

MINUTES
ANDERSON COUNTY REGIONAL PLANNING COMMISSION
MAY 13, 2025

Members Present

Tony Gregg, V. Chair
Harold Edwards, Sec.
Michael Foster
Robbie DeJarnette
Mark Skove

Members Absent

Ned Ferguson, Chairman
Ben Stephens

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

Vice-Chairman Tony Gregg called the meeting to order at 6:30 P.M. on May 13, 2025. Following roll call, the agenda was reviewed and approved by unanimous consent.

PERIOD FOR PUBLIC COMMENTS:

There were some residents that addressed the commission regarding the Mountain Road Planned Development. The residents opposed the development citing possible adverse impacts due to inadequate roads, water, fire protection, and school capacity. The commission listened to their concerns.

APPROVAL OF MINUTES

The minutes from the regular monthly meeting in April were reviewed by the members. After review, the minutes were deferred until next month.

STAFF RECOMMENDATION FOR ITEMS TO BE PLACED ON CONSENT AGENDA:

None.

NON-CONSENT AGENDA ITEMS:

REVIEW PATRICIA PRESSLEY SUBDIVISION FINAL PLAT

A final plat (Tax Map 43, Parcel 132.00) was reviewed involving a proposed subdivision off Buffalo Road within an I-2 District. The proposed subdivision involves subdividing a lot of record into 2 lots. There was a variance for the minimum lot size for Lot 2 that was granted by the board of zoning appeals due to a minimum two-acre lot size in the I-2 District. There is also a non-conforming house on Lot 2. There was an existing access agreement for the existing driveway to the house that crosses the adjoining lot. A motion was made by Harold Edwards and seconded by Robbie DeJarnette to grant approval for the plat contingent upon all signatures. The motion passed unanimously.

REVIEW CHARLES GOINS SUBDIVISION FINAL PLAT

A final plat (Tax Map 64, Parcel 71.02) was reviewed involving a proposed subdivision off Dalton Lane within an A-2 District. The proposed subdivision involves subdividing a lot of record off a large tract. Lot 1 will be over 2 acres in area with over 8 acres remaining. Due to the minimal road frontage, a joint permanent easement was established for the remaining tract. The only deficiency during the agenda review was correcting the zoning district. A motion was made by Harold Edwards and seconded by Mark Skove to grant approval for the plat contingent upon all signatures. The motion passed unanimously.

REVIEW EDWARD & REGINA COPELAND SUBDIVISION FINAL PLAT

A final plat (Tax Map 53, Parcel 97.05) was reviewed involving a proposed subdivision off Dutch Valley Road within an A-1 District. The proposed subdivision involves subdividing a lot of record into 2 lots with an existing access easement. There is an existing house on the rear lot that the access easement will serve. After further discussion, a motion was made by Harold Edwards and seconded by Michael Foster to grant approval for the plat contingent upon all signatures. The motion passed unanimously.

REVIEW JOSEPH BIRCHFIELD SUBDIVISION FINAL PLAT

A final plat (Tax Map 30, Parcel 47.03) was reviewed involving a proposed subdivision off Hillvale Road within an A-2 District. The proposed subdivision involves subdividing a lot of record into 4 lots with a joint permanent easement. The adjoining lot owners retained an attorney for the subdivision to address concerns about lot owners using the existing driveway from the adjoining lot. After discussion on this matter, the consensus of the commission was that the primary concern was adherence to the subdivision regulations. The joint permanent easement is established to afford access to the lots without road frontage (Lots 2,3 &4), but utilization of the existing driveway is not an issue the planning commission has oversight to regulate. After further discussion, a motion was made by Harold Edwards and seconded by Michael Foster to grant approval for the plat contingent upon the maintenance agreement approved, plat note confirming the easement grade is less than 18%, and all signatures. The motion passed unanimously.

REVIEW BUTLER SUBDIVISION FINAL PLAT

A final plat (Tax Map 97, Parcel 188.00) was reviewed involving a proposed subdivision off Mehaffey Road within an A-2 District. The proposed subdivision involves subdividing a lot of record into 5 lots with a joint permanent easement. There is an existing house with an existing driveway for Lot 4 and Lot 3 with road frontage. Consequently, there are 3 lots that will be dependent on the joint permanent easement. There was not a representative present for the subdivision and a motion to defer was made by Harold Edwards and seconded by Michael Foster to defer the plat. The motion passed unanimously. After further discussion, a motion was made by Michael Foster and second by Harold Edwards to rescind the motion to defer and grant approval contingent upon the maintenance agreement, road profiles, and all signatures. The motion passed unanimously.

REVIEW DAVEY HAMMOND SUBDIVISION FINAL PLAT

A final plat (Tax Map 64, Parcel 5.00) was reviewed involving a proposed subdivision off Granite Road within an R-1-S District. The proposed subdivision involves subdividing a lot off a large tract with a portion of a joint permanent easement being extended off an existing access easement. The new lot will be 1 acre in area with primary access from the existing access easement that crosses the railroad tracks and an extension of a joint permanent easement. After further discussion, a motion was made by Harold Edwards and seconded by Michael Foster to grant approval contingent upon the maintenance agreement and all signatures. The motion passed unanimously.

MOUNTAIN PRESERVE PUD SUBDIVISION PRELIMINARY PLAT & SITE PLAN

A preliminary plat and site plan (Tax Map 32, Parcels 77.00 & 77.02) was reviewed involving a planned development off Mountain Road within an A-2 District. The lots range from 7,581 square feet to 25,242

square feet with 79 lots under 10,000 square feet or 65% of the total lots. The development will be served by public water and sewer. The representative stated that either a 6-inch or 8-inch waterline will be installed. The initial review identified a shortage of required fire hydrants, but the revised plan has an adequate number of hydrants. There will be 3 new roads constructed within the development with a deceleration lane on Mountain Road. The road profiles have been submitted confirming that the roads do not exceed a 15% grade. The representative stated that these will be dedicated to the county as county roads. The grading and drainage plan was also submitted for review. A Stormwater Pollution Prevention Plan (SWPPP) will need to be approved by the state in addition to county approval for the stormwater management. The representative stated that the development is proposed to be developed in phases, an environmental study and a traffic impact study will be completed for the development. Staff has reviewed the plans prior to the meeting and there were several deficiencies. These have been addressed since the initial review of the plan. There were several residents that voiced concerns about the development. The representative responded to the concerns of the residents. Following discussion, a motion was made by Harold Edwards and seconded by Mark Skove to grant approval for the site plan and preliminary plat. The motion passed unanimously.

UNFINISHED BUSINESS:

None.

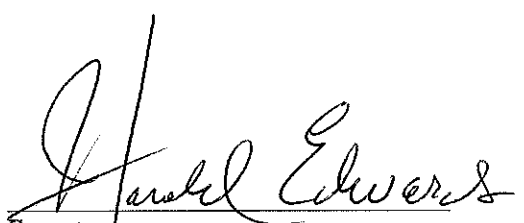
NEW BUSINESS:

Staff informed the commission that the City of Clinton is proposing to relinquish their planning region. The respective planning region consists of three small non-contiguous areas and does not correspond to the urban growth boundary. Staff provided the general procedure for the request. The state would need to be the final approval on the request. After discussing this request, the consensus of the commission was to wait until the county has received the Notice of Intent letter from the city.

OTHER MATTERS:

None.

At 7:50 PM, with no further business the meeting was adjourned.


Secretary

6-10-2025
Date