

**SIMPSONVILLE PLANNING COMMISSION
MINUTES
March 01, 2016 6:30 P.M.**

MEMBERS PRESENT: Mark Rodeffer (Chair), Caroline Mahaffey (Vice-Chair), Kevin Glenn, Randy Anderson, Janet Moore, James Boyd

MEMBERS ABSENT: Jimmy McDougall

CITY STAFF/LEADERS PRESENT: Jason Knudsen

CALL TO ORDER/OPENING REMARKS

Mr. Rodeffer called the meeting to order at 6:30 p.m.

Mr. Knudsen held roll call.

FEBRUARY MEETING MINUTES

Ms. Mahaffey moved to accept the February 02, 2016, Planning Commission minutes.

Mr. Boyd seconded the motion.

The motion to accept the February 02, 2016 Planning Commission minutes passed by unanimous vote, 6-0.

Z-2016-01, REZONING OF 421 N MAIN STREET

Mr. Knudsen introduced docket #Z-2016-01, rezoning of 421 N Main Street.

Mr. Cliff Kugler, applicant & owner of Cycle Haus, gave a brief description of the request.

Mr. Knudsen presented additional materials to the Commission.

Mr. Rodeffer opened the floor to public comment.

Mr. Joe Loe, owner of the neighboring Coachwood Mobile Colony, expressed concern about the request for rezoning to allow for the sale of alcohol.

Ms. Patty Hendershot, resident of Coachwood, stated that N Main Street is very narrow and is also concerned about the sale of alcohol.

Ms. Wilma Whitlatch, resident of Coachwood, inquired about the hours of operation and expressed concern about the sale of alcohol as well as future businesses that may be allowed due to a rezoning.

Mr. Guy Hendershot, stated his concerns about the sale of alcohol.

Mr. Rodeffer closed to floor to public comment.

Mr. Cliff Kugler, stated that the hours of operation would remain the same as they are now. He explained that the sale of alcohol was 1% of his sales.

There was some discussion regarding current operations, businesses permitted by right in the B-G (Business-General) district, as well as surrounding commercial uses.

Mr. Knudsen indicated that staff has concerns regarding permitted uses by right in the B-G district that would be allowed as future uses.

Ms. Mahaffey moved that the Planning Commission recommend approval of Z-2016-01.

Mr. Glenn seconded the motion.

There was discussion regarding the potential of spot zoning, whether the business will continue with occupying the space if the rezoning wasn't approved and the surrounding zoning districts.

The motion to recommend approval of Z-2016-01, failed by a vote of 2-4.

SP-2016-04, HARRISON BRIDGE CENTER ID, MAJOR CHANGE

Mr. Knudsen introduced docket #SP-2016-04, a major change to the Harrison Bridge Center ID.

Chip Buchanan, with CCAD Engineering, gave a brief description of the request.

There was no public comment.

There was some discussion regarding the revisions to the statement of intent.

Mr. Knudsen indicated that staff supports recommending approval of the major change.

Mr. Anderson moved that the Planning Commission recommend approval of the statement of intent for the Harrison Bridge Center ID.

Ms. Mahaffey seconded the motion.

The motion to recommend approval of the statement of intent passed by unanimous vote, 6-0.

OTHER BUSINESS

Mr. Glenn moved to adjourn the meeting.

Ms. Moore seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 6-0.

Commission adjourned at 7:14 p.m.