

MINUTES
ANDERSON COUNTY REGIONAL PLANNING COMMISSION
October 8 , 2024

Members Present

Ned Ferguson, Chairman
Tony Gregg, Vice Chairman
Harold Edwards, Secretary
Tim Isbel

Members Absent

Benjamin Stephens
Robbie D’Jarnette
Jonathan Tua

Others Present

Marjorie Tinker, Building Official
David Crowley

ETDD Staff Representative:

CALL TO ORDER AND APPROVAL OF MINUTES

The meeting was called to order at 6:33 P.M. by Chairman Ferguson. The September 10, 2024 meeting minutes were approved upon a motion by Commissioner Gregg and a second by Commissioner Edwards.

REPORT FROM BUILDING OFFICIAL/CODES ENFORCEMENT

There was no report from the Building Official.

PUBLIC COMMENTS:

There were no comments from the public.

CONSENT AGENDA:

Subdivision Plat Approval for Lots 47-51, Brookstone Subdivision Requested by Double L Construction, LLC

Commissioner Edwards noted that the plat showed a change of lot lines and that all lots met the lot size and frontage requirements and made a motion to approve the plat. The motion was seconded by Commissioner Isbel and all members voted aye.

NON-CONSENT AGENDA:

Consideration of Lot Size Variance at 2211 Hinds Creek Road Requested by Michael Gage.

The plat showed a proposed lot of 2.37 acres and did not meet the minimum 3 acre requirement for lots with onsite well and septic system. Commissioner Edwards stated that the 3 acre requirement seemed excessive and made a motion to grant the lot size variance and grant plat approval subject to health department approval. The motion was seconded by Commissioner Isbel. All members voted aye.

Consideration of Rezoning Property at 116 Stoney Flat Lane, Oliver Springs From A-2 to A-1 Requested by Modern Real Estate Holdings.

The planning commission noted that the subject property was contiguous to the A-1 Zone. A motion to recommend approval of the requested rezoning was made by Commissioner Isbel and seconded by Commissioner Edwards. All members voted aye.

Consideration of Subdivision Plat Approval Creating Two New Lots and Creating a JPE at 646 Old Blacksberry Lane, A-2 Zone, Requested by Greyson Wade Carter

A motion was made by Commissioner Edwards to grant plat approval subject to getting the required signatures on the plat and getting the maintenance agreement for the JPE. The motion was seconded by Commissioner Isbel and all members voted aye.

BOND COMMITTEE

There was no report.

UNFINISHED BUSINESS

There was a discussion regarding reducing the minimum lot size from 3 acres to one acre for lots without public water and sewer. Also discussed was a recommendation to include campgrounds and RV parks as a permitted use in the A-1, Agricultural Zone. A motion was made by Commissioner Edwards to have those items placed on the November meeting agenda. The motion was seconded by Commissioner Isbel. All members voted aye.


NEW BUSINESS

TDOT Request That the Planning Commission Not Approve Subdivision Plats or Site Plans That Front on State Highways Until Receiving TDOT Approval

The planning commission determined that subdivision plats and site plans that fronted on a state highway should be so noted on the plat or site plan and that planning commission approval could be granted subject to TDOT approval.

ADJOURNMENT

There being no further business the meeting was adjourned at 7:00 p.m.


Secretary

11-12-2024
Date