

MINUTES
ANDERSON COUNTY REGIONAL PLANNING COMMISSION
MAY 12, 2026

Members Present

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

Members Absent

Robbie DeJarnette

Others Present

Marjorie Tinker, Bld. Comm.
Danny Phillips, Bld. Insp.
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 12, 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 April were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Mark Skove to approve the April 14, 2026 Minutes as written. The motion passed unanimously.

CONSENT AGENDA ITEMS:

None.

NON-CONSENT AGENDA ITEMS:

REVIEW ANDERSON COUNTY EMS FACILITY SITE PLAN, TAX MAP 032, PARCEL 80.00

A site plan was submitted for review for a training facility for the Anderson County Emergency Management Services off the Norris Freeway within an I-2 District. The facility will be located on the same property as the Glen Alpine Convenience Center. The site plan has been reviewed prior to the meeting, but the plan submitted did not include the building location on the site plan. The representative has a copy of a revised site plan that depicted the building location on the site. Following discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to approve the site plan with the submittal of the revised site plan to the Planning and Zoning Office. The motion passed unanimously.

REVIEW GEORGE KELLY SUBDIVISION FINAL PLAT.

A final plat (Tax Map 80, Parcel 62.02) was reviewed involving a proposed subdivision off Cumberland View Road within an A-2 District. The proposed subdivision involves subdividing a lot of record into 5 lots with an existing access easement. The subdivided property is on one side of the Norfolk Southern Railroad. The plat does not contain all of the signatures with the septic system still being evaluated. After further discussion, 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 MANN & WILSON RE-SUBDIVISION FINAL PLAT.

A final plat (Tax Map 96j, Group B, Parcel 6.00 & 7.00) was reviewed involving a proposed subdivision off Edgemoor Road and Duke Street within an R-1 District. The proposed subdivision involves combining two substandard lots of the Pine Meadows Subdivision, which was developed prior to zoning. If the subdivision is approved, the lot will still be under 8,000 square feet. Evidently, there is sewer available to the existing lots. The board of zoning appeals had granted a setback variance for this lot. Staff stated that combining the lots was a definite improvement to the situation. After further discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to grant approval for the plat contingent upon a plat note stating the information regarding the variance that was granted and all signatures. The motion passed unanimously.

MOUNTAIN PRESERVE SUBDIVISION PRELIMINARY PLAT EXTENSION.

A request to extend the preliminary plat of the Mountain Preserve Subdivision for six months was requested to the planning commission. Currently, the developer and the county are finalizing the financial guarantee for stormwater improvements for the development. Following discussion, a motion was made by Harold Edwards and seconded by Mark Skove to grant a six-month extension for the preliminary plat. The motion passed unanimously.

BOND COMMITTEE:

Staff reported to the planning commission that the performance bond of the Hollingsworth Property Consultants is due to expire on June 9, 2026. The representatives have been contacted about the need to renew the bond before the expiration date.

UNFINISHED BUSINESS:

CONSIDER RECOMMENDATION FOR ZONING AMENDMENTS FOR DEVELOPMENT STANDARDS FOR CRYPTOCURRENCY MINING FACILITIES, BATTERY ENERGY STORAGE SYSTEMS AND DATA PROCESSING CENTERS

Staff provided draft copies for three proposed zoning amendments that will adopt performance standards for cryptocurrency mining facilities, battery energy storage systems, and data processing centers. Following review and discussion of the proposed amendments, a motion was made by Harold Edwards and seconded by Tony Gregg to recommend to the county commission adoption of the zoning amendment for cryptocurrency mining facilities. The motion passed unanimously. A motion was made by Harold Edwards and seconded by Mark Skove to recommend to the county commission adoption of the zoning amendment for battery energy storage systems. The motion passed unanimously. A motion was then made by Harold Edwards and seconded by Tony Gregg to recommend to the county commission adoption of the zoning amendment for data processing centers. The motion passed unanimously. Staff will forward the resolutions to the planning and zoning office to be forwarded to the county commission.

NEW BUSINESS:

None.

OTHER MATTERS:

None.

At 7:35 PM, with no further business the meeting was adjourned.


Secretary

6-9-2026
Date