

MINUTES  
ANDERSON COUNTY REGIONAL PLANNING COMMISSION  
MARCH 10, 2026

Members Present

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

Members Absent

Robbie DeJarnette  
Ben Stephens

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 March 10, 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 February were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Michael Foster to approve the February 10, 2026 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. Mark Lively & Alexander Turpin Subdivision Final Plat (Tax Map 84, Parcels 15.01 & 15.05)

A motion was made by Tony Gregg and seconded by Michael Foster to approve the consent agenda. The motion passed unanimously.

The Hunter & Hannah Fielden Subdivision (Tax Map 73, Parcel 188.00) was withdrawn from the agenda.

NON-CONSENT AGENDA ITEMS:

REVIEW CASSANDRA LASKOWSKI SUBDIVISION FINAL PLAT.

A final plat (Tax Map 57, Parcel 13.00) was reviewed involving a proposed subdivision off Hinds Creek Road within an A-2 District. The proposed subdivision involves subdividing a lot of record into 2 lots with a joint permanent easement. There is an existing house with septic on Lot 1 and the other lot is vacant. A plat not and signatures were identified as deficiencies during the agenda review. After further discussion, a motion was made by Tony Gregg and seconded by Mark Skove to grant approval for the plat contingent upon all signatures. The motion passed unanimously.

REVIEW LARRY HALL SUBDIVISION FINAL PLAT.

A final plat (Tax Map 98, Parcel 53.00) was reviewed involving a proposed subdivision off Johnson Road within an A-2 District. The proposed subdivision involves subdividing a lot off a relatively large tract. The newly created lot will be approximately 3 acres in area. There is access to the remainder of the tract, but the majority of the remaining tract is within a designated floodplain area. After further discussion, a motion was made by Tony Gregg and seconded by Mark Skove to grant approval for the plat contingent upon all signatures. The motion passed unanimously.

BOND COMMITTEE:

Renewal of an irrevocable letter of credit in the amount of \$497,433.60, expiring on March 23, 2027, for the Brookstone Ridge Unit 8 Subdivision was considered by the planning commission. After further discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to grant approval for the plat contingent upon all signatures. The motion passed unanimously.

UNFINISHED BUSINESS:

Staff provided a draft of proposed zoning amendments for Cryptocurrency Mining facilities and Battery Energy Storage Systems for review. Staff requested members review the draft proposals before the next meeting in April for possible recommendation to the county commission. Staff is also in the process of drafting a proposed zoning amendment for data processing centers.

NEW BUSINESS:

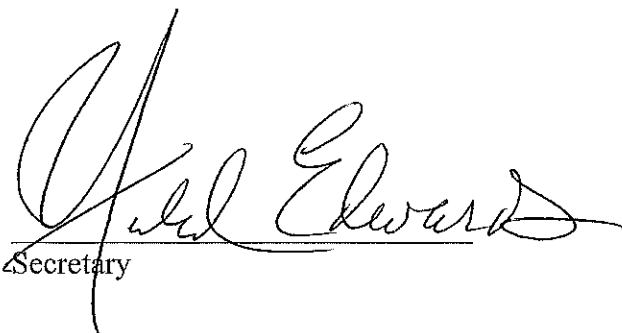
Staff raised the subject of administration procedures for construction of an approved joint permanent easement. Currently, the county does not issue a building permit until confirmation is made by the county that the JPE has been constructed to standards. The potential for a lot owner being held up when they may be ready to construct a house because the construction has not been completed is a potential issue. Following discussion, a motion was made by Harold Edwards and seconded by Mark Skove for the secretary not to sign off on a final plat until confirmation of construction completion is verified or a surety being posted to cover the remaining construction costs. The motion passed unanimously.

OTHER MATTERS:

Harold Edwards raised the subject of tiny homes in the county. The discussion revolved around tiny home as a planned unit development. This may be a subject the county will explore further in the near future.

Staff reminded members of the 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 7:00 PM, with no further business the meeting was adjourned.

  
Secretary

4-14-2026  
Date