

MINUTES  
ANDERSON COUNTY REGIONAL PLANNING COMMISSION  
JULY 9, 2024

Members Present

Ned Ferguson, Chairman  
Tony Gregg, V. Chair  
Harold Edwards, Sec.  
Tim Isbel  
Ben Stephens  
Robbie DeJarnette  
*Jonathan Tue*

Members Absent

Others Present

Danny Phillips, Bld. Off.  
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 July 9, 2024. Following roll call, the agenda was reviewed and approved by unanimous consent.

APPROVAL OF MINUTES

The minutes from the regular monthly meeting in June were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Robbie DeJarnette to approve the June 11, 2024 Minutes as written. The motion passed unanimously.

CONSENT AGENDA:

None.

NON-CONSENT AGENDA ITEMS:

REVIEW JOHNNY SHARP SUBDIVISION FINAL PLAT

A final plat (Tax Map 89, Parcel 13.00) was reviewed involving a proposed subdivision off Windsong Road within an A-2 District. The proposed subdivision involves subdividing a lot of 1.36 acres off a large tract. There is an existing access easement that currently serves the lot of record. The parent tract will be extended to connect with the county road and contain over 7 acres. The existing access easement will serve the newly-created lot, but there are two other houses that the access easement serves leading up to the new lot. A motion was made by Tony Gregg and seconded by Ben Stephens to grant approval for the plat contingent upon all signatures. The motion passed unanimously.

REVIEW DOMINIC RAPTON SITE PLAN, TAX MAP 32B, GROUP B, PARCEL 4.02

A site plan was submitted for a self-storage facility off the Andersonville Highway within a C-1 District. There will be around 20 units with access to the units on one side. There is a detention pond on site and the stormwater drainage plan has been submitted. Staff has reviewed the plan prior to the meeting and the identified deficiencies have been corrected. Staff inquired about the lighting plan since the facility is in close proximity to some residential homes. The representative described the lighting plan and confirmed the orientation will be on-site. Following discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to recommend approval of the site plan contingent upon the sign location and the setbacks. The motion passed unanimously.

REVIEW HAROLD & JUDY WILKERSON SUBDIVISION FINAL PLAT

The plat has been withdrawn by the applicant.

BOND COMMITTEE:

The bond for the Villages at Hinds Creek Subdivision has been renewed in the amount of \$1,430,650.80 with an expiration date of July 12, 2025. The law director has reviewed and approved the irrevocable letter of credit.

UNFINISHED BUSINESS:

None.

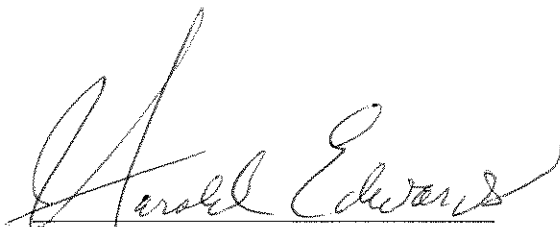
NEW BUSINESS:

None.

OTHER MATTERS:

Staff discussed the highlights of the joint meeting with the county commission and some of the topics discussed. Much of the discussion revolved around providing more information to the county commission for rezoning requests. Other topics included maps that may include existing waterlines and the suitable areas for future development. County Mayor Frank informed the members that there was a mapping project that depicted the existing waterlines of the county. There was also some discussion on a Community Facilities Plan.

At 7:05 PM, with no further business the meeting was adjourned.

  
Secretary

8-13-2024  
Date