

MINUTES
ANDERSON COUNTY REGIONAL PLANNING COMMISSION
FEBRUARY 10, 2026

Members Present

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

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 February 10, 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 January were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Michael Foster to approve the January 13, 2026 Minutes as written. The motion passed unanimously.

STAFF RECOMMENDATION FOR ITEMS TO BE PLACED ON CONSENT AGENDA:

None.

NON-CONSENT AGENDA ITEMS:

REVIEW AARON WEAVER SUBDIVISION FINAL PLAT.

A final plat (Tax Map 81, Parcel 7.01) was reviewed involving a proposed subdivision off Long Hollow Road and Hearthside Road within an A-2 District. The proposed subdivision involves subdividing a lot of record into 2 lots. One of the lots (Lot 2) has primary access off an existing access easement while the other lot (Lot 1) has a strip of land over 25 feet wide that connects to an existing county road. There are existing dwellings on both lots with existing septic systems. Staff asked about the septic system on Lot 2 to ensure the septic system and drain field is on the same lot. Although the exact locations was not confirmed, the representative assured the commission the system was on the same lot. After further discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to grant approval for the plat contingent upon all signatures. The motion passed unanimously.

BOND COMMITTEE:

None.

UNFINISHED BUSINESS:

Staff provided an update on the joint meeting with the county commissioners on January 29, 2026. There were five proposed amendments reviewed and discussed at the meeting that included re-structuring the zoning districts, yard requirements table, permitted use matrix, bitcoin mining provisions, and battery energy storage system facilities. Provisions for data centers was also discussed. In addition, there were other issues related to growth and development that were discussed. The zoning amendments discussed at the meeting will be reviewed at the next planning commission meeting for a recommendation. Staff also mentioned the need to update the planned unit development regulations.

NEW BUSINESS:

None.

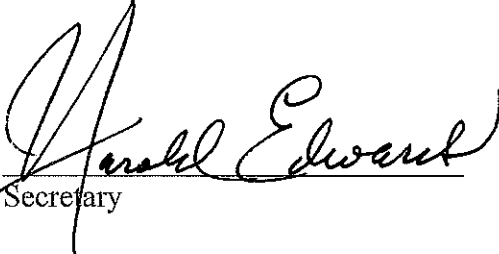
OTHER MATTERS:

Provisions for data centers was briefly discussed by the commission.

A proposed multi-family residential development was also discussed for possible submission in a couple of months.

Staff informed the members there will be two separate regional training sessions for planning commission members in the region taking place in late March. The dates and times will be forwarded to the members.

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


Secretary

3-10-2026
Date