

MINUTES
ANDERSON COUNTY REGIONAL PLANNING COMMISSION
NOVEMBER 12, 2025

Members Present

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

Members Absent

Michael Foster

Others Present

Marjorie Tinker, Bld. Comm.
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 November 12, 2025. 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 October were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Ben Stephens to approve the October 14, 2025 Minutes as written. The motion passed unanimously.

STAFF RECOMMENDATION FOR ITEMS TO BE PLACED ON CONSENT AGENDA:

None.

NON-CONSENT AGENDA ITEMS:

REVIEW STORAGE BUILDING SITE PLAN, TAX MAP 30, PAPERCEL 35.04

A site plan was submitted for a storage building for a commercial business off McCulley Lane within an I-2 District. The building will only be used for the storage of equipment related to the business. Staff stated that the agenda review only identified clarification of the proposed use and if there is projected to be a disturbance of over an acre. The use of the buildings was clarified and there will not be a site disturbance over an acre. Following discussion, a motion was made by Harold Edwards and seconded by Ben Stephens to approve the site plan. The motion passed unanimously.

RECOMMENDATION FOR REZONING FROM C-1 TO I-2, TAX MAP 89, PARCELS 73.00 & 74.00, JON JOHNSON

A rezoning request was considered for recommendation to the county commission from a C-1 District to an I-2 District for property located off Clinton Highway (U.S. Hwy 25W). The character of the area is a mix of commercial and manufacturing uses with a consistent zoning arrangement of commercial and industrial districts. There are two single-family homes in the vicinity, but these are older houses that are non-conforming uses. The applicant stated that the property will be used for a transfer station for a recycling operation. 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 an I-2 District. The motion passed unanimously.

REVIEW HOBGOOD, WEEMS, ELZEY & TINSLY CAMPGROUND SITE PLAN, TAX MAP 85. PARCEL 33.00

A site plan was submitted for a proposed expansion of a private campground off Frost Bottom Road within an A-1 District. The representative present stated that the campground was approved in 2023 with four owners and four camp sites. They now would like to add three additional camp sites. There will also be a new bathhouse for the campground. Staff stated that the campground has been reviewed according to the campground regulations in the zoning for commercial campgrounds and the proposed campground meets those requirements. A motion was made by Harold Edwards and seconded by Tony Gregg to approve the site plan as presented. The motion passed unanimously.

BOND COMMITTEE:

None.

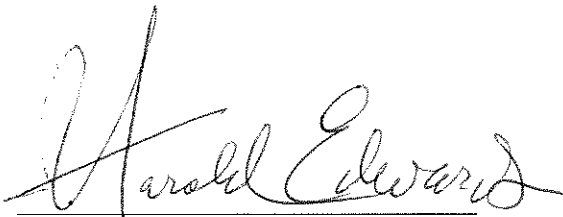
NEW BUSINESS:


None.

OTHER MATTERS:

None.

At 6:55 PM, with no further business the meeting was adjourned.


Secretary


Date