

MINUTES
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 MAY 12, 2026
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
Keith Buckles		Dan Spaulding
John Napier, Chairman		Billy Kimbrell
Leon Shields		James Hair
Todd Kennedy		Bobby Lennex
		John Lyle
		Arnold & Jenny Russell
		Bradley Paul
		David Hannah
		Kelli Monger
		James Berry
		Elizar Mireles
		Steve Young

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 APRIL 14, 2026 MEETING

ACTION

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

SUBDIVISION PLAT FOR 6 LOTS, APPLICANT BRYCE GOODMAN, PROPERTY OWNER COREY CABLE, TAX MAP 051, PARCEL 046.09, LOCATED 28374 HWY 95 N, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 23.59 ACRES

Surveyor Dan Spaulding stated that the original plat was for 6 lots, but the plat has been revised to 5 lots with each lot over 2.5 acres each and they have contacted TDOT for the road entrance.

ACTION

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

SUBDIVISION PLAT FOR 4 LOTS, APPLICANT/PROPERTY OWNER BILLY GENE KIMBRELL, TAX MAP 052, PARCELS 079.00, 080.00 & 080.01, LOCATED KIMBRELL RD, A-2 RURAL RESIDENTIAL DISTRICT, A-3 DEVELOPING AGRICULTURE DISTRICT, DISTRICT 3, APPROXIMATELY 11.29 ACRES

Mr. Kimbrell stated this plat was so they could create a new lot for his daughter to be able to place a home on the family property.

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS TO 1 LOT, APPLICANT/PROPERTY OWNER BOBBY LENNEX, TAX MAP 003K, GROUP H, PARCELS 013.00 – 015.00, LOCATED 218 PORT MADISON DR, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 1, APPROXIMATELY 4.52 ACRES

Mr. Lennex stated he purchased the other 2 lots in 2019, and this plat was just to combine his lots into one.

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS TO 1 LOT, APPLICANT CLAYTON HOMES SWEETWATER, PROPERTY OWNER CASTILLO MIRELES, TAX MAP 009L, GROUP B, PARCELS 013.00 – 015.00, LOCATED HWY 70 WEST, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 0.52 ACRES

Representative stated that the property owner is wanting to place a new manufactured home on the property, in order to meet setbacks the lots need to be combined. Mr. Jenkins stated these lots are a lot of record and were created prior to zoning.

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT/PROPERTY OWNER JIMMY LEE HANNAH JR., TAX MAP 044, PARCELS 026.00 -028.00, LOCATED 22689 HWY 321, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 8.59 ACRES

Mr. Hannah's son was present to address the board; this plat is to create a new lot to construct a new home.

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT/PROPERTY OWNER GREG BRENNEN, TAX MAP 032, PARCEL 043.02, LOCATED CLUB DRIVE, R-1 SUBURBAN RESIDENTIAL DISTRICT, F-1 FLOODWAY DISTRICT, DISTRICT 1, APPROXIMATELY 6.98 ACRES

Surveyor James Hair stated the property owner bought this property and would like to create 3 lots

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 FOR (1) ONE ACRE LOT, APPLICANT/PROPERTY OWNER JAMES BERRY, TAX MAP 035, PARCEL 003.00, LOCATED 10410 ANTIOCH CHURCH RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 6.48 ACRES

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

ACTION

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

REZONE REQUEST FROM A-2 TO A-3, APPLICANT/PROPERTY OWNERS DEBORAH TUCK, TAX MAP 036, PARCEL 076.00, LOCATED ANTIOCH CHURCH RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 2.04 ACRES

Ms. Monger stated that this rezone request is due because the property was recently rezoned from A-1 to A-2 but when the survey was conducted, the property was only 2.04 acres.

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 FOR (1) ONE ACRE LOT, APPLICANT/PROPERTY OWNER ARNOLD & JENNY RUSSELL, TAX MAP 067, PARCEL 119.00, LOCATED 420 NEW MACEDONIA RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 22.38 ACRES

Property owners stated that this rezone request is so that they create a new lot for the existing house.

REZONE REQUEST FROM A-1 TO A-3 FOR (2) ONE ACRE LOTS, APPLICANT/PROPERTY OWNER BRADLEY PAUL, TAX MAP 072, PARCEL 112.00, LOCATED 7840 BLUE SPRINGS RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 39.60 ACRES

Mr. Paul would like to create (2) one acre lots on his property so that he can place a manufactured home on the property on one lot, and then construct his new home on the other lot

ACTION

Mr. Shields made the motion to approve and 2nd by Mr. Bright and unanimously approved

REZONE REQUEST FROM A-2 TO A-3 FOR (1) 1.55 ACRE LOT, APPLICANT/PROPERTY OWNER JOHN GARDNER, TAX MAP 005, PARCEL 051.00, LOCATED 6390 WHITE WING RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 8.34 ACRES

Surveyor James Hair stated the request is so the property owner can subdivide the existing home on the property.

ACTION

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

COMMERCIAL SITE PLAN, APPLICANT ROGER BORING, PROPERTY OWNER RECKLESS PROPERTY, TAX MAP 080, PARCEL 013.01, LOCATED 100 TARWATER RD, M-1 GENERAL INDUSTRIAL DISTRICT, DISTRICT 3

A representative for the property owner addressed the board; he stated that the original site plan was approved but he decided to move the storage building to a different location on the property.

ACTION

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

VOTE TO AMEND THE LOUDON COUNTY BYLAWS AND RULES OF PROCEDURE

Mr. Jenkins stated that this was discussed at our last meeting, updating and changing section 7.4 item D. Mr. Dan Spaulding spoke to the board on the subdivision regulations and bylaws.

ACTION

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

VOTE TO EXTEND 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 that this is a recommendation to send to County Commission to extend the moratorium for an additional 6 months. Mr. Spaulding asked when the original moratorium was issued and how many times it has been extended. Mr. Jenkins stated that the original moratorium was issued in December and this is the first extension. Ms. Pat Hunter also addressed the board; she requested records on this for all road studies and all other documentations.

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 following planning commission recommendations

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR APRIL (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 5:59 PM

Chairman

Date

MINUTES
 LOUDON COUNTY BOARD OF ZONING APPEALS
 MAY 12, 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		Richard Hermosillo
		John Lyle
		John Dukes
		Keith Townson
		Kelli Monger
		Sam Maynard
		Danya & Jeff Cornett
		Zane Madtes

CALL TO ORDER

Mr. Brooks called to order at 6:03 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM APRIL 14, 2026 MEETING

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

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

The property owner would like to build a four-car detached garage but would need to be forward of the house. The property does have topographic issues.

ACTION

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

SPECIAL EXCEPTION FOR TENANT HOUSING, APPLICANT/PROPERTY OWNER MARSHA & JERRY TAYLOR, TAX MAP 039, PARCEL 118.01, LOCATED JIM DYKE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4

Mr. Townson would like to have the existing home on the property to be used for tenant housing so that he can build his new home on the property. Currently his sister is living in the existing farmhouse and helps take care of the farm. Mr. Waller & Mr. Brooks asked why not subdivide out an acre for the existing farmhouse to keep with the Loudon County regulations. Mr. Jenkins stated that they could request tenant housing in the current A-1 zoning and produce evidence for the request.

ACTION

Mr. Bright made a motion to deny and 2nd by Mr. Waller and unanimously denied, Mr. Shields voted Aye

VARIANCE REQUEST FOR MINIMUM LOT SIZE, APPLICANT/PROPERTY OWNER DEBORAH TUCK, TAX MAP 036, PARCEL 076.00, LOCATED ANTIOCH CHURCH RD, 650 OLD HICKORY LANE, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5

Ms. Monger stated the lot size during a recent survey shoes the lot size to be 0.99 acre instead of a one full acre parcel so that is the reason for the variance.

ACTION

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

SPECIAL EXCEPTION TO CONDUCT AUTOMOTIVE REPAIR SERVICE, APPLICANT LAURA TRENDLER AGENT FOR VALVOLINE INSTANT OIL CHANGE, PROPERTY OWNER ROONEY LAND DEVELOPMENT, TAX MAP 007, PARCEL 050.01, LOCATED 19722 HWY 11 EAST, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5

Ms. Trendler stated the building would be about 1400 sq ft with two vehicle service bays. Mr. Jenkins stated the special exception is for them to allow to conduct this type of business in the C-2 zoning district.

ACTION

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

VARIANCE REQUEST FOR PARKING SPACES. APPLICANT LAURA TRENDLER AGENT FOR VALVOLINE INSTANT OIL CHANGE, PROPERTY OWNER TEAM ROONEY LAND DEVELOPMENT, TAX MAP 007, PARCEL 050.01, LOCATED 19722 HWY 11 EAST, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5

Ms. Trendler stated this request is to provide fewer parking spaces than what the codes require, the codes state that it needs to be 10 and they request 9 parking spaces for this facility.

ACTION

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

SPECIAL EXCEPTION FOR TENANT HOUSING, APPLICANT/PROPERTY OWNER
JEFFREY & DAYNA CORNETT, TAX MAP 026, PARCEL 070.00, LOCATED 4075 HWY
11 WEST, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 5

Mr. Cornett stated that he rezoned this property from R-1 to A-1 zoning earlier this year as the property owners run an 18-horse training, breeding & lesson program operation and gardening on 27 acres. The tenant housing would allow someone to be onsite to help with the everyday business of the working farm. There was discussion between the board members and property owners on how to subdivide for additional tenant housing.

ACTION

Mr. Waller made the motion to deny and 2nd by Mr. Napier and unanimously approved to deny, Mr. Shields voted Aye

VARIANCE REQUEST FOR 7' SIDE YARD SETBACK, APPLICANT/PROPERTY OWNER
JOHN DUKES, TAX MAP 018, PARCEL 019.02, LOCATED 27766 HINES VALLEY RD,
A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5

Mr. Dukes stated this variance is so he can build an addition to his existing house. Mr. Jenkins stated this property has topographic issues

ACTION

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

VARIANCE REQUEST TO CONSTRUCT AN ACCESSORY STRUCTURE ON THE
PROPERTY WITHOUT A PRIMARY DWELLING, APPLICANT/PROPERTY OWNER
ZANE MADTES, TAX MAP 049, PARCEL 031.02, LOCATED 4550 VONORE RD, A-2
RURAL RESIDENTIAL DISTRICT, DISTRICT 1

Mr. Madtes stated he would like to have the accessory structure to use for storage and sell his existing house, so he can construct his new home on the property.

ACTION

Mr. Waller made a motion to approve for one-year time frame and 2nd by Mr. Bright and unanimously approved

VARIANCE REQUEST TO LEAVE MULCH BINS ON PROPERTY FOR SAFETY AND TRAFFIC PURPOSES. APPLICANT/PROPERTY OWNER SAM MAYNARD, TAX MAP 049, PARCEL 077.00, LOCATED 9378 VONORE RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1

Mr. Maynard addressed the board stating that 4 years ago he started a nursery business on the property, he placed the bins on the property at the safest place for traffic. Mr. Jenkins stated that this request is due to a complaint that came into our office as commercial business is not happening on the adjacent commercial zone property. The options for this owner would be to receive the variance, move the bins, or try to reconfigure the property lines so that the bins are on the correct commercial property. The neighbor adjoining the property spoke about the noise but was okay with where the bins are currently located. There was discussion between the board members and property owner.

ACTION

Mr. Bright made a motion to approve the request as long as the business does not expand any more scope than it is today and 2nd by Mr. Shields and unanimously approved

VOTE TO AMEND THE LOUDON COUNTY BYLAWS AND RULES OF PROCEDURE

Mr. Jenkins stated that this was discussed at our last meeting, updating & changing section 7.4 item D.

ACTION

Mr. Shields 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 6:43 pm

Chairman

Date