

**SIMPSONVILLE PLANNING COMMISSION
MINUTES
April 14, 2022 6:30 P.M.
City Hall**

MEMBERS PRESENT: Rachel Glanton, Allen Gillespie, Ed Brashier, Rick Hammett, Lawrence Witul, Mike Giordano & Chairperson Dave Knapp

MEMBERS ABSENT:

CITY STAFF/LEADERS PRESENT: Jon Derby

CALL TO ORDER/OPENING REMARKS

(Chairperson) Mr. Brashier called the meeting to order at 6:30 p.m.

Mr. Derby held roll call.

MARCH 1ST MEETING MINUTES

Mr. Knapp made a motion to approve the March 1st, meeting minutes.

Ms. Glanton seconded the motion.

The motion to approve the March 1st meeting minutes passed by an unanimously vote, 7-0.

SP-2022-03 FAIRVIEW ROAD STORAGE ID MAJOR CHANGE

Mr. Derby introduced the item # SP-2022-03, Fairview Rd ID Major Change.

Daniel Merritt, (Seamon Whiteside Engineering) presented the item on behalf of the owner.

There was no public comment.

Mr. Derby gave a staff report recommending an approval of the major change for Fairview Rd Storage ID.

Mr. Gillespie made a motion to recommend approve to council the approval of the Major Change to item# SP-2022-03, Fairview Rd Storage ID.

Mr. Knapp seconded the motion.

Mr. Knapp made a comment regarding the change in location for the sidewalk.

The motion to recommend an approval of the major change passed unanimously, 7-0 vote.

SP-2022-04 PANCHOLINI'S PRELIMINARY PLAN REVIEW

Mr. Derby introduced item# SP-2022-03, Pancholini's preliminary plan review.

Andrew Ackley (David & Floyd Engineering) presented the preliminary plan.

There was no public comment.

Mr. Derby presented the staff report in favor of the preliminary plan. Mr. Derby recommended a conditional approval based off the engineer resubmitting plans to address staff comments.

Mr. Knapp inquired with Mr. Ackley if the comments were able to be addressed.

Mr. Ackley advised the comments would be addressed in the design package submittal.

Ms. Glanton made a motion to conditional approve the item SP-2022-04.

Mr. Knapp seconded the motion.

The motion to conditional approve SP-2022-04 passed unanimously by a vote of 7-0.

SP-2022-05 STENHOUSE TOWNHOMES NAMING OF ROADS

Mr. Derby presented the item on behalf of the engineering firm (Seamon Whiteside)

Mr. Derby presented the names provided by the engineer through Greenville County E911

There was no public comment.

Mr. Knapp made a motion to approve the road names as presented in SP-2022-05

Mr. Gillespie seconded the motion.

The motion to approve the presented road names in item# SP-2022-05 passed by a unanimous vote, 7-0.

SP-2022-06 THE TIMBER EDGE ID MASTER SITE PLAN REVIEW

Mr. Derby introduced the item# SP-2022-06 Master Site Plan Review

Mr. Austin Allen (Arbor Land Design) presented the Master Site Plan.

Mr. Knapp inquired on the storm water pond design.

Mr. Allen addressed Mr. Knapp's comments.

Mr. Witul inquired on the timeline for construction & completion.

Mr. Allen addressed Mr. Witul's comments

Ms. Emily Bagwell (640 Neely Ferry Rd) made a comment regarding the design of the project and inquired on survey tapes attached to trees possibly on her family's property abutting the site.

Mr. Allen addressed Ms. Bagwell's comments.

Mr. Brashier closed the public testimony portion.

Mr. Gillespie inquired on the comment made by Mr. Allen regarding for sale or rent for the project.

Mr. Derby addressed Mr. Gillespie's comment and advised these are single family homes, but are maintenance free. Mr. Derby presented the staff reporting recommending a conditional approval of the master site plan on the basis the engineer addresses staff comments provided in the technical review letter.

Mr. Knapp made a motion to conditional approve the master site plan for SP-2022-06 on the basis the applicant address staff comments provided in the letter.

Mr. Giordano seconded the motion.

The motion to conditional approve the master site plan SP-2022-06 passed by a unanimous vote, 7-0.

SP-2022-07 3901 GRANDVIEW DR BUILDING DESING REVIEW

Mr. Derby introduced the request for a fenestration review, item# SP-2022-07.

Darrell Snow (ArcVision Inc) presented the fenestration request.

There was no public comment.

Mr. Derby presented the staff reported in favor of the alternate fenestration request as presented.

Mr. Knapp inquired about the garbage enclosure design.

Mr. Witul recommended a motion to approve the alternate fenestration technique SP-2022-07.

Mr. Knapp seconded the motion.

Mr. Knapp made comment complementing the design of the proposal.

The motion to approve the alternate fenestration technique passed by a unanimous vote, 7-0.

OTHER BUSINESS

Ms. Glanton made a motion to adjourn.

Mr. Gillespie seconded the motion.

The motion to adjourn was passed by a unanimous vote, 7-0.

Commission adjourned at 7:05 p.m.