the board that the resolution of this rezone request has conditions that were put in place to provide protection to the surrounding property owners. Secretary Mrs. McNew read the stated conditions to the audience. Neighbor Mrs. Glassman asked if the property on Matlock Bend was going to be subdivided from the subject property and Commissioner Waller said yes for a single-family dwelling. Another property owner on Matlock Bend asked how they can be assured the conditions put in place will be upheld, Mr. Jenkins stated that if the conditions were to be amended, the request would come back through the Planning and County Commission to be heard. Other area neighbors and Ms. Hunter addressed the board with their concerns and questions. During the discussions Mr. Kennedy asked if the property stays as the current A-1 zoning, then the conditions that were placed on the CFD rezone would not apply? Commissioner Adam Waller said that would be correct.

Ms. Hunter spoke on the regulations of Article 4.190 current location and site design standards. Commissioner Adam Waller and Mr. Jenkins both state this rezone is for the burrow pit, not for trash disposal.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated that the County Commission approved following planning commission recommendations

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR FEBRUARY (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

Mr. Jenkins asked the board if they would like to do a workshop or add the item to the next month's agenda to discuss the bylaws, policies & procedures

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 6:28 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 | | James Jenkins, Planning and Codes |
| Mike Waller | | Holli Tucker, Zoning |
| Ryan Bright | | Jeannie Burchfield, Planning |
| John Napier | | Marla Foster |
| Leon Shields | | Clarence White |
| | | Kevin Pack |
| | | Thomas Giacomini |
| | | Ben Turner |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

CALL TO ORDER

Mr. Brooks called to order at 6:36 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM FEBRUARY 10, 2026 MEETING

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

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

Mr. Giacomini stated that they would like to obtain a building permit to build their new home and then return the existing structure back to non-dwelling use.

ACTION

Mr. Shields made a motion to approve for a one-year period to construct new home and 2nd by Mr. Waller and unanimously approved

VARIANCE REQUEST FOR 80' WIDTH LOT SIZE, APPLICANT/PROPERTY OWNER JBT HOLDINGS, TAX MAP 026, PARCEL 032.00, LOCATED 1161 BROWDER HOLLOW RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 2

Mr. Ben Turner stated he would like to construct two homes on this property but would need this variance request to subdivide the parcel, he also stated this property is on sewer. The adjoining neighbor opposed this request.

ACTION

Mr. Shields & Mr. Waller made a motion to approve; Mr. Bright, Mr. Brooks & Mr. Napier denied this request, unanimously approved to deny.

VARIANCE REQUEST FOR MINIMUM LOT SIZE & MINIMUM ROAD FRONTAGE TO CREATE DEEDED ROAD FRONTAGE TO A LOT OF RECORD, APPLICANT MATTHEW HOLP, PROPERTY OWNER HUGHEY CAPITAL, TAX MAP 036, PARCELS 138.00 & 139.00, LOCATED KEATON RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

Mr. Holp stated that his son purchased parcel 138.00 which has deeded access but would like to connect to Keaton Rd. He explained that he has spoken with the property owner of parcel 139.00, he would like to do a property swap and have the 50' road frontage required changed to 25'. There was discussion between Mr. Holp and the other property owner, and it was determined to table this until the property owners can come to an agreement

ACTION

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

VARIANCE REQUEST FOR LOT LINE & LOT SIZE ADJUSTMENT, APPLICANT/PROPERTY OWNER KEVIN PACK & BETHANY SIPE, TAX MAP 022G, GROUP A, PARCELS 004.00 & 029.00, LOCATED 2448 & 2370 LAKELAND DR, A-2 RURAL RESIDENTIAL DISTRICT, F-1 FLOODWAY DISTRICT, DISTRICT 6

Mr. Pack addressed the board stating he would like to purchase the property at 2370 Lakeland Drive and adjust the lot lines between the two parcels. Mr. Pack stated after speaking with Mr. Jenkins that he might need to combine the two lots and Mr. Pack doesn't want to combine the lots and that is the reason for the variance request. Mr. Jenkins stated that Mr. Pack owns the small non-conforming lot that cannot be built on so in purchasing the adjacent lot he would be able to adjust the lot lines between the two parcels. Mr. Jenkins stated to the board that the regulations state that if a property owner owns one or more substandard lots should be combined.

ACTION

Mr. Waller made a motion to deny and 2nd by Mr. Shields to deny, & Mr. Napier opposed

VARIANCE REQUEST TO KEEP EXISTING ACCESSORY BUILDING ON PROPERTY WITHOUT PRIMARY DWELLING, APPLICANT/PROPERTY OWNER MIKELIA MIKA, TAX MAP 049, PARCEL 020.01, LOCATED 14398 HWY 72, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1

Ms. Mika stated she was not aware that she could not have an accessory structure on the property without a dwelling, she would like the building to stay on the property to use for storage while they construct the primary dwelling.

ACTION

Mr. Shields made a motion to approve for one year time frame to construct the home and 2nd by Mr. Waller and unanimously approved

VARIANCE REQUEST FOR 4' SIDEYARD SETBACK TO BUILD HOME ON EXISTING FOUNDATION, APPLICANT/PROPERTY OWNER CLARENCE WHITE, TAX MAP 027B, GROUP B, PARCEL 022.00, LOCATED 1028 LEONA DR, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 3

Mr. White explained to the board that the original structure burned many years ago and he would like to build a new home on the existing foundation.

ACTION

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

APPEAL NOTICE OF VIOLATION, APPLICANT DOUG WILLIAMS, PROPERTY OWNER WALTER PHILLIPS, TAX MAP 049, PARCEL 164.00, LOCATED 3959 STEEKEE SCHOOL RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1

Ms. Phillips stated that they are in the process of cleaning up the property. Mr. Jenkins stated that the original complaint came into the codes office back in 2020.

ACTION

Mr. Waller made a motion to extend the time frame for 30 days and 2nd by Mr. Shields and unanimously approved

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 7:04 pm

Chairman

Date