

MINUTES  
 LOUDON COUNTY  
 REGIONAL PLANNING COMMISSION  
 APRIL 14, 2026  
ACTION

Members Present	Members Absent	Others Present
Ryan Bright	Keith Buckles	James Jenkins, Planning & Codes
Jim Brooks		Holli Tucker, Zoning
Jimmy Williams		Jeannie Burchfield, Planning
Mike Waller		Phil Bunch, Planning
Pam McNew, Secretary		Dan Spaulding
John Napier, Chairman		Clint Amburn
Leon Shields		James Hair
Todd Kennedy		Richard Wardrop
		Jonathan Reagan
		Edmond Ledford

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 MARCH 10, 2026 MEETING

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT CHRIS WAMPLER, PROPERTY OWNER EUGENE PURDY, TAX MAP 025, PARCELS 115.00 & 115.01, LOCATED DAVIS RIDGE RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5

Surveyor James Hair stated that he took the two lots and subdivided to create 3 lots.

ACTION

Mr. Shields made a motion to approve and 2<sup>nd</sup> by Mr. Waller and unanimously approved

COMMERCIAL SITE PLAN, APPLICANT/PROPERTY OWNER JACOV MILLER, TAX MAP 025, PARCEL 185.00, LOCATED 11179 HWY 11 EAST, C-1 RURAL CENTER DISTRICT, DISTRICT 1

Mr. Miller stated that he needs an additional storage building on the property for his retail store. The size of the building is 900 sq ft.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3, APPLICANT/PROPERTY OWNER COREY CABLE, TAX MAP 051, PARCEL 046.09, LOCATED HWY 95 NORTH, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 23.59 ACRES

Surveyor Mr. Spaulding addressed the board on behalf of the property owner. He stated that the owner would like to subdivide into a total of 6 parcels. The preliminary plat that was submitted shows (2) one-acre tracts and the other (4) over 2.5 acres. The question asked to Mr. Spaulding was the rezone request for just the two smaller tracts only and he stated no, the property owner would like the entire 23.59 acres to be rezoned to A-3. Mr. Brooks stated that if the rezone was approved the owner could then cut the parcel into one acre lots, Mr. Jenkins replied yes.

ACTION

Mr. Brooks made a motion deny and 2<sup>nd</sup> by Mr. Shields and unanimously denied

REZONE REQUEST FROM A-1 TO A-3 FOR (2) ONE ACRE LOTS, APPLICANT/PROPERTY OWNER TIM ELROD, TAX MAP 036, PARCEL 073.00 & 074.00, LOCATED 5445 REST CAMP RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 12.36 ACRES

Mr. Elrod stated he would like to create a (1) two-acre lot

ACTION

Mr. Brooks made a motion to approve and 2<sup>nd</sup> by Mr. Waller and unanimously approved

REZONE REQUEST FROM A-2 TO A-3 FOR (1) ONE ACRE LOT, APPLICANT/PROPERTY OWNER RICHARD WARDROP, TAX MAP 057, PARCEL 338.00, LOCATED 4999 WATSON RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 4, APPROXIMATELY 2.56 ACRES

Mr. Wardrop stated he would create this lot for a new construction home.

ACTION

Mr. Bright made a motion to approve and 2<sup>nd</sup> by Mrs. McNew and unanimously approved

REZONE REQUEST FROM A-1 TO A-3 FOR (2) ONE ACRE LOTS,  
APPLICANT/PROPERTY OWNER JONATHAN REAGAN, TAX MAP 072, PARCEL 105.00,  
LOCATED 10812 BLUE SPRINGS RD, A-1 AGRICULTURE FORESTRY DISTRICT,  
DISTRICT 4, APPROXIMATELY 10.27 ACRES

Mr. Reagan stated that this rezone request is to create these two lots for family

ACTION

Mr. Waller made a motion to approve and 2<sup>nd</sup> by Mr. Bright and unanimously approved

REZONE REQUEST FROM A-2 TO A-3 FOR (1) ONE ACRE LOT,  
APPLICANT/PROPERTY OWNER JOE TOLLETT, TAX MAP 019, PARCELS 132.13 &  
132.14, LOCATED 3985 HUBBARD RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT  
5, APPROXIMATELY 15 ACRES

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

ACTION

Mr. Shields made a motion to approve and 2<sup>nd</sup> by Mr. Williams and unanimously approved

REZONE REQUEST FROM A-1 TO A-3 FOR LOT LINE ADJUSTMENT,  
APPLICANT/PROPERTY OWNERS JAMES & JOHN AMBURN, TAX MAP 079, PARCELS  
108.00 & 108.02, LOCATED COPE RD, A-1 AGRICULTURE FORESTRY DISTRICT,  
DISTRICT 3, APPROXIMATELY 3.29 ACRES

Mr. Owen stated that this rezone request is for lot line adjustment only

ACTION

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

DISCUSSION TO AMEND THE LOUDON COUNTY BYLAWS AND RULES OF  
PROCEDURE

Mr. Jenkins stated that section 7.4 postponement when the item is listed on the agenda, but we have no one attend the meeting, the board can either table, approve or deny the request. The vote will take place next month's agenda. Surveyor Mr. Dan Spaulding addressed the board on this amendment.

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 MARCH (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 5:51 PM

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Chairman

\_\_\_\_\_  
Date

MINUTES  
 LOUDON COUNTY BOARD OF ZONING APPEALS  
 APRIL 14, 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		Phil Bunch, Planning
Leon Shields		Dan Spaulding
		Tony Brown
		Austin Beason
		Christopher Jordan
		Edmond Ledford
		Luke Sirken

CALL TO ORDER

Mr. Brooks called to order at 5:54 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM MARCH 10, 2026 MEETING

Mr. Waller made a motion to approve and 2<sup>nd</sup> by Mr. Shields and unanimously approved.

SPECIAL EXCEPTION TO DO OPEN BOAT & RV STORAGE, APPLICANT/PROPERTY OWNERS LUKE SIRKEN & WILLIAM READETT, TAX MAP 027, PARCEL 137.00, LOCATED 8301 JACKSON BEND RD, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 3

This property has recently been rezoned to C-2 so that the property owners could do boat & RV storage. Mr. Jenkins stated that the special exception is part of the process, the property owners will need to do a site plan as the next step.

ACTION

Mr. Waller made a motion to approve and 2<sup>nd</sup> by Mr. Bright and unanimously approved

VARIANCE REQUEST TO BUILD A DETACHED GARAGE FORWARD OF HOME & VARIANCE REQUEST FOR 10' FRONT YARD SETBACK. APPLICANT/PROPERTY OWNER RICHARD HERMOSILLO, TAX MAP 032, PARCEL 054.00, LOCATED 750 HUFFS FERRY RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 1

No show from applicant/property owner

ACTION

Mr. Waller made a motion to table and 2<sup>nd</sup> by Mr. Bright and unanimously approved to table

VARIANCE REQUEST 4" FRONT YARD & SIDE YARD SETBACK, APPLICANT/PROPERTY OWNER TAYLOR BINGHAM, TAX MAP 016C, GROUP D, PARCEL 027.00, LOCATED 210 HILL TOP DR, R-1 SUBURBAN RESIDENTIAL DISTRICT, R-E SINGLE FAMILY EXCLUSIVE OVERLAY DISTRICT, DISTRICT 6

This request is due to the topographic issues of the property.

ACTION

Mr. Napier made a motion to approve and 2<sup>nd</sup> by Mr. Waller and unanimously approved

VARIANCE REQUEST FOR 4' SIDE YARD SETBACK TO CONSTRUCT AN ATTACHED GARAGE, APPLICANT/PROPERTY OWNER ANTHONY BROWN, TAX MAP 010K, GROUP B, PARCEL 013.00, LOCATED 1650 OLD HICKORY LANE, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5

Mr. Brown addressed the board stating that he would like to build the garage on the existing driveway, his HOA and neighbors approved his request.

ACTION

Mr. Shields made a motion to approve and 2<sup>nd</sup> by Mr. Waller and unanimously approved

VARIANCE REQUEST FOR 15' FRONT YARD SETBACK & SIGN HEIGHT VARIANCE TO MOVE & UPDATE AN EXISTING SIGN, APPLICANT/PROPERTY OWNER HIGHLAND BAPTIST CHURCH, TAX MAP 015M, GROUP D, PARCEL 028.00, LOCATED 4333 HWY 11, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 2

The owner stated that they built a new church and fellowship hall and had to move the original sign. This request is for a new location for the new sign.

ACTION

Mr. Shields made a motion to approve and 2<sup>nd</sup> by Mr. Waller and unanimously approved

VARIANCE REQUEST FOR INGROUND POOL TO BE SET IN FRONT YARD WITH NO PRIMARY DWELLING, APPLICANT/PROPERTY OWNER TEAM JOSH, TAX MAP 044, PARCEL 064.01, LOCATED FRIENDSVILLE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

Mr. Jenkins explained to the board that we had issued a pool permit to the property owners in error as the original information provided for the permit was incorrect. The property owners have already started this project and that is the reason for the variance request so that they can continue.

ACTION

Mr. Shields made a motion approve and 2<sup>nd</sup> by Mr. Waller and unanimously approved

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:10 pm

\_\_\_\_\_  
Chairman

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Date