

MINUTES
ANDERSON COUNTY REGIONAL PLANNING COMMISSION
APRIL 8, 2025

Members Present

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

Members Absent

Michael Foster

Others Present

Marjorie Tinker, Building
Commissioner
Lisa Crowley

ETDD Staff Representative: Joe Barrett

CALL TO ORDER AND APPROVAL OF AGENDA

Chairman Ned Ferguson called the meeting to order at 7:00 P.M. on April 8, 2025. Following roll call, the agenda was reviewed and approved by unanimous consent.

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 Ben Stephens to approve the March 11, 2025 Minutes as written. The motion passed unanimously.

STAFF RECOMMENDATION FOR ITEMS TO BE PLACED ON CONSENT AGENDA:

None.

The Margie Thomasa & Others (Mountain Preserve) Subdivision was pulled from the agenda.

NON-CONSENT AGENDA ITEMS:

REVIEW BARBARA JOHNSON SUBDIVISION FINAL PLAT

A final plat (Tax Map 64, Parcel 97.00) was reviewed involving a proposed subdivision off Carroll Hollow Road within an A-2 District. The proposed subdivision involves subdividing 3 lots off an existing joint permanent easement and the extension of the existing easement to serve Lot 2-R2. There will be one dwelling unit per lot as a result of the subdivision. A motion was made by Tony Gregg and seconded by Ben Stephens to grant approval for the plat contingent upon all signatures.

REVIEW TRINITY MOUNTAIN INVESTMENTS SUBDIVISION FINAL PLAT

A final plat (Tax Map 64, Parcel 57.09) was reviewed involving a revised subdivision off an existing common driveway easement connecting to Jefferson Lane within an R-1 District. The proposed subdivision involves a lot of record (Parcel 57.09) where an adjoining lot of record (Parcel 57.11) has a strip extending through the middle of the lot of record. There was some discussion regarding the type of easement that the strip would be, but the property assessor is depicting this as fee simple property and part of Parcel 57.11. The plat makes reference to a common driveway easement leading up to the parcel in question. The surveyor representing the

request stated that it was an easement that runs through the parcel. The intent of the plat is to establish definitive boundaries for the portion of the easement that runs through the parcel. Following discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to grant approval for the plat contingent upon a plat note clarifying the type of easement on the plat and all signatures.

REVIEW RONALD EVANS SUBDIVISION FINAL PLAT

A final plat (Tax Map 81, Parcel 83.00) was reviewed involving a proposed subdivision off an existing joint permanent easement connecting to Old Tacora Hills Road within an R-1-S District. The subdivision involves creating a new lot off a relatively large tract and extending an existing joint permanent easement to serve the lot. A motion was made by Tony Gregg and seconded by Harold Edwards to grant approval for the plat contingent upon all signatures.

ANNUAL ELECTION OF OFFICERS

The annual election of officers was held for the planning commission. One nomination was made for each officer with unanimous votes for each officer. The officers are Chairman Ned Ferguson, Vice-Chairman Tony Gregg, and Secretary Harold Edwards.

UNFINISHED BUSINESS:

None.

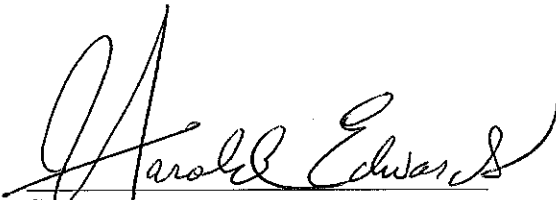
NEW BUSINESS:

None.

OTHER MATTERS:

None.

At 7:40 PM, with no further business the meeting was adjourned.


Secretary

6-10-2025
Date