

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
SEPTEMBER 9, 2026
ACTION

Members Present	Members Absent	Others Present
Ryan Bright	John Napier, Chairman	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
Jimmy Williams		Michelle Fritz
Leon Shields		David Bruner
Todd Kennedy		Richard Lemay
		James Berry
		Yugo Vance

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 AUGUST 11, 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/PROPERTY OWNER DAVID BRUNER, TAX MAP 084, PARCEL 057.00 – 057.02, LOCATED 7274 HWY 411 SOUTH, C-1 RURAL CENTER DISTRICT, R-1 SUBURBAN RESIDENTIAL DISTRICT, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 3, APPROXIMATELY 4.84 ACRES

Mr. Bruner recently rezoned a parcel to R-1 for his daughter and put the two commercial buildings in a lot together. Mr. Jenkins stated this property will have split zoning, but it will resolve itself in the future if he decides to subdivide again. Mr. Jenkins did state the plat is in order for approval.

ACTION

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

COMMERCIAL SITE PLAN, APPLICANT YUGO VANCE, PROPERTY OWNER DANIEL VANCE, TAX MAP 020D, GROUP E, PARCEL 011.00, LOCATED 3050 HWY 11, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 2, APPROXIMATELY 4.01 ACRES
Mr. Vance stated that this building will be for storage for his automotive business.

ACTION

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

COMMERCIAL SITE PLAN, APPLICANT/PROPERTY OWNER LUKE SIRKEN, TAX MAP 027, PARCEL 137.00, LOCATED 8301 JACKSON BEND RD, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 3, APPROXIMATELY 13.3 ACRES

Representative Mr. Lemay addressed the board; This site plan is for 300 units for boat & RV storage. Mr. Waller asked if the units would be covered, Mr. Lemay stated yes. Mr. Waller asked about water detention, Mr. Lemay stated the area would be gravel. The site plan in review on the screen did not show the detention but was shown to the planning office. Mr. Jenkins commented that in the C-2 zoning the regulations state that parking areas are to be paved. If the board allows the area to be gravel, he asked how much access will be paved for the egress/ingress off of Jackson Bend Rd. Mr. Lemay stated the gate would be 60' feet off the pavement and then gravel would start. Mr. Waller asked if a traffic study has been conducted to show what effects this facility might have on Jackson Bend, Mr. Lemay stated that they have not done a traffic study. Mr. Jenkins stated that there are storage facilities in the county that are enclosed units that are paved and some open storage units that are gravel. Mr. Kennedy stated with storm water perspective it would be better with gravel and the 60' paved area to keep the roads clean. Mr. Lemay stated that TDEC has approved the drainage plan. Mr. Shields stated that we have approved another storage facility with paved entrance and the rest to be gravel through the planning committee. There was a gentleman in the audience that spoke about his storage facility and stated he was told it had to be paved. There was discussion between the board members, Mr. Jenkins, Mr. Lemay, and Mr. Sirken whether this could go through the BZA for a variance request to deviate from the zoning regulations of paved asphalt to gravel.

ACTION

Mr. Waller made a motion to deny due to the site plan shows gravel and 2nd by Mr. Brooks and unanimously approved to deny

REZONE REQUEST FROM A-1 TO A-2 FOR MINIMAL LOT SIZE, APPLICANT/PROPERTY OWNER JAMES BERRY, TAX MAP 035, PARCEL 003.00, LOCATED 10410 ANTIOCH CHURCH RD WEST, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 4.463 ACRES

Mr. Berry explained to the board that he previously requested rezoning on his property so he could subdivide one acre to his daughter, but when the survey was completed, they decided to create a two-acre lot for her, so this rezone request is because he fell below the minimal acreage.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 FOR (1) ONE ACRE LOT,
APPLICANT/PROPERTY OWNER MICHELLE FRITZ, TAX MAP 019, PARCEL 137.00,
LOCATED 1190 LOUDON RIDGE RD, A-2 RURAL RESIDENTIAL DISTRICT,
DISTRICT 5, APPROXIMATELY 20.55 ACRES

Ms. Fritz stated the request is so she can subdivide one acre lot for her son to build a home.

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 FOR (1) ONE ACRE LOT, APPLICANT SHANE
SNODERLY, PROPERTY OWNER STEVEN SNODERLY, TAX MAP 070, PARCEL 143.01,
LOCATED MOUNTAIN CREST LANE, A-1 AGRICULTURE FORESTRY DISTRICT,
DISTRICT 3, APPROXIMATELY 55 ACRES

Surveyor Mr. Snoderly stated this request is so the property owner can create a one-acre lot for the son to build a home. Mr. Bright asked Mr. Jenkins if the property has enough road frontage to create the lot. Mr. Jenkins stated to create the one-acre lot, it would need 50' of road frontage and the remaining acreage would need 25' frontage. Mr. Jenkins states it looks like the plat only shows 50+-. Mr. Jenkins said that they may need to try and do a shared driveway method due to the minimal road frontage, and they would need to do a two-acre lot which is the minimal lot size for a shared driveway. Surveyor was okay with changing the rezone request to the two-acre lot size with contingency of the approval of the property owner.

ACTION

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

SUBDIVISION PLAT FOR 2 LOTS WITH SHARED DRIVEWAY, APPLICANT LEMAY &
ASSOCIATES, PROPERTY OWNER MARK WHITE, TAX MAP 016 & 021, PARCELS
376.00 & 085.01, LOCATED LAKEVIEW ROAD, R-1 SUBURBAN RESIDENTIAL
DISTRICT, DISTRICT 6, APPROXIMATELY 4.8 ACRES

Mr. White stated he recently acquired the back half of the property, the plan is to build a home in the back of the property. The driveway is already on the property.

ACTION

Mr. Shields made a motion to approve and 2nd by Mr. Waller 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 AUGUST (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

Mr. Jenkins stated that he was asked if the Planning Commission would consider a moratorium or zoning text amendment for lithium battery/storage facilities/warehousing/manufacturing or disposal facility. Mr. Waller suggested that we provide them with the appropriate wording and we can discuss in the next meeting.

ADJOURNMENT

Adjourned at 6:00 PM

Chairman

Date

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
September 9, 2026

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks - Chairman	John Napier	James Jenkins, Planning and Codes
Mike Waller		Holli Tucker, Zoning
Ryan Bright		Jeannie Burchfield, Planning
Leon Shields		Phil Bunch, Planning
		Klaudia Sampson, Codes
		Luke Wade
		Ryan Mims
		Dustin Wieske

CALL TO ORDER

Mr. Brooks called to order at 6:02 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM AUGUST 11, 2026, MEETING

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

Mr. Wade would like to build a detached garage in the front yard due to topographical issues with the property in the back and septic is in the side yard. The building would be 30' from the front road and 30' off the side property line.

ACTION

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

VARIANCE REQUEST FOR 2' REAR YARD SETBACK FOR POOL, APPLICANT DUSTIN WIESKE, PROPERTY OWNER RYAN MIMS, TAX MAP 079, PARCEL 067.00, LOCATED 978 FIPPS LANE, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 3.52 ACRES

Mr. Wieske stated the property owner would like to place the pool in line with the existing shed on the property. The owners also own the property behind this parcel but they prefer not have to combine the lots for the pool. Mr. Jenkins stated this property is located in the City of Greenback.

ACTION

Mr. Brooks 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 6:11 pm

Chairman

Date