

## MINUTES

### LOUDON COUNTY REGIONAL PLANNING COMMISSION

JUNE 19, 2007

The July meeting of the Loudon County Regional Planning Commission was called to order at 5:30 PM. Present were Mr. Harrison, Mr. McEachern, Mr. Harris, Ms. Cardwell, Ms. Terry, Mr. Brown, Mr. Brooks, Mr. Luttrell, Mr. Parr and Mr. Henderson. Ms. McNew was absent.

Mr. Harrison introduced new commission member Barbara Cardwell, replacing Mr. Hemelright whose term expired.

Motion to approve the minutes of the May 15, 2007 meeting was made by Mr. Henderson, seconded by Mr. Harris and approved 9-0, with Ms. Cardwell abstaining.

**Agenda Item A: Request consideration of approval of rezoning approximately 2.94 acres of property located at 103 Robinson Drive, at the corner of Hwy 11 and Robinson Drive, from R-1, Suburban Residential District to C-2, General Commercial District, referenced by Tax Map 15M, Group A, Parcel 4.00, 2<sup>nd</sup> Legislative District. Owner: William & Joy McGinnis [07-04-79-RZ-CO(LEPR)] (*Referred back to RPC by County Commission*)**

Mr. Andrew Pacillo, realtor for the McGinnis's was present. He explained the property and location for the Board and described the surrounding properties (Attached in Minute Book)

Mr. Reynolds noted this item had been referred back to the RPC by the County Commission. The request is consistent with the Land Use Plan for C-2 zoning. He recommended approval of the C-2 commercial request for neighborhood serving commercial uses only because of the existing surrounding commercial uses and the site's suitability for a neighborhood serving commercial use.

Mr. Luttrell made the motion to approve, Mr. McEachern seconded, and motion was approved 10-0.

**Agenda Item B: Request consideration of approval of rezoning approximately 1.339 acres of property located at the intersection of Old Highway 95 and Foothills Drive from R-1, Suburban-Residential District to C-2, General Commercial District, referenced by Tax Map 15, Parcel 216.00. Owner: Ross Family Trust [07-05-105-RZ-CO(LEPR)]**

The applicant was not present.

Mr. Brown made the motion to deny the request, Mr. McEachern seconded, and motion to deny was approved 10-0.

**Agenda Item C: Request consideration of approval of rezoning approximately 1.5 acres of property located at 7409 Hwy 411 S from A-2, Rural Residential District to C-2, General Commercial District, referenced by Tax Map 84, Parcel 47.00, 3<sup>rd</sup> Legislative District. Owner: David Amundsen [07-05-109-RZ-CO]**

Mr. Amundsen was not present.(He did arrive later in the meeting)

Mr. McEachern made the motion to deny the request due to the absence of the applicant.

Mr. Brown seconded.

Mr. Brooks explained to the Board that the applicant had agreed to leave this property zoned residential while he lived there at the time he had the adjoining property zoned commercial. There is no one living in the house now and he felt it was time to zone it commercial. He made that motion.

Mr. McEachern rescinded his motion, Mr. Brown rescinded his second and seconded Mr. Brooks motion. Motion was approved 10-0 with no staff recommendation.

**Agenda Item D: Request consideration of final plat approval of 3 lot subdivision with Joint Permanent Easement (Faith Way) located on Sinking Creek Road, referenced by Tax Map 70, Parcel 125.00, Zoned A-1, Agriculture-Forestry District, 3<sup>rd</sup> Legislative District. Owner: Karen & Charles Coffey**

Mr. Reynolds described the property and location for the Board, noting that a revised plat since the agenda packets were assembled showed all lots meeting the two acre minimum. He recommended approval of the plat.

Mr. Brooks made the motion to approve, Mr. McEachern seconded, and motion was approved 10-0.

**Agenda Item E: Request consideration of final plat approval of reconfiguration of four parcels of property located on Huff Ferry Road referenced by Tax Map 32, Parcels 152.00, 152.01, 158.00, 159.00, 160.00, 161.00, Zoned R-1, Suburban Residential District, 1st Residential District. Owners: Pangle, Bradbury, Gordon, Guider, McGinnis [07-05-113-SU-CO]**

Mr. Reynolds described the property and location for the Board, noting that the plan is to swap property among multiple property owners for the purpose of creating more reasonably configured large parcels with better road frontage.

Mr. Brown asked why this was before the Board.

Mr. Reynolds stated that normally this kind of land swap could be handled by deed because all tracts involved are over five acres, however the portion of properties being swapped are under five acres. No new properties are being created, just a reconfiguration that would allow for more future development options. He recommended the item be approved with all certifications being signed and all subdivision regulations being met.

Mr. Brown stated he did not feel the owners should have been required to bring this item before the Board and made the motion the item be approved with absolutely no stipulations. Mr. Luttrell seconded and motion was approved 10-0.

**Agenda Item F: Request preliminary discussion regarding possible construction of public road adjacent to property in item E.**

This item was withdrawn by the applicant.

**Agenda Item G: Request consideration of approval to amend section 5.048 of the Loudon County Zoning Resolution, O-1, Office Professional District, E.7.) Height Requirement. [07-05-116-RGZ-CO]**

Mr. Reynolds explained that the current maximum height for a building in the O-1 Zoning District is 25' which is fairly restrictive. The Board had discussed at a previous meeting increasing the maximum height.

Mr. Brown made the motion to approve, Mr. Brooks seconded, and motion was approved 10-0.

**Agenda Item H: Request consideration of approval of rezoning approximately 9.9 acres of property located at the intersection at Pine Grove Providence Road and Hall Road, referenced by Tax Map 18, Parcel 52.10, from A-1, Agriculture-Forestry District to A-2, Rural Residential District, 5th Legislative District. Owner: Jeff Sharp/Faith Care, Inc [07-05-120-RZ-CO]**

Mr. Steve Young, Odle and Young Architects, was present for the applicant. He explained that Mr. Sharp wished to have a facility for church camps, an overnight and weekend facility, for which a non-profit would be created to manage. He stated that Mr. Sharp has talked with the surrounding property owners and has received support in proceeding with this project.

Mr. Reynolds described the property and location for the Board, noting that Items H and I are related but needed to be voted on separately. The applicant is requesting rezoning to A-2, because the A-1 Zone does not allow private recreational facilities by special exception approval. The applicant has submitted conceptual layouts of the proposed retreat and camp facilities. Only Parcel 52.10 at Hall Road and Pine Grove Providence is proposed for the overnight cabins. Pine Grove Providence Road is the main road serving the area and connects Hotchkiss Valley road to Hines Valley Road. The larger site at Hall Road and Pickle Road will only be used as an activity area without overnight facilities. Activities proposed include walking trails, picnic shelters and tables, 1,500 square foot meeting facility, sports field and play ground equipment. He also noted that residents on Pickle Road have expressed concern about development of the property because of the number of people who dump trash and drink in their cars because it is so isolated. There is concern that with an unattended park/recreational area at night, this area will attract more of the type of activities that are occurring now. The applicants have proposed to address this potential problem by fencing the site.

Mr. Brown asked if this was a non-profit, and Mr. Young stated that Mr. Sharp would be setting up a non-profit with his own funds.

Mr. Jack Hill, neighboring property owner, spoke against the proposed rezoning and overall project. He stated that the neighbors had not been in approval of the project. They had had no real answers to their questions, there are no local churches involved, and the adjacent property owners had not been contacted as stated by Mr. Young. The neighbors have no information about the church groups, families, if it will be open to the public. Rather than just a drawing they would like to see an outline of the operations, transportation plans and security. He asked who was in the room against the rezoning request and 12 people stood up.

Mr. Jim McAnally, neighboring property owner, also spoke against the rezoning. He stated a concern for the safety of children at the camp, noting that Black Oak Ridge is steep, and with development in the area, the creek rises higher and higher. He has seen it rise a foot an hour. Boy Scouts are not allowed to camp within 300' of a major stream, and Hines Creek sometimes turns into a small river. He does not feel the area is appropriate for children.

Mr. Ken Hayes stated he moved to the area for the quiet, and is concerned about the amphitheatre on the plans, which was never mentioned when he had spoken with Mr. Sharp.

Mr. Young stated the amphitheatre could be left out if it is a problem. He stated that he is also concerned about unsupervised children, and they already have too many people hanging out on their dead end road.

Ms. Connie McDonald stated she had lived at the end of Pickle Road for 15 years. It should be a Lane, as it is on one-lane, dead end. They have been robbed, one home was robbed of copper, they have drunks at the end of the road and have had dead animals dumped. The issue of the picnic tables along Pickle Road would destroy their community. If there is going to be a retreat, at least take it off of Pickle Road.

Mr. Young said the only access would be from Hall road.

Mr. Reynolds said staff recommendation is to approve the requested A-2 zoning as it is consistent with the land use plan recommendation for rural residential use in the area. The requested special exception use is also consistent with the land use plan recommendations for the area. If developed properly, the proposed use will have less of an impact on the rural character of the area than a residential development.

Mr. Parr said the surrounding property is zoned A-1, and this would change the character of the area. He made a motion to deny the request. Mr. Luttrell seconded and motion was denied 10-0.

**Agenda Item I: Request consideration of approval of rezoning approximately 19.92 acres of property located at the intersection of Hall Road and Pickle Road, referenced by Tax Map 18, Parcel 52.02, from A-1, Agriculture-Forestry District to A-2, Rural Residential District, 5th Legislative District. Owner: Jeff Sharp [07-05-119-RX-CO]**

Mr. McEachern made the motion to deny the request, Mr. Parr seconded, and motion was approved 10-0.

**Added: Mr. Henderson made the motion to move this item from the BZA agenda, Mr. Parr seconded, and motion was approved:**

**Agenda Item J: Request consideration of approval of 50' lot frontage variance (from 75' to 25') for property for cemetery (Axley's Cemetery) located on Coytee Road, referenced by Tax Map 51, Parcel 17.00, Zoned A-1, Agriculture-Forestry District, 3<sup>rd</sup> Legislative District. Owner: Trustee's of Axley's Cemetery Association [07-05-117-SU-CO]**

Mr. Reynolds described the property and location for the Board, noting the cemetery had never been platted. The property will need to be platted with a 25' strip of access along the existing driveway.

Mr. Brooks made the motion to approve, Mr. Parr seconded, and motion was approved 10-0.

**Building Commissioner's Report**

66 permits issued for the month of May with an estimated value of \$8,474,732.00 and fees of \$32,305.00.

**Additional public comments**

None

**Announcements and/or comments from the Board/Commission**

Mr. Harris noted that his time on the Board had been a leaning experience, and complimented Mr. Harrison on the way the meetings were run.

With no additional business, the meeting was adjourned at 6:20 PM

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Signed

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Dated