

MINUTES
ANDERSON COUNTY REGIONAL PLANNING COMMISSION
JULY 14, 2026

Members Present

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

Members Absent

1 vacancy

Others Present

Marjorie Tinker, Bld. Comm.
Danny Phillips, Bld. Insp.
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 July 14, 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 June were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Harold Edwards to approve the June 9, 2026 Minutes as written. The motion passed unanimously.

CONSENT AGENDA ITEMS:

None.

NON-CONSENT AGENDA ITEMS:

REVIEW LANDRUM ROAD CAMPGROUND (DRIFTWOOD STATION) 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 campground contains four camp sites with septic available to the sites. Buffering is provided on the perimeter of the campground that contains road frontage and also along the existing railroad. There is public water available to the sites. Staff identified some deficiencies on the site plan during the agenda review, but these deficiencies have been addressed. The applicant stated that the campground may be expanded at a later date. Following discussion, a motion was made by Tony Gregg and seconded by Harold Edwards to approve the site plan as presented. The motion passed unanimously.

REVIEW SKOVE RIDGE SUBDIVISION FINAL PLAT.

A final plat (Tax Map 65, Parcel 97.00, 97.03, & 97.04) was reviewed involving a proposed subdivision off the Lake City Highway (U.S. 25W) within an R-1 District. The subdivision consists of 6 total lots with 4 of the lots depending on a joint permanent easement for access. There are existing houses on 3 of the lots with septic systems. The applicant is requesting a variance from the 18% maximum grade in the subdivision regulations. The maximum grade on a short stretch of the JPE is around 22%. There were some notes that need to be included on the plat related to the easement. These included the area of the JPE, the entity responsible for maintenance, and the lot will not be further subdivided. After further discussion, a motion was made by Harold Edwards and seconded by Ben Stephens to approve the plat with the revisions and all signatures. The motion passed by majority vote with Ned Ferguson and Mark Skove abstaining from voting.

REVIEW COMMON DRIVEWAY EASEMENT FOR JERROLD WILLIS FINAL PLAT.

A plat (Tax Map 42, Parcel 021.01) was reviewed involving a common driveway easement off Mike Miller Lane within an A-2 District. The purpose of the plat is to establish a common driveway easement for two houses on a tract over 40 acres in area. The tract currently contains a cabin with a house that is proposed to be built. Following discussion, a motion was made by Tony Gregg and seconded by Harold Edwards to approve the plat contingent upon signatures. The motion passed unanimously.

BOND COMMITTEE:

A letter of credit from the Double L Construction, LLC for Brookstone Ridge Unit 8 was submitted to the planning commission in the amount of \$497,433.60 from the Peoples Bank of the South. The developers have recently changed banks and submitted an Irrevocable Letter of Credit with an expiration date of June 18, 2027. A memo from the Law Director was reviewed stating that the document complied with all applicable laws. Following review, a motion was made by Harold Edwards and seconded by Mark Skove to accept the surety.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

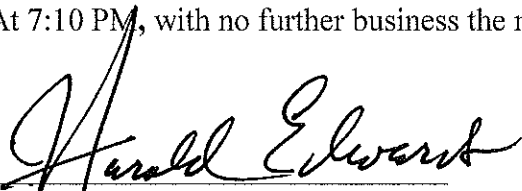
RECOMMENDATION FOR ZONING AMENDMENT: MINIMUM LOT SIZE FOR LOTS WITHOUT PUBLIC WATER & SEWER IN A-2 DISTRICT

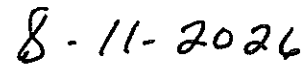
The planning commission considered a zoning amendment pertaining to the minimum lot size of lots that do not have access to public water or public sewer. Currently, the minimum lot size for these types of lots is 20,500 square feet in area. Recently, the planning commission amended the subdivision regulations to require at least one acre for lots without public water and sewer, a decrease from the previously required three acres. The minimum lot size for the zoning and the subdivision regulations should be consistent within one another. Following discussion, a motion was made by Harold Edwards and seconded by Mark Skove to recommend to the county commission passage of the zoning amendment requiring at least one acre for lots not served by public water and sewer in the A-2 District. The motion passed unanimously.

OTHER MATTERS:

There was discussion regarding the two-year moratorium on data processing centers that the county commission recently passed. The moratorium also included cryptocurrency operations and battery storage facilities. The county will research these types of facilities in order to adopt regulations that provide oversight on these types of uses.

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


Secretary


Date