

MINUTES
ANDERSON COUNTY REGIONAL PLANNING COMMISSION
SEPTEMBER 12, 2023

Members Present

Ned Ferguson, Chairman
Tony Gregg, V. Chair
Tim Isbel
Harold Edwards, Sec.

Members Absent

Ben Stephens
Robbie DeJarnette

Others Present

David Crowley, Consultant
Lisa Crowley
Other interested parties

ETDD Staff Representative: Joe Barrett

CALL TO ORDER AND APPROVAL OF AGENDA

Chairman Ned Ferguson called the meeting to order at 6:30 P.M. on September 12, 2023. Following roll call, the agenda was reviewed and approved by unanimous consent.

APPROVAL OF MINUTES

The minutes from the regular monthly meeting and the special meeting in August were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Harold Edwards to approve the August 1, 2023 and the August 8, 2023 Minutes as written. The motion passed unanimously.

STAFF RECOMMENDATION FOR ITEMS TO BE PLACED ON CONSENT AGENDA

The following final plat was recommended to be placed on the consent agenda:

1. Mack & Dyan Duncan Subdivision Final Plat (Tax Map 79, Parcel 33.00)
2. Harbor Club Place (Dan Lovely) Subdivision Final Plat (Tax Map 03, Parcel 4.06)
3. Woods & Glover Subdivision Final Plat (Tax Map 44, Parcel 77.00)

Staff asked for confirmation that public sewer was available and this was confirmed. A resident had some questions about this subdivision. The item was removed from the consent agenda and placed on the non-consent agenda. A motion was then made by Harold Edwards and seconded by Tim Isbel to approve the item on the consent agenda. The motion passed unanimously.

NON-CONSENT AGENDA ITEMS:

HARBOUR CLUB PLACE (BENICKS RE-SUBDIVISION) SUBDIVISION FINAL PLAT

A final plat (Tax Map 03, Parcel 4.06) was reviewed involving a proposed subdivision between Stardust Lane and Harbour View Drive within an A-2 District. There was a resident that had questions about the type of development that was proposed for the property. Clarification was offered stating that the planning commission was just reviewing the property being subdivided and the use of the property is not required at this time. Confirmation was made that public sewer is available to the lots. Following discussion, a motion was made by Harold Edwards and seconded by Tim Isbel to grant approval for the plat. The motion passed unanimously.

RECOMMENDATION FOR REZONING FROM A-2 TO C-1, TAX MAP 31, PARCEL 31.03, KEVIN FINE

A rezoning request was considered for recommendation to the county commission from an A-2 District to a C-1 District for property located off Hillvale Road. The property is not contiguous with a commercial district and is located in a relatively rural area. There was some discussion with the applicants regarding the proposed use and suitability of the site. Following this discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to recommend denial of the rezoning request to the county commission. The motion passed unanimously.

REVIEW SHELTON & GREEN SITE PLAN, TAX MAP 54. PARCEL 95.00, CHARLES SHELTON & DEKOTA GREEN

A site plan was submitted for review intended for a proposed used auto sales facility at 1994 Lake City Highway (U.S. 25W) within a C-1 District. The proposed entrance will utilize an existing access easement with paving for the entrance and handicap spaces. A variance for paving the remainder of the parking lot has been granted and the area will be gravel. The main office will be approximately 2,400 square feet in area. There will be a 30-foot stream buffer for Doe Creek. The required revisions have been made to the site plan. A motion was made by Tim Isbel and seconded by Tony Gregg to approve the site plan. The motion passed unanimously.

REVIEW TITAN DEVELOPMENT FINAL SITE PLAN, TAX MAP 96. PARCEL 54.04, ON-DUTY INTERNATIONAL, LLC

A final site plan was submitted for a proposed uplift shop for government vehicles at 2310 Clinton Highway within a C-1 District. A preliminary site plan had been reviewed last month. The lot of record will be subdivided for the creation of a lot on one side of the access road. The proposed building will be over seven thousand square feet in area with a disturbance of less than an acre. The proposed unloading/loading area was also discussed. After further discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to approve the site plan. The motion passed unanimously.

BOND COMMITTEE:

None.

OLD BUSINESS:

None.

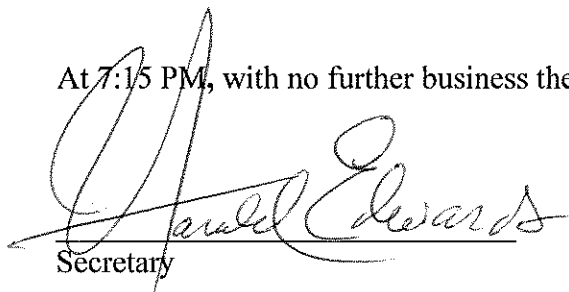
NEW BUSINESS:

None.

OTHER MATTERS:

Staff informed members that the East Tennessee Development District received digital zoning data and is in the process of reviewing the data in order to maintain the county zoning.

At 7:15 PM, with no further business the meeting was adjourned.


Secretary

10-10-2023
Date