

MINUTES
ANDERSON COUNTY REGIONAL PLANNING COMMISSION
NOVEMBER 12, 2024

Members Present

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

Members Absent

Jonathan Tue

Others Present

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 November 12, 2024. Following roll call, the agenda was reviewed and approved by unanimous consent.

APPROVAL OF MINUTES

The minutes from the regular monthly meeting in October were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Ben Stephens to approve the October 8, 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. Double L Construction Subdivision Final Plat (Tax Map 32, Group A, Parcels 45.00 & 46.00)
2. Ronald & Cinamon Kennedy Subdivision Final Plat (Tax Map 97, Parcel 85.01)

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:

RECOMMENDATION FOR REZONING FROM A-1 TO A-2, TAX MAP 45, PARCEL 6.01, MELISSA BINGHAM

A rezoning request was considered for recommendation to the county commission from an A-1 District to an A-2 District for property located at the intersection of Hinds Creek and Collins Gap Roads. The general character of the area is rural in nature, predominately zoned as A-1, but there is an A-2 Property across the county road from the property in question. Evidently, the applicant plans on developing a planned unit development on the property. However, the property is only listed 0.39 of an acre and would be on septic. Following discussion, a motion was made by Harold Edwards and seconded by Ben Stephens to recommend to the county commission denial of the rezoning request, based on the limited area to develop a planned unit development and the suitability of the property for a higher density use. The motion passed unanimously.

BOND COMMITTEE:

None.

UNFINISHED BUSINESS:

Staff informed the commission that there have been four zoning amendments that have been prioritized for the county commission to consider taking action. The county commission determined that a few zoning amendments be prioritized and considered initially. Staff discussed this with commissioner Tim Isbel and will forward these amendments to the Operations Committee for consideration.

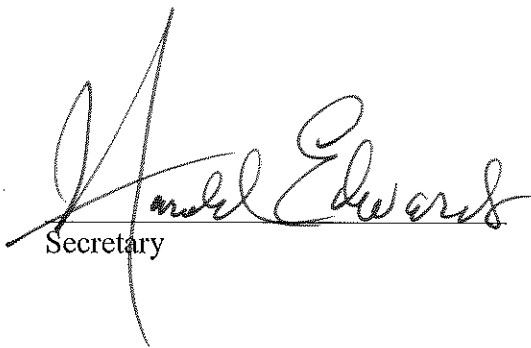
NEW BUSINESS:

None.

OTHER MATTERS:

There was discussion on initiating the second phase of evaluation of the subdivision regulations. There were some sections of the subdivision regulations that should be considered initially. These sections have been previously identified. Staff will compile these for the next meeting in December.

At 6:50 PM, with no further business the meeting was adjourned.


Secretary

12.10.2024
Date