

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

**MEMBERS PRESENT:** Mike Giordano, Allen Gillespie, Rachael Glanton, Dave Knapp, Lawrence Witul, & Chairperson Ed Brashier

**MEMBERS ABSENT:** Rick Hammett

**CITY STAFF/LEADERS PRESENT:** Jon Derby & Jason Knudsen

**CALL TO ORDER/OPENING REMARKS**

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

Mr. Derby held roll call.

**AUGUST 2 MEETING MINUTES**

Mr. Knapp made a motion to approve the August 2nd, meeting minutes.

Ms. Glanton seconded the motion.

The motion to approve the August 2nd meeting minutes passed by an unanimously vote, 6-0.

**AXZ-2022-04 PETITION OF ANNEX/REZONE OF THE SETTLEMENT PHASE II**

Mr. Derby introduced the item # AXZ-2022-04

Mr. Paul Talbert (SeamnonWhiteside Engineering) presented the request to annex the property.

Mr. Brashier inquired on the possible improvements to Fowler Rd.

Mr. Talbert advised he was not aware of the current requirements from the proposed Traffic Study.

Mr. Giordano inquired on timeline for the completion of the development.

Mr. Talbert provided an estimate timeline based on current analysis.

Ms. Knapp inquired on storm water being proposed & proposed swamp rabbit trail through the development.

Ms. Glanton inquired if a study has been conducted on the possible impact on the local school system, who will be managing the amenity areas, how much area would the commercial portion occupy, & the details of the commercial portion and how it differs or connects with the residential portion.

Mr. Talbert addressed Ms. Glanton's & Mr. Knapp's questions.

Ms. Glanton also inquired on the phases of the development on when the amenities will be provided.

Mr. Talbert advised the amenities are currently under construction now.

Mr. Gillespie advised if road improvements would account for the proposed parallel parking along Fowler Rd.

Mr. Talbert advised the development would provide the appropriate measures to accommodate any improvement SCDOT would require.

Mr. Witul inquired if these will be owner occupied homes, the range of housing size and the live work location. Mr. Witul inquired on the live work and proposed daycare if they will be sold or built by the developers.

Mr. Talbert & the representatives present addressed Mr. Witul's concerns.

Mr. Brashier opened the floor to public portion.

Midge Arr (33 Magnolia Dr) inquired on improvements to the site, particularly to the current farm wired fencing abutting here subdivision.

The development group (Settlement LLC) advised this area would be cleaned up during construction

Stacy Rudd (32 Magnolia Dr) inquired on the process to annex their subdivision into the City.

Mr. Brashier informed Ms. Rudd on the requirement to annex into the City.

Mr. Brashier closed the public testimony.

Mr. Derby gave the staff recommendation in favor of the request.

Mr. Giordano inquired on staff on how Phase I has progressed and if there were any potential concerns.

Mr. Derby addressed Mr. Giordano's concerns.

Mr. Knapp made a motion to recommend approval for AXZ-2022-04.

Mr. Giordano seconded the motion.

Mr. Knapp made a comment, complementing the applicant's presentation.

Ms. Glanton also echoed the presentation comment, but expressed concerns about the possible school impact and amenity size.

Mr. Brashier called for the vote.

The motion to recommend approval to Council for AXZ-2022-04, passed by 5-1 vote.

**Z-2022-02 REZONING OF PROPERTY 407 SOUTH ST**

Mr. Derby presented an introduction to the petition to rezoning.

Mr. Trip Tuttle (214 S. Pliney Cir) presented the petition to rezone.

Mr. Brashier inquired on parking currently.

Mr. Brashier opened the floor to public testimony.

Mr. Loren Duwel (113 Duffie Rd) inquired on the potential uses after the property is rezoned.

Mr. Brashier addressed Mr. Duwel's comment.

Mr. Derby presented the staff report.

Mr. Gillespie recommend approval of Z-2022-02.

Mr. Knapp seconded the motion.

Mr. Brashier called for the vote, the motion passed unanimously, 6-0

**Z-2022-03 REZONING OF PROPERTY AT 33 RAY E TALLEY COURT**

Mr. Derby presented the item Z-2022-03, rezoning of property to ID

Mr. Justin Holec (312 Linchfield Ct) presented the ID request

Mr. Brashier inquired on the days of operation

Mr. Knapp inquired on the ability for gas utility hookup on site

Ms. Glanton inquired on landscaping

Mr. Witul inquired on the parking available, the types of material used for the structures, will these trucks be owner operated, will the cost be on a rental basis by month and have you (Applicant) considered the financial cost.

Mr. Giordano inquired on hours of operations and how this will be compatible with parking and Ace Handwear.

Mr. Brashier inquired on how this project differs from other food truck locations.

Mr. Giordano inquired on parking & site lighting availability & expectation of number of customers.

Mr. Holck addressed each comment from the commission.

There was no public comment.

Mr. Derby provided a staff recommendation in favor of the request.

Mr. Giordano inquired on traffic concerns with the site layout.

Mr. Derby addressed Mr. Giordano's comment

Ms. Glanton made a motion to recommend approval of rezoning Z-2022-03

Mr. Knapp & Mr. Witul both seconded the motion

Mr. Gillespie echoed that the lot currently is an eyesore to the City and look forward to development.

The motion passed unanimously by a 6-0 vote.

#### **SP-2022-09 BUILDING FENESTRATION REQUEST FOR 510 W. GEORGIA RD**

Mr. Derby gave an introduction of the fenestration request for a new version of the previously approved design.

Christian Calloway (Insignia Partners) presented the renderings for a new, update façade.

There was no public comment

Mr. Derby presented the staff report in favor of the request.

Mr. Witul made a motion to approve the alternate fenestration as presented.

Mr. Gillespie seconded the motion.

The motion to approve the alternate fenestration passed unanimously by a 6-0 vote.

#### **SP-2022-10 BUILDING FENESTRATION REQUEST FOR SPINX CARWASH**

Mr. Derby gave an introduction of the fenestration request.

Mr. Ken Betch (Betch Architects) presented the request for the proposed Spinx carwash.

Mr. Knapp made a motion to approve the alternate fenestration design.

Mr. Giordano seconded the motion.

The motion to approve passed by a 6-0 vote.

#### **SP-2022-11 WAREHOUSE AT VAUGHN'S ID MAJOR CHANGE**

Mr. Derby introduced the major change for SP-2022-11

Mr. Taft Wirthlin (Warehouse at Vaughn's LLC) present the Major Change request for the added seating structures.

Mr. Brashier inquired on the potential increase in parking.

Mr. Wirthlin advised that more parking has been provide in the area and on site.

Mr. Giordano inquired on the bathrooms added on the exterior.

Mr. Wirthlin addressed the comment about the restrooms.

There was no public comment.

Mr. Derby provided the staff report.

Ms. Glanton made a motion to recommend approval of SP-2022-11

Mr. Gillespie seconded the motion.

The motion to recommend approval passed by a 6-0 vote.

#### **OTHER BUSINESS**

Mr. Knapp made a motion to adjourn.

Mr. Brashier advised if there were no objections, were we adjourn.

**Commission adjourned at 7:46 p.m.**