

MINUTES  
ANDERSON COUNTY REGIONAL PLANNING COMMISSION  
DECEMBER 10, 2024

Members Present

Ned Ferguson, Chairman  
Tony Gregg, V. Chair  
Harold Edwards, Sec.  
Tim Isbel  
Ben Stephens  
Robbie DeJarnette  
Jonathan Tue

Members Absent

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

Chairman Ned Ferguson called the meeting to order at 6:30 P.M. on December 10, 2024. Following roll call, the agenda was reviewed and approved by unanimous consent.

APPROVAL OF MINUTES

The minutes from the regular monthly meeting in November were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Ben Stephens to approve the November 12, 2024 Minutes as written. The motion passed unanimously.

STAFF RECOMMENDATION FOR ITEMS TO BE PLACED ON CONSENT AGENDA

The following final plats were recommended to be placed on the consent agenda:

1. David & Kathryn West Subdivision Final Plat (Tax Map 97, Parcel 208.00)
2. Dan Lovely Jr. Subdivision Final Plat (Tax Map 03, Parcel 4.11)

A motion was made by Tony Gregg and seconded by Ben Stephens to approve the items on the consent agenda. The motion passed unanimously.

NON-CONSENT AGENDA ITEMS:

None.

BOND COMMITTEE:

The performance bond for Blue Phlox Lane in the Arcadian Springs Subdivision was considered for renewal in the amount of \$38,400. After discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to approve renewal of the performance bond. The motion passed unanimously.

UNFINISHED BUSINESS:

Staff informed the commission that there have been five zoning amendments that have been prioritized and forwarded to the operations committee of the county commission to consider taking action. The following are the amendments:

- (1). Refined the “Non-Conforming Uses” Sections of Article I. The revisions to the “Nonconforming Use experienced the most significant revisions.
- (2). **Proposed adding a consistency clause that states the minimum lot size of the applicable zoning district takes precedent over the reduction in lot area to 7,500 square feet with public water & sewer.**
- (3). Proposed revising the minimum lot size from 22,000 sq. ft. to 20,000 sq. ft. (*the current min. lot size is just over a half-acre, which minimizes the average number of lots for major developments*).
- (4). Proposed a Permitted Use Table to supplement the permitted use lists in each zoning district (*this is a matrix with broad land use categories containing specific uses under these categories to make it more use friendly and to minimize a lengthy permitted use list*).
- (5). Proposed an “Area, Yard, and Height Requirements Chart. The chart is contained on one page and provides an easy reference to look the requirements up without referencing the individual zoning districts.

There was discussion regarding the second proposed zoning amendment for a minimum lot size of 7,500 square feet for lots on public water and sewer. After discussing this amendment, the consensus of the planning commission was to retain the current requirement that allows 7,500-square foot lots with public water and sewer available. A motion was made by Harold Edwards and seconded by Ben Stephens to recommend to the county commission that this proposed amendment not be passed. The motion passed unanimously. Planning staff then provided a legal opinion from the law director that stated the highest standard of the zoning resolution prevails. The application of this legal opinion would render the minimum lot size for the specific zoning district taking precedent over the general lot provisions that allow 7,500-square foot lots on public water and sewer. Staff stated there is a corresponding “Interpretation” section of the zoning resolution that is consistent with this legal opinion. If the consensus of the planning commission is to allow 7,500-square foot lots on public water and sewer, this section will need to be amended. Staff advised amending the general provisions sections to clearly state that this standard applies to all zoning districts. Otherwise, there will be contradicting standards applicable to the allowable minimum lot sizes. Staff will draft the proposed zoning amendment and include in the next zoning amendments considered by the operations committee.

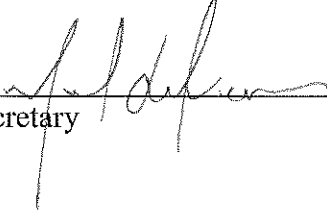
NEW BUSINESS:

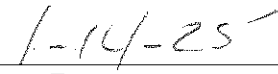
None.

OTHER MATTERS:

None.

At 7:40 PM, with no further business the meeting was adjourned.

  
Secretary

  
Date