

MINUTES
ANDERSON COUNTY REGIONAL PLANNING COMMISSION
FEBRUARY 13, 2024

Members Present

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

Members Absent

Others Present

Danny Phillips, Bld. Off.
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 February 13, 2024. Following roll call, the agenda was reviewed and approved by unanimous consent.

APPROVAL OF MINUTES

The minutes from the regular monthly meeting in January were reviewed by the members. After review, a motion was made by Harold Edwards and seconded by Tony Gregg to approve the January 9, 2024 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. Ronald & Katha Parks Subdivision Final Plat (Tax Map 93, Parcel 46.00)

A motion was made by Harold Edwards and seconded by Ben Stephens to approve the consent agenda. The motion passed unanimously.

NON-CONSENT AGENDA ITEMS:

RECOMMENDATION FOR REZONING FROM A-2 TO R-1, TAX MAP 32, PARCEL 77.00, MARGIE THOMAS & OTHERS

A rezoning request was considered for recommendation to the county commission from an A-2 District to a R-1 District for property located off Mountain Road. The property is not contiguous with a residential district, but there are some residential districts in the general area. There were numerous residents present that were against the rezoning request, but a minority of representatives spoke in favor of the request. The parcel in question is approximately sixty-five acres in area. Following this lengthy discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to recommend approval to rezone to an R-1 District to the county commission. The motion passed by majority vote with Tim Isbel voting to deny the request.

REVIEW BRYAN WEBB SUBDIVISION FINAL PLAT

A final plat (Tax Map 73, Parcel 165.03) was reviewed involving a proposed re-subdivision off Black Oak Road within an A-2 District. The proposed subdivision involves subdividing one lot into two lots. The lots will be served by a joint permanent easement. Following discussion, a motion was made by Tony Gregg and seconded by Tim Isbel to grant approval for the plat. The motion passed unanimously.

REVIEW BROOKSTONE RIDGE UNIT 8 RE-SUBDIVISION (Lots 1-3, 54-61) FINAL PLAT

A final plat (Tax Map 32, Parcel 82.00) was reviewed involving a proposed subdivision for several lots within the Brookstone Subdivision. The representative present stated this was a correction to the plat that slightly changes the lot dimensions for the lots. Following discussion, a motion was made by Tony Gregg and seconded by Ben Stephens to grant approval for the plat. The motion passed unanimously.

REVIEW TODD MOODY SUBDIVISION FINAL PLAT

A final plat (Tax Map 102, Parcel 192.00) was reviewed involving a proposed subdivision off Blacksferry Road within an A-2 District. The proposed subdivision involves subdividing one lot off a relatively large tract that will be served by a joint permanent easement. The JPE will be an extension of an existing access easement. The plat has been reviewed and meets all of the requirements. A motion was made by Tony Gregg and seconded by Ben Stephens to grant approval for the plat. The motion passed unanimously.

REVIEW BARRY TRENT SUBDIVISION FINAL PLAT

A final plat (Tax Map 32, Parcel 83.01) was reviewed involving a proposed subdivision off Mountain Road within an A-2 District. The proposed subdivision involves subdividing a lot of record into three lots. There is a significant utility easement that runs diagonally across part of the property. Two of the lots are considered as "flag lots". There are also existing houses on two of the lots. A motion was made by Harold Edwards and seconded by Tony Gregg to grant approval for the plat. The motion passed unanimously.

REVIEW CHARLES SHELTON SITE PLAN, TAX MAP 054, PARCEL 95.00

A site plan was submitted for a used auto sales facility off the Lake City Highway (U.S. 25W) within a C-1 District. A representative for the project was present to answer questions. The site plan has been revised from the last review with revisions to the building location and the parking lot will now be paved. Following discussion, a motion was made by Tim Isbel and seconded by Harold Edwards to approve the site plan as presented. The motion passed unanimously.

BOND COMMITTEE:

None.

OLD BUSINESS:

None.

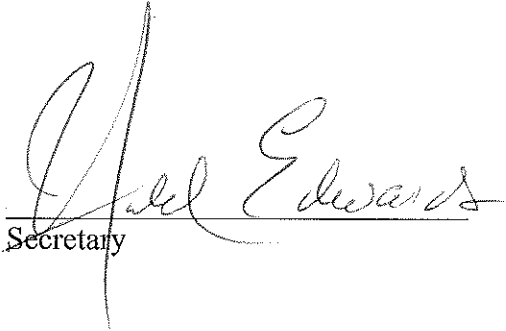
NEW BUSINESS:

None.

OTHER MATTERS:

There was some discussion involving prohibiting single-wide mobile homes from the R-1 District. After briefly discussing the matter, the issue will be discussed further at a future meeting.

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


Secretary

3-12-2024

Date