

MINUTES
ANDERSON COUNTY REGIONAL PLANNING COMMISSION
MAY 14, 2024

Members Present

Ned Ferguson, Chairman
Tony Gregg, V. Chair
Harold Edwards, Sec.
Tim Isbel
Ben Stephens

Members Absent

Robbie DeJarnette

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 May 14, 2024. Following roll call, the agenda was reviewed and approved by unanimous consent.

APPROVAL OF MINUTES

The minutes from the regular monthly meeting in April were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Ben Stephens to approve the April 9, 2024 Minutes as written. The motion passed unanimously.

CONSENT AGENDA:

None.

NON-CONSENT AGENDA ITEMS:

REVIEW ALONZO & RHETT BUTLER SUBDIVISION FINAL PLAT

A final plat (Tax Map 90, Parcel 37.00) was reviewed involving a proposed subdivision off Raccoon Valley Road within an R-1-S District. The proposed subdivision involves subdividing a lot of record into 2 lots. There is an existing access easement for access to an adjoining lot to the rear of the subdivision. There are 2 existing septic systems on each lot. Staff has reviewed the plat prior to the meeting and the identified revisions have been made to the plat. 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.

REVIEW GAIL BROOME SUBDIVISION FINAL PLAT

A final plat (Tax Map 97, Parcel 195.00) was reviewed involving a proposed subdivision off Mehaffey Road within an A-2 District. The proposed subdivision involves subdividing a lot of record into 2 lots. There is an existing driveway serving 2 houses that will be upgraded to a 30-foot wide joint permanent easement. Staff has reviewed the plat prior to the meeting and the identified revisions have been made to the plat. A maintenance agreement has also been submitted for review. 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.

BOND COMMITTEE:

The bond for the Village of Hinds Creek expires on July 12, 2024. A renewal request has been sent to the representatives.

OLD BUSINESS:

Discussed possible dates for future joint workshops with the county commission. The planning commission agreed to set the date of June 13, 2024 for the meeting.

NEW BUSINESS:

None.

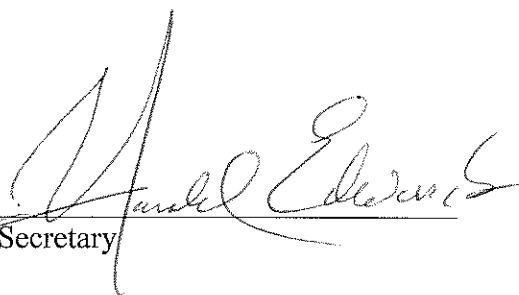
OTHER MATTERS:

A discussion ensued regarding the mechanism to ensure joint permanent easement are constructed. The agreed upon mechanism had been to handle it administratively prior to issuing the certificate of occupancy. However, this is not the most effective mechanism and may burden the buyer of a lot when the lot is sold by the original owner. The consensus of the planning commission was to either not sign off on the final plat until the JPE is constructed or require a bond to be posted before final approval is granted.

A bond that includes stormwater improvements was also discussed. The consensus of the commission was the required bond for a subdivision also include stormwater improvements.

Staff will draft an amendment to the subdivision regulations for the bond requirements.

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


Secretary

6-11-2024
Date