

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
AUGUST 11, 2026
ACTION

Members Present	Members Absent	Others Present
Ryan Bright		James Jenkins, Planning & Codes
Jim Brooks		Holli Tucker, Zoning
Pam McNew, Secretary		Jeannie Burchfield, Planning
Mike Waller		Phil Bunch, Planning
Keith Buckles		Klaudia Sampson, Codes
John Napier, Chairman		Robert Campbell
Leon Shields		Mark Taggart
Todd Kennedy		
Jimmy Williams		

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 JULY 14, 2026, MEETING

ACTION

Mr. Waller made a motion to approve the minutes with a noted update for Item H, 2nd by Mrs. McNew and unanimously approved.

SUBDIVISION PLAT FOR 26 LOTS, APPLICANT/PROPERTY OWNER RELIANCE DEVELOPMENT, TAX MAP 009, PARCEL 150.00, LOCATED HWY 70, R-2 MULTI FAMILY RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 13.43 ACRES

Mr. Campbell stated that he believes that they have everything in order and are ready to start building houses. Mr. Jenkins did state that the only thing they have not shown are sidewalks but that is not unusual to add as they do the driveways.

ACTION

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

REZONE REQUEST FROM A-1 TO C-2, APPLICANT/PROPERTY OWNER ALEX TABACZYNSKI, TAX MAP 002, PARCEL 089.00, LOCATED BUTTERMILK RD WEST, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 5, APPROXIMATELY 0.58 ACRES

Mr. Tabaczynski stated the rezone is for his general contractor business; he would like to add (2) 1500 sq ft buildings. He does own two adjoining parcels and may adjust the lot lines. Commission Shaver did state that the parcels surrounding this property are all in the A zoning and this could possibly create an issue going forward. The property currently has an existing building, and the owner would like to use it for an office for his business and states that once he can reconfigure the lots, he would like to place additional buildings closer to the road for possible rental spaces. Commissioner Shaver stated that when this comes through to County Commission for a vote and if passed that they would state that this rezone would be only for this person only and for his vision only, if the property is sold and nothing has improved then the property would revert back to the original zoning.

ACTION

Mr. Waller made a motion to approve for the property owner only and for his vision only and if the property is not improved then the parcel would revert to the original A-1 zoning, and 2nd by Mr. Shields and unanimously approved

REZONE REQUEST FROM A-1 TO C-2, APPLICANT/PROPERTY OWNER ALEX TABACZYNSKI, TAX MAP 002, PARCEL 090.00, LOCATED BUTTERMILK RD WEST, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 5, APPROXIMATELY 3.45 ACRES

ACTION

Mr. Waller made a motion to approve with the same conditions as the first parcel listed above, and 2nd by Mr. Shields and unanimously approved

REZONE REQUEST FROM A-2 TO A-3 FOR (1) ONE ACRE LOT, APPLICANT/PROPERTY OWNER MARK TAGGART, TAX MAP 050, PARCEL 095.00, LOCATED 5300 MAPLE HILL RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1, APPROXIMATELY 5.561 ACRES

Mr. Taggart stated he would like to rezone for a one-acre lot to subdivide the existing building on the property on its own lot so that he could sell it. Mr. Jenkins stated that his concern would be that once you subdivide the building as a parcel, it would be a structure without a primary dwelling. The owner stated that the building has living quarters, Mr. Jenkins stated that if there are living quarters then it would not be an issue. The property owner said the building is plumbed for living quarters but not finished. Mr. Jenkins stated the tax records show this building as a detached garage only. Mr. Waller stated that the interior would need to be completed as a dwelling so that it would be in compliance with the regulations. Mrs. McNew asked if the building was the only structure on the current 5-acre lot, and Mr. Jenkins stated yes, Mrs. McNew stated it wasn't in compliance with the current regulations.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated that the County Commission approved following planning commission recommendations and the County Commission denied the rezone request for the one-acre lot on Beals Chapel Rd.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR JULY (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 5:47 PM

Chairman

Date

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
JULY 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		Klaudia Sampson
		Michelle Reed
		Larry Kaminsky
		Dan Gibbs
		Laura Hamilton

CALL TO ORDER

Mr. Brooks called to order at 5:48 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM JULY 14, 2026, MEETING

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

VARIANCE REQUEST FOR 5' SIDE YARD SETBACK TO BUILD A GARAGE
ADDITION, APPLICANT DARREN CRAWFORD, PROPERTY OWNER MICHELLE REED
CRAWFORD, TAX MAP 015A, GROUP A, PARCEL 028.00, LOCATED 689 CORDOVA
LANE, R-1 RURAL RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 0.35
ACRE

Mr. Crawford stated he would like to add a 14' addition to the existing attached garage. Mr. Bright asked the owners if any neighbors were opposed; he said the adjoining neighbor was okay with the request. Mr. Jenkins stated that the property did have topographical issues.

ACTION

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

VARIANCE REQUEST TO BUILD GARAGE ON PROPERTY BEFORE PRIMARY DWELLING, APPLICANT/PROPERTY OWNER LAURA HAMILTON, TAX MAP 046, PARCEL 046.00, LOCATED 8585 JIM DYKE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 5.02 ACRES

Ms. Hamilton is in the process of designing her home but would like to proceed with building a garage that she can use for storage until the home is complete.

ACTION

Mr. Waller made a motion to approve for one year to construct her home and 2nd by Mr. Bright and unanimously approved

VARIANCE REQUEST FOR 10' FRONT YARD SETBACK & ALSO TO CONSTRUCT A GARAGE IN FRONT YARD, APPLICANT/PROPERTY OWNER BOYD LUKE WADE, TAX MAP 025, PARCEL 145.00, LOCATED 6390 LOUDON RIDGE RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 0.98 ACRES

No show from property owner

ACTION

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

SPECIAL EXCEPTION FOR TRUCK PARKING, APPLICANT/PROPERTY OWNER SKELLY PROPERTIES, TAX MAP 007, PARCEL 012.00, LOCATED 14300 HICKORY CREEK RD, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5, APPROXIMATELY 2.61 ACRES

Property owner addressed the board; He would like to store transfer trucks on the property. Mr. Jenkins stated that our office has received complaints and letters have been mailed out addressing this issue. Mr. Jenkins said the property is being used as auxiliary parking which would belong in the CFD zoning district. The property is being used as a pay to park. Mr. Skelly said that the property was approved for Skelly's towing, parking and storage. Mr. Jenkins stated that the special exception was approved to operate Skelly's towing facility. Mr. Waller suggested that he apply for rezone.

ACTION

Mr. Waller made a motion to deny for a non-conforming use and in the incorrect zoning district and 2nd by Mr. Bright and unanimously denied

VARIANCE REQUEST FOR 20' SIDE YARD SETBACK & 22' REAR YARD SETBACK TO CONSTRUCT A DECK. APPLICANT/PROPERTY OWNER EPIC CONCEPTS, TAX MAP 022G, GROUP A, PARCEL 004.00, LOCATED 2370 LAKELAND DR, A-2 RURAL RESIDENTIAL DISTRICT, F-1 FLOODWAY DISTRICT, DISTRICT 6, APPROXIMATELY 1.10 ACRES

The Property owner stated they purchased the property and the home was built in the 1960's, there was originally a deck on the home, but it has eroded and was never reconstructed. She states that without the deck, it is a safety hazard. Mr. Shields asked if there was special TVA flowage easement permits that would need to be applied, Mr. Waller said no since it was just a deck. Mr. Jenkins stated the survey does not show the deck in the flowage easement. The deck would be 24' long & 3' wide.

ACTION

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

VARIANCE REQUEST FOR ACCESSORY STRUCTURE BEFORE PRIMARY DWELLING, APPLICANT/PROPERTY OWNER DAN GIBBS JR., TAX MAP 065, PARCEL 026.15, LOCATED 487 JULIP LANE, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 5 ACRES

Mr. Gibbs stated he would like the accessory structure for storage to maintain the property until he can build his primary home.

ACTION

Mr. Bright made the motion to approve for a one-year time frame to construct his home and 2nd by Mr. Napier and unanimously approved

VARIANCE REQUEST FOR 15' SIDE YARD SETBACK TO CONSTRUCT A 2-CAR GARAGE ADDITION, APPLICANT/PROPERTY OWNER LAWRENCE KAMINSKY, TAX MAP 027, PARCEL 058.00, LOCATED 4193 PARRIS DR, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 1.28 ACRES

Mr. Kaminsky stated that he purchased the property in 1998 and is now looking to sell but he has had concerns from prospective buyers if a garage could be built on the property. He states the property is very limited due to most of the land is under the lake & where the drain fields are located. He confirmed that he would not be building the garage but wanted it to be an option for anyone looking to purchase the property. Mr. Brooks asked Mr. Jenkins if the board could grant a variance for a future build. Mr. Jenkins stated he thought it would be best for the new owner to apply for a variance. Mr. Shields stated that a new buyer could place a contingent to purchase if the variance would be granted.

ACTION

Mr. Waller made a motion to deny and 2nd by Mr. Napier and unanimously denied

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT
Adjourned at 6:15 pm

Chairman

Date