

MINUTES
ANDERSON COUNTY REGIONAL PLANNING COMMISSION
MARCH 11, 2025

Members Present

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

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 March 11, 2025. 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 Tony Gregg and seconded by Ben Stephens to approve the January 14, 2025 Minutes as written. The motion passed unanimously.

STAFF RECOMMENDATION FOR ITEMS TO BE PLACED ON CONSENT AGENDA

REVIEW CONNIE BRADEN SUBDIVISION FINAL PLAT

A final plat (Tax Map 30, Parcel 34.00) was reviewed for a proposed subdivision off McCulley Lane within an A-1 District. The proposed subdivision involves subdividing a lot off a lot of record. A motion was made by Tony Gregg and seconded by Harold Edwards to grant approval for the plat contingent upon all signatures.

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

NON-CONSENT AGENDA ITEMS:

RECOMMENDATION FOR REZONING FROM R-1 TO C-1, TAX MAP 99, PARCEL 19.00, PARKER & BLACK

A rezoning request was considered for a recommendation to the county commission from an R-1 District to a C-1 District for property located off the Oliver Springs Highway. The applicant stated that a proposed recreational vehicle park is planned for the site. The park will cater to commuters that work in the county. The property is adjoining a commercial district. The general character of the area is a mix of rural residential and commercial uses. Following discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to recommend approval to the county commission to rezone the property to a C-1 District. The motion passed unanimously.

REVIEW CLAXTON ELEMENTARY SCHOOL SITE PLAN, TAX MAP 96, PARCEL 37.00, ANDERSON COUNTY BOARD OF EDUCATION

A site plan was submitted for a proposed elementary school off the Clinton Highway (U.S. 25W) within a C-1 District. The site plan is showing a proposed building of approximately 87,000 square feet in area connecting with an existing building on the site. The site plan was reviewed and the issue identified was sign information for the site. The signage is a separate permitting system and plans will need to be submitted in order to be issued a sign permit. Following further discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to approve the site plan. The motion passed unanimously.

REVIEW GOSPEL LIGHT CHURCH OF GOD SUBDIVISION FINAL PLAT

A final plat (Tax Map 19, Parcel 61.18) was reviewed involving a proposed subdivision off an existing access easement connecting to Island Ford Road within an A-1 District. The proposed subdivision involves subdividing a lot of record into 2 lots off an existing access easement and extending the existing access easement with a joint permanent easement. The plat has been reviewed prior to the meeting and staff had requested some clarification be depicted on the access easement. This revision has been made to the plat. A motion was made by Tony Gregg and seconded by Harold Edwards to grant approval for the plat contingent upon all signatures.

REVIEW JOHN ROBERTS SUBDIVISION FINAL PLAT

A final plat (Tax Map 21, Parcel 20.04) was reviewed involving a proposed subdivision off an existing access easement connecting to Upper Clear Creek Road within an R-1 District. The proposed subdivision involves subdividing a lot of record into 2 lots and extending an existing access easement. A motion was made by Tony Gregg and seconded by Ben Stephens to grant approval for the plat contingent upon all signatures.

RECOMMENDATION FOR REZONING FROM C-1 TO R-1, TAX MAP 65H, GROUP A, PARCEL 88.01, TAMI RHEA

A rezoning request was considered for a recommendation to the county commission from a C-1 District to an R-1 District for property located at the intersection of Jefferson Lane and Lake City Highway (U.S. 25W). The applicant stated that they would like to build a house on the lot instead of establishing a business in the district. The current district does not permit single-family houses. The general character of the area is rural residential with only a few parcels that are zoned commercial. Following discussion, a motion was made by Tony Gregg and seconded by Harold Edwards to recommend approval to the county commission to rezone the property to an R-1 District. The motion passed unanimously.

REVIEW THOMAS & KELLY ANDREWS SUBDIVISION FINAL PLAT

A final plat (Tax Map 11, Parcel 62.04) was reviewed involving a proposed subdivision off an existing access easement connecting to Mill Creek Road within an A-2 District. The proposed subdivision involves subdividing a lot of record into 2 lots off an existing joint permanent easement. There is one existing house on Lot 3R1, but Lot 3R is currently vacant. The health department will need to approve for a septic system. The newly subdivided lot would result in a maximum of 4 lots being served off the joint permanent easement. A motion was made by Harold Edwards and seconded by Ben Stephens to grant approval for the plat contingent upon all signatures. The motion passed unanimously.

BOND COMMITTEE:

The performance bond for the Brookstone Ridge Subdivision was considered for renewal in the amount of \$497,43.60. After discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to approve renewal of the performance bond. The motion passed unanimously.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

RECOMMENDATION FOR ZONING AMENDMENT: GENERAL LOT RESTRICTIONS

The planning commission considered a zoning amendment to Section 05-040, Interpretation by adding language that excludes minimum lot size from the application of the stricter standards shall apply principle. Staff had previously compiled five zoning amendments for a recommendation to the county commission at the December Planning Commission meeting. These five zoning amendments were scheduled to be reviewed at the subsequent Operations Committee meeting. One of the original amendments presented to the planning commission was to defer to the applicable zoning district for the minimum lot size. However, the consensus of the planning commission was to allow lots to be reduced to 7,500 square feet with access to public water and sewer. There was a motion by the planning commission at the December meeting to recommend to the county that the proposed amendment deferring to the zoning district not be passed. Consequently, at the direction of the planning commission, staff has drafted a revised proposed amendment that will allow lots served by public water and sewer to be reduced to 7,500 square feet. The county commissioners that were present did not agree with this resolution. After discussion, a motion was made by Tony Gregg and seconded by Ben Stephens to recommend to the county commission passage of the resolution, as presented. The motion passed unanimously.

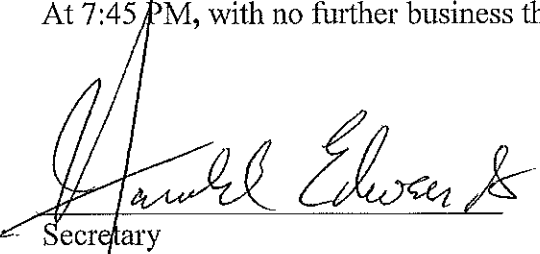
CODE ENFORCEMENT PROCEDURES:

Revised code enforcement procedures were reviewed by the commission. After review, a motion was made by Tony Gregg and seconded by Ben Stephens to recommend adoption of the revised code enforcement procedures. The motion passed unanimously.

OTHER MATTERS:

The planning commission had discussed the possibility of digital signatures on plats. The consensus of the planning commission was to allow electronic signatures, except the secretary's, on final plats. There is no action necessary for the planning commission.

At 7:45 PM, with no further business the meeting was adjourned.


Secretary

4-8-2025
Date