MINUTES
ANDERSON COUNTY REGIONAL PLANNING COMMISSION
JUNE 9, 2026

Members Present	Members Absent	Others Present
Ned Ferguson, Chairman	Robbie DeJarnette	Marjorie Tinker, Bld. Comm.
Tony Gregg, V. Chair.	Ben Stephens	Danny Phillips, Bld. Insp.
Harold Edwards, Sec.	Michael Foster	Lisa Crowley
Mark Skove		*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 June 9, 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 May were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Mark Skove to approve the May 12, 2026 Minutes as written. The motion passed unanimously.

CONSENT AGENDA ITEMS:
None.

The Glenn Smith Subdivision (Tax Map 86, Parcels 24.03 & 24,04) and the Judy Duncan Rezoning Request (Tax Map 32, Parcel 81.00) were withdrawn from the agenda.

NON-CONSENT AGENDA ITEMS:

REVIEW LINDSEY & WILLIAMS SUBDIVISION FINAL PLAT.
A final plat (Tax Map 54, Parcel 64.05) was reviewed involving a proposed subdivision off Bland Road, with a joint permanent easement, within an A-2 District. The current lot of record is a flag lot, over 2 acres in size, with under 30 feet of road frontage with the county road. The joint permanent easement on the plat is depicted as a 25-foot wide JPE, serving 3 lots, with a turn-around at the end. The majority of the strip of the existing lot of record connecting with the county road is approximately 25 feet wide and does not meet the minimum 30-foot width. Consequently, the only option for meeting this width is to purchase additional adjoining property. There were some adjoining neighbors that were present that opposed the request. Some of the issues the neighbors mentioned were the narrow road, drainage issues, and the lack of access. After discussing the proposal, a motion was made by Harold Edwards to deny approval of the plat as presented. The motion died due to a lack of a second. A motion was then made by Mark Skove to approve the plat that was presented depicting 3 lots. The motion died due to a lack of a second. A motion was then made by Harold Edwards and seconded by Tony Gregg to approve a plat where the JPE only served 2 lots instead of the 3 currently presented on the plat. The motion passed unanimously.

REVIEW LANDRUM ROAD CAMPGROUND SITE PLAN, TAX MAP 042, PARCEL 85.00, DAVID KESTERSON

A site plan was submitted for a proposed campground off Landrum Road within an A-1 District. The proposed campground is required to meet the site plan requirements and the specific campground regulations. Staff identified some deficiencies on the site plan and there was not clarification on some of the infrastructure and services that were required for campgrounds. Following discussion, a motion was made by Harold Edwards and seconded by Mark Skove to defer the item until some of these items were addressed. The motion passed unanimously.

BOND COMMITTEE:

Staff reported to the planning commission that the letter of credit for the Hollingworth Property/Hinds Creek Development is due to expire on July 12, 2026. The next regular planning commission meeting is after the expiration date. A letter has been sent to the Law Director informing him of this situation. Following discussion, a motion was made by Harold Edwards and seconded by Mark Skove to require a renewed surety be submitted to the county by the end of the month to avoid taking legal action from the county to call the surety. The motion passed unanimously.

UNFINISHED BUSINESS:

None.

CONSIDER RECOMMENDATION FOR ZONING AMENDMENT: SECTION 045-080, JOINT PERMANENT EASEMENTS

Staff discussed with the commission a possible amendment to the zoning resolution regarding a requirement to name the joint permanent easement. Evidently, this is not a requirement by the county and the E-911 establishes locations on non-county roads by the specific address. Following discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to recommend to the county removal of the current language referencing street naming for joint permanent easements. The motion passed unanimously.

Staff then discussed with the commission a possible amendment to the zoning resolution under the general requirements for a Joint Permanent Easement, "Joint permanent easements shall not be less than thirty (30) feet in width except when used as a Common Driveway Easement". This is inconsistent with the regulations that also state that joint permanent easements serving one (1) to two (2) lots shall be twenty-five (25) feet in width. Following discussion, a motion was made by Harold Edwards and seconded by Tony Gregg to recommend to the county revising the language pertaining to the width to make it consistent. The motion passed unanimously.

NEW BUSINESS:

None.

OTHER MATTERS:

None.

At 7:35 PM, with no further business the meeting was adjourned.

Harold Edwards
Secretary

7-14-2026
Date