

MINUTES  
ANDERSON COUNTY REGIONAL PLANNING COMMISSION  
OCTOBER 14, 2025

Members Present

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

Members Absent

Robbie DeJarnette

Others Present

Danny Phillips, Bld. Off.  
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 October 14, 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 June were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Michael Foster to approve the August 12, 2025 Minutes as written. The motion passed unanimously.

STAFF RECOMMENDATION FOR ITEMS TO BE PLACED ON CONSENT AGENDA:

None.

NON-CONSENT AGENDA ITEMS:

REVIEW CHILDERS CREEK R.V. CAMPGROUND (PARKER & BLACK) SITE PLAN, TAX MAP 99. PARCEL 19.00

A site plan was submitted for a recreational vehicle campground off the Oliver Springs Highway within a C-1 District. The property was recently rezoned to a commercial district. The campground will contain 47 sites that will cater to workers in Anderson County that do not reside in the county. The campground will have a bathhouse, pavilion, and an office on-site. A small portion of the campground is located within the floodplain area. The access road will be paved at the main entrance extending to the office and bathhouse and be gravel for the remaining portion of the access road. The site plan has been withdrawn for the last two meetings until there were some issues that were resolved. The site plan has been reviewed and staff did have some questions for the representative. These were in regard to the storage, the wearing surface of the access road, the bathhouse, fire protection, and sewer. Following discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to approve the site plan contingent upon an adequate number of fire hydrants. The motion passed unanimously.

RECOMMENDATION FOR ZONING AMENDMENTS

Staff present the initial zoning amendments that are proposed to be forwarded to the county commission. These amendments have been discussed at prior meetings and are the first set in several amendments that will be recommended to the county. A joint meeting with the county commissioners has been discussed, but there has not been a meeting established. At this point, staff would recommend moving forward with a recommendation to the county commission. The proposed amendments to consider include:

- (1). Revision to the "General Purpose", "Authority", and "Amendments" Sections of Article I.
- (2). Revision to the "Non-Conforming Uses" Sections of Article I. The revisions to the "Nonconforming Use" experienced the most significant revisions.
- (3). Proposed revision to the minimum lot size from 22,000 sq. ft. to 20,000 sq. ft. applicable to lots served by a septic system (*the current min. lot size is just over a half-acre, which minimizes the average number of lots for major developments*).
- (4). Proposed Short-term rental provisions and permitting process.

There was some discussion regarding the allowance of short-term rentals as use-by-right or a special exception. A roll call vote resulted in the allowance of the short-term rentals as a permitted use-by-right. Following discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to recommend approval of the four proposed zoning amendments to the county commission. The motion passed unanimously.

BOND COMMITTEE:

None.

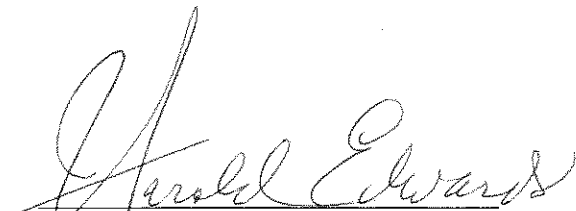
NEW BUSINESS:

None.

OTHER MATTERS:

None.

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

  
Secretary

11-12-2025  
Date