

MINUTES
ANDERSON COUNTY REGIONAL PLANNING COMMISSION
JANUARY 13, 2026

Members Present

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

Members Absent

Robbie DeJarnette
Harold Edwards, Sec.

Others Present

Marjorie Tinker, Bld. Comm.
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 January 13, 2026. 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 December were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Mark Skove to approve the December 9, 2026 Minutes as written. The motion passed unanimously.

ANNUAL ELECTION OF OFFICERS

The commission held the annual election of officers. A motion was made by Michael Foster and seconded by Tony Gregg to elect the same officers as last year. The motion passed unanimously.

STAFF RECOMMENDATION FOR ITEMS TO BE PLACED ON CONSENT AGENDA:

None.

NON-CONSENT AGENDA ITEMS:

REVIEW JAMES HANSARD SUBDIVISION FINAL PLAT.

A final plat (Tax Map 33, Parcel 67.03) was reviewed involving a proposed subdivision off Hinds Creek Road within an A-1 District. The proposed subdivision involves subdividing a lot off a large lot of record. The subdivided lot is approximately an acre in area with an existing house with an existing septic system. The remaining area of the lot of record is over 19 acres in area with direct access to the county road. 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 all signatures. The motion passed unanimously.

REVIEW SMITH SUBDIVISION FINAL PLAT.

A final plat (Tax Map 81, Parcel 47.03) was reviewed involving a proposed subdivision off Laurel Road within an A-2 District. The proposed subdivision involves shifting a common lot line and adding a small amount of acreage to the adjoining lot. The lot of record is an irregularly shaped lot with an existing access easement and an existing house with septic system at the end of the easement. After discussing the plat with the applicant, 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.

RECOMMENDATION FOR REZONING FROM A-2 TO A-1, TAX MAP 63, PARCEL 45.00 & 46.00, 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. The applicant discussed only rezoning one of the smaller parcels. There was discussion of the ability of the parcel to accommodate a proposed campground. After discussing the proposal, the applicant requested the original rezoning of both parcels. A motion was then made by Tony Gregg and seconded by Ben Stephens to recommend to the county commission rezoning the parcels to an A-1 District. The motion passed unanimously.

REVIEW JOHNATHAN JOHNSON SUBDIVISION FINAL PLAT.

A final plat (Tax Map 89, Parcels 63.01, 73.00 & 74.00) was reviewed involving a proposed subdivision off Peaks Station Road and the Clinton Highway (U.S. 25W) within C-1 and I-2 Districts. The proposed subdivision involves removing a common lot line between adjoining parcels (Parcels 73.00 & 74.00) and adding a small portion of an adjoining parcel (Parcel 63.01) to the newly created lot. After discussing the plat with the applicant, 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 JOHNATHAN JOHNSON SITE PLAN, TAX MAP 089. PARCELS 73.00 & 74.00

A site plan was submitted for review for a recycling transfer station off the Clinton Highway (U.S. 25W) within an I-2 District. The facility will sort construction and demolition debris for recyclables. The facility will be approximately 5,400 square feet in area with the operation taking place inside the building. There will also be an 8-foot-tall privacy fence on-site. Following discussion, a motion was made by Tony Gregg and seconded by Ben Stephens to approve the site plan with a perimeter buffer included and the drainage calculations approved. The motion passed unanimously.

BOND COMMITTEE:

None.

UNFINISHED BUSINESS:

Staff reminded the members of the joint meeting with the county commissioners on January 29, 2026 to discuss the proposed zoning amendments. The specific amendments include:

- Re-structuring the zoning districts
- Bitcoin mining provisions
- Permitted Use Matrix
- Battery Energy Storage System facilities

These amendments are the second set of amendments that will be considered for adoption by the county.

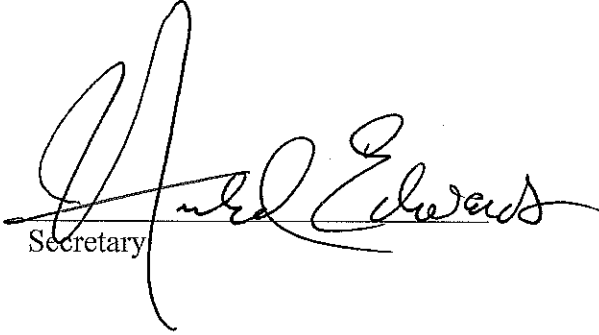
NEW BUSINESS:

None.

OTHER MATTERS:

Staff informed the members there will be two separate regional training sessions for planning commission members in the region taking place in late March. The dates and times will be forwarded to the members.

At 7:10 PM, with no further business the meeting was adjourned.


Secretary

2-10-2026

Date