

MINUTES
ANDERSON COUNTY REGIONAL PLANNING COMMISSION
APRIL 14, 2026

Members Present

Ned Ferguson, Chairman
Tony Gregg, V. Chair.
Harold Edwards, Sec.
Mark Skove
Ben Stephens

Members Absent

Robbie DeJarnette
Michael Foster

Others Present

Marjorie Tinker, Bld. Comm.
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 April 14, 2026. Following roll call, the agenda was reviewed and approved by unanimous consent.

PERIOD FOR PUBLIC COMMENTS:

None.

APPROVAL OF MINUTES

The minutes from the regular monthly meeting in March were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Mark Skove to approve the March 10, 2026 Minutes as written. The motion passed unanimously.

CONSENT AGENDA ITEMS:

None.

NON-CONSENT AGENDA ITEMS:

The George Kelly Subdivision Final Plat (Tax Map 80, Parcel 62.02) and the Anderson County EMS Training Facility Site Plan (Tax Map 32, Parcel 80.00) were withdrawn from the agenda

REVIEW GENEVA WARWICK SUBDIVISION FINAL PLAT.

A final plat (Tax Map 33, Parcel 3.00) was reviewed involving a proposed subdivision off Byrams Fork Road within an A-1 District. The proposed subdivision involves subdividing a one-acre lot off a large tract with over 10 acres remaining served by a joint permanent easement. There is an existing septic system on the newly-created lot. The maintenance agreement and signatures are the remaining deficiencies. The representative stated that the maintenance agreement has been submitted to the county. After further discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to grant approval for the plat contingent upon all signatures. The motion passed unanimously.

REVIEW HUNTER & HANNAH FIELDEN SUBDIVISION FINAL PLAT.

A final plat (Tax Map 73, Parcel 188.00) was reviewed involving a proposed subdivision off Laural Road within an A-2 District. The proposed subdivision involves subdividing a lot of record into 2 lots that will be served by a joint permanent easement. There are two existing houses with septic systems on both lots. The existing driveway will become the joint permanent easement. After further discussion, a motion was

made by Tony Gregg and seconded by Mark Skove to grant approval for the plat contingent upon the maintenance agreement and all signatures. The motion passed unanimously.

REVIEW SYLVIA MCBEE SUBDIVISION FINAL PLAT.

A final plat (Tax Map 83, Parcel 44.01) was reviewed involving a proposed subdivision off Crisman Road within an A-2 District. The proposed subdivision involves subdividing a lot off a large tract that will be served by a joint permanent easement. The newly-created lot will be over 1 acre in area with over 30 acres remaining. The joint permanent easement will be for access and utilities. There is a small portion of the joint permanent easement that exceeds the maximum 18% grade by 0.67%. The vacant lot still needs to be approved for a septic system. After further discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to grant a variance for exceeding the maximum grade and approval for the plat contingent upon the maintenance agreement and all signatures. The motion passed by majority vote with Ned Ferguson abstaining.

REVIEW ALMAROAD & CLEVINGER SITE PLAN, TAX MAP 054, PARCEL 36.01

A site plan was submitted for review for an addition to an existing building off the Lake City Highway (U.S. 25W) within an C-1 District. There is an existing pad where the addition will be located. The building will be used for truck storage. Following discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to approve the site plan with the proposed use noted and the building dimensions included on the plan. The motion passed unanimously.

BOND COMMITTEE:

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

PUBLIC HEARING: CONSIDER AMENDING THE SUBDIVISION REGULATIONS FOR MINIMUM LOT SIZE FOR LOTS WITHOUT PUBLIC WATER OR SEWER

Chairman Ferguson recessed the planning commission and called a public hearing to order to solicit any public comments on the proposed subdivision regulation amendment. The intent of the proposed amendment is change the minimum three-acre requirement for lots not served by public water and sewer to one acre. The amendments reads as follows: Lots without public water and without sewer service: There is a one-acre minimum per lot for all lots proposing to utilize individual wells and septic systems. A note shall be placed on the plat clearly stating that "no lot may be further divided unless it conforms to all applicable subdivision requirements". There were no public comments and the public hearing was closed and the planning commission reconvened.

CONSIDER AMENDMENT TO THE ANDERSON COUNTY REGULATIONS: ARTICLE III, SECTION C3: LOTS WITHOUT PUBLIC WATER OR PUBLIC SEWER

The commission considered adopting the amendment to change the minimum lot size from three acres to one acre for lots not served by public water or public sewer. Following discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to approve the amendment to the subdivision regulations. The motion passed unanimously.

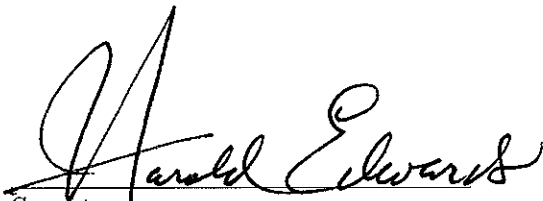
CONSIDER RECOMMENDATION FOR ZONING AMENDMENTS FOR DEVELOPMENT STANDARDS FOR CRYPTOCURRENCY MINING FACILITIES AND BATTERY ENERGY STORAGE SYSTEMS

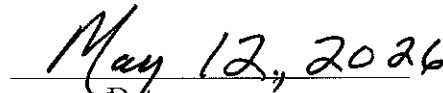
Staff provided draft copies for a proposed zoning amendments to adopt performance standards for cryptocurrency mining facilities and battery energy storage systems. There are two separate zoning amendments for the two uses. The commission discussed both proposed zoning amendments in detail. The consensus of the commission was to defer the proposals for additional time to study. No action taken at this time.

OTHER MATTERS:

Staff provided draft talking points to consider a zoning amend for data processing centers. Staff encouraged feedback from the members before a draft amendment was prepared.

At 7:10 PM, with no further business the meeting was adjourned.


Secretary


Date