

MINUTES  
ANDERSON COUNTY REGIONAL PLANNING COMMISSION  
JULY 8, 2025

Members Present

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

Members Absent

Others Present

Marjorie Tinker, Bld. Comm.  
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 8, 2025. 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 June were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Robbie DeJarnette to approve the June 10, 2025 Minutes as written. The motion passed unanimously.

STAFF RECOMMENDATION FOR ITEMS TO BE PLACED ON CONSENT AGENDA:

None.

NON-CONSENT AGENDA ITEMS:

REVIEW PHILLIP & CYNTHIA HICKS SUBDIVISION FINAL PLAT

A final plat (Tax Map 65, Parcel 94.02) was reviewed involving a proposed subdivision off Lewallen Hollow Lane within an A-2 District. The proposed subdivision involves subdividing a relatively large tract into 4 lots with Lot 1 over 5 acres in area. There will be a joint permanent easement serving Lots, 2, 3 & 4. After discussing the plat with the applicant, a motion was made by Tony Gregg and seconded by Michael Foster to grant approval for the plat contingent upon submittal of the maintenance agreement and all signatures. The motion passed unanimously.

REVIEW BRYAN BYRGE SUBDIVISION FINAL PLAT

A final plat (Tax Map 65, Parcels 42.04 & 42.05) was reviewed involving a proposed subdivision off the Lake City Highway (U.S. 25W) and Offutt Road. The proposed subdivision involves abolishing a common lot line and combining the lots. Parcel 42.04 is zoned as C-1 and Parcel 42.05 is zoned as A-2. The lots are being combined for a proposed self-storage facility that will be established in the area of both lots. A discussion ensued regarding rezoning both lots to a C-1 District. The consensus of the planning commission and staff was rezoning the both lots was beneficial to the county, but did not want to premise plat approval on the rezoning. A motion was made by Harold Edwards and seconded by Ben Stephens to recommend rezoning Parcel 42.05 to a C-1 District. The motion passed unanimously. A motion was then

made by Harold Edwards and seconded by Ben Stephens to approve the plat contingent upon all signatures. The motion passed unanimously.

REVIEW SELF-STORAGE FACILITY SITE PLAN, TAX MAP 65, PARCELS 42.04 & 42.05, BRYAN BYRGE

A site plan was submitted for a proposed self-storage facility at the intersection of the Lake City Highway (U.S. 25W) and Offutt Road within C-1 and A-2 Districts. The site has an existing two-story building with a proposed addition, a new storage building containing 20 units and two separate R.V. Parking areas. Staff asked regarding the lighting plan, stormwater run-off, the entrance, and the wearing surface proposed. The representative stated that the lighting plan will be submitted, the county is evaluating the stormwater plan, and a sliding gate will be installed to the entrance off of the highway. The representative was advised to check with the state to determine if a new access permit will be required. Following further discussion, a motion was made by Harold Edwards and seconded by Ben Stephens to approve the site plan contingent upon approval of the stormwater and confirmation with the state for an access permit. The motion passed unanimously.

BOND COMMITTEE:

The bond for the Villages at Hinds Creek Subdivision has been submitted for renewal in the amount of \$1,430,650.80 with an expiration date in July of 2026. The law director has reviewed and approved the irrevocable letter of credit. A motion was made by Harold Edwards and seconded by Mark Skove to approve the renewal of the financial guarantee. The motion passed unanimously.

UNFINISHED BUSINESS:

Staff informed the commission that there have been four zoning amendments that have been prioritized to be forwarded to the county commissioners. A joint meeting with the county commissioners to discuss the proposed zoning amendments has been proposed. Staff reviewed the following proposed zoning amendments with the commission:

- (1). Revised the “General Purpose”, “Authority”, and “Amendments” Sections of Article I.
- (2). Revised the “Non-Conforming Uses” Sections of Article I. The revisions to the “Nonconforming Use experienced the most significant revisions.
- (3). Proposed revising the minimum lot size from 22,000 sq. ft. to 20,000 sq. ft. *(the current min. lot size is just over a half-acre, which minimizes the average number of lots for major developments).*
- (4). Proposed Short-term rental provisions and permitting process.

Following review, a joint meeting with the county commissioners will be finalized before any action is taken on the proposed amendments.

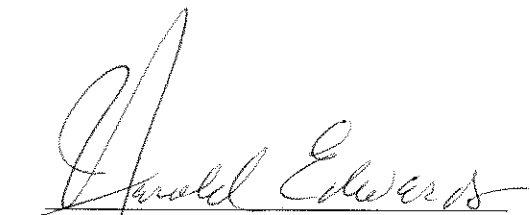
NEW BUSINESS:

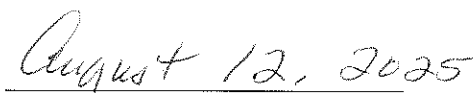
None.

OTHER MATTERS:

A Notice of Intent Memorandum from the City of Clinton proposing to relinquish their respective planning region was reviewed by the commission. Staff discussed the proposal and the process involved. A recommendation can be made at the August Planning Commission meeting. No action taken at this time.

At 7:30 PM, with no further business the meeting was adjourned.

  
Secretary

  
Date