

MINUTES  
ANDERSON COUNTY REGIONAL PLANNING COMMISSION  
OCTOBER 10, 2023

Members Present

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

Members Absent

Robbie DeJarnette

Others Present

Danny Phillips, Bld. Off.  
David Crowley, Consultant  
*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 10, 2023. Following roll call, the agenda was reviewed and approved by unanimous consent.

APPROVAL OF MINUTES

The minutes from the regular monthly meeting and the special meeting in September were reviewed by the members. After review, a motion was made by Harold Edwards and seconded by Tony Gregg to approve the September 5, 2023 Minutes as written. The motion passed unanimously. A motion was then made by Harold Edwards and seconded by Ben Stephens to approve the September 12, 2023 Minutes as written. The motion passed unanimously.

STAFF RECOMMENDATION FOR ITEMS TO BE PLACED ON CONSENT AGENDA

The following final plat was recommended to be placed on the consent agenda:

1. Smith & Butch Subdivision Final Plat (Tax Map 54, Parcel 85.01)
2. Donnie Ownby Subdivision Final Plat (Tax Map 102, Parcel 179.01)

The Smith & Butch Subdivision Final Plat was removed from the Consent Agenda and placed on the Non-Consent Agenda.

A motion was then made by Harold Edwards and seconded by Tony Gregg to approve the item on the consent agenda. The motion passed unanimously.

NON-CONSENT AGENDA ITEMS:

SMITH & BUTCH SUBDIVISION FINAL PLAT

A final plat (Tax Map 54, Parcel 85.01) was reviewed involving a proposed two-lot subdivision off Duncan Road and an existing access easement within an A-2 District. Lot 1 has access to the county road by crossing existing railroad tracks with Lot 2 containing frontage on the existing easement referred to as Patterson Lane. There was some questions regarding the existing access easement and the highway department not being willing to sign off on the plat due to crossing the railroad tracks. Staff stated this is an existing condition and subdividing does not affect the need to cross the tracks. Following discussion, a motion was made by Tony Gregg and seconded by Tim Isbel to grant approval for the plat. The motion passed unanimously.

RECOMMENDATION FOR REZONING FROM R-1 TO C-1, TAX MAP 73, PARCEL 83.01, DANIEL SALAJAN

A rezoning request was considered for recommendation to the county commission from an R-1 District to a C-1 District for property located off Sulfur Springs Road. The property is not contiguous with a commercial district and is located in a relatively rural area with a mix of R-1 and A-2 Districts in the area. The applicant is proposing to establish a coffee shop on the property. The property is in close proximity to where the old "Miller's Café" now stands vacant. There was some discussion with the applicants regarding the proposed use and suitability of the site. Staff stated that the request is not consistent with zoning of the area, but suggested that the applicant request rezoning to an A-2 District. This district does permit limited commercial uses. Following this discussion, the applicant requested to rezone the property from an R-1 District to an A-2 District. A motion was made by Tony Gregg and seconded by Tim Isbel to recommend approval to rezone to R-1 District to the county commission. The motion passed unanimously.

REVIEW STARDUST RIDGE, LLC REVISED SITE PLAN, TAX MAP 03 PARCEL 12.05

A revised campground site plan was submitted for review at 820 Ridge Circle Road within a C-1 District. The site plan has been withdrawn. No action needed at this time.

RECOMMENDATION FOR REZONING FROM R-1-S TO R-1, TAX MAP 81, PARCEL 84.04 + 84.08, WILLIAM AROWOOD

A rezoning request was considered for recommendation to the county commission from an R-1-S District to an R-1 District for property located off Old Tacora Hills Road. The property is not contiguous with another R-1 District and is located in a relatively rural area with a mix of R-1-S and R-1 Districts in the area. The existing county road acts as a boundary between these two districts in the vicinity. The applicant would like to construct a duplex. After discussing the proposal, the applicant owns multiple contiguous lots in the area and not just the one listed on the application. Staff stated that the R-1-S is the most protected district with detached single-family dwellings as the primary permitted use in the district. There was some discussion of rezoning multiple properties that the applicant owns. The consensus of the planning commission was that multiple properties covering a larger area would be more supportive of the rezoning request. A motion was made by Harold Edwards and seconded by Tony Gregg to recommend approval to rezone the two lots to R-1 District to the county commission. The motion passed unanimously.

REVIEW ANDERSON COUNTY SCHOOLS SITE PLAN, TAX MAP 43. PARCELS 118.02 & 118.03,

A site plan was submitted for a proposed athletic facility on the grounds of Anderson County High School at 130 Maverick Circle. The proposal is an addition to the facilities on the property. The site plan has been reviewed and the deficiencies addressed. There was some discussion of the zoning and the school property being located on two parcels. After further discussion, a motion was made by Tony Gregg and seconded by Tim Isbel to approve the site plan. The motion passed unanimously.

BOND COMMITTEE:

None.

OLD BUSINESS:

Staff informed the commission that draft regulations for bitcoin mining and battery energy storage areas has been drafted in the Working Zoning Resolution and will be discussed at the next zoning workshop.

NEW BUSINESS:

None.

OTHER MATTERS:

None.

At 7:05 PM, with no further business the meeting was adjourned.

  
Secretary

11-14-2023  
Date