

MINUTES
ANDERSON COUNTY REGIONAL PLANNING COMMISSION
DECEMBER 9, 2025

Members Present

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

Members Absent

Robbie DeJarnette

Others Present

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 December 9, 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 November were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Michael Foster to approve the November 12, 2025 Minutes as written. The motion passed unanimously.

STAFF RECOMMENDATION FOR ITEMS TO BE PLACED ON CONSENT AGENDA:

None.

NON-CONSENT AGENDA ITEMS:

REVIEW ROY CHAPMAN SUBDIVISION FINAL PLAT

A final plat (Tax Map 83, Parcel 45.00) was reviewed involving a proposed subdivision off Crisman Road within an A-2 District. The proposed subdivision involves subdividing a lot of record into 2 lots. There is an existing house with an existing septic system that extends over to the other newly-created lot. The septic system is proposed to be shared between the lot owners. An easement for the shared septic system is depicted on the plat. A discussion ensued regarding the approval of the shared septic. After discussing the plat with the applicant, a motion was made by Harold Edwards and seconded by Ben Stephens to grant approval for the plat contingent upon a maintenance agreement submitted and recorded with the plat and all signatures. The motion passed unanimously.

RECOMMENDATION FOR REZONING FROM A-2 TO A-1, TAX MAP 63, PARCEL 45.00, JAMES BROWN

A rezoning request was considered for recommendation to the county commission from an A-2 District to an A-1 District for property located off New River Highway. There was not a representative present. Following discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to defer the request until a representative is present. The motion passed unanimously.

BOND COMMITTEE:

The performance bond for Blue Phlox Lane in the Arcadian Springs Subdivision was considered for renewal in the amount of \$38,400. After discussion, a motion was made by Michael Foster and seconded by Harold Edwards to approve renewal of the performance bond. The motion passed unanimously.

UNFINISHED BUSINESS:

Commissioner Foster informed the members that the county commission was open to holding a joint meeting to discuss the proposed zoning amendments. After discussing possible date, January 29, 2026 was agreed upon.

NEW BUSINESS:

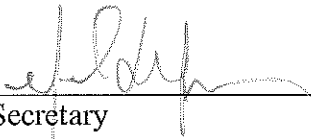
None.

OTHER MATTERS:

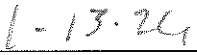
Staff reminded the members to submit their ethics forms to the state by the end of January.

The four zoning amendments that were recommended by the planning commission were all passed by the county commission at their last meeting.

At 6:45 PM, with no further business the meeting was adjourned.



Secretary



Date