

**SIMPSONVILLE PLANNING COMMISSION  
MINUTES  
October 4, 2022 6:30 P.M.  
City Hall**

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

**MEMBERS ABSENT:** none

**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.

**SEPTEMBER 6 MEETING MINUTES**

Mr. Knapp made a motion to approve the September 6th, meeting minutes.

Mr. Giordano seconded the motion.

The motion to approve the September 6th meeting minutes passed by an unanimously vote, 7-0.

**SP-2022-12 659 FARIVEW RD BUILDING DESING REVIEW**

Mr. Derby introduced the item # SP-2022-12

Ms. Donna Brown (Interplan LLC – Architect Service) presented the fenestration request.

Mr. Giordano inquired on the final look of spandrel glass.

Ms. Brown answered Mr. Giordano’s question.

There were no public comments.

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

Mr. Brashier called for the vote.

Ms. Glanton made a motion to approve the alternate fenestration request.

Mr. Knapp seconded the motion.

The motion to approve SP-2022-12, passed by 7-0 vote.

**SP-2022-13 TIMBERS EDGE ID, MAJOR CHANGE**

Mr. Derby introduced the Major Change request an introduction to the petition to rezoning.

Austin Allen (Arbor Land Design – Engineering) presented the major change request.

Mr. Brashier inquired on the price change to the development

Mr. Gillespie inquired on the “Shake” material

Mr. Giordano inquired on the material change between homes.

Mr. Allen answered both commissioners.

There were no public comments.

Mr. Derby presented the staff report.

Mr. Gillespie recommend approval of SP-2022-13 Timbers Edge ID

Mr. Hammett seconded the motion.

Mr. Knapp seconded the motion.

The motion passed unanimously, 7-0

#### **SP-2022-14 BURDETTE CENTRAL ID, MAJOR CHANGE**

Mr. Derby introduced the item SP-2022-14 Burdett Central ID major change.

Doug Cross (Four Oaks Property Management) presented the major change request.

Mr. Brashier inquired on more tenants being able to use the wall spaces for signage.

Mr. Giordano inquired about other businesses like Chestnut Coffee being able to use signage.

There was no public comment.

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

Mr. Knapp inquired to staff if other business in the downtown area be able to do this to their building.

Mr. Giordano inquired on the size allowed for wall signage with this request.

Mr. Witul recommended to council a motion to approve SP-222-14

Ms. Glanton seconded the motion to council.

The vote passed by a unanimous vote, 7-0.

#### **SP-2022-15 WAREHOUSE AT VAUGHN’S MASTER SITE PLAN**

Mr. Derby explained to the commission the request for master site plan for the project.

Taft Wirthlin (Warehouse at Vaughn's) presented the master site plan.

There was no public comment.

Mr. Derby presented the staff report.

Mr. Giordano made a motion to conditionally approve the master site plan on the basis Council approves the major change for the development.

Mr. Knapp seconded the motion.

The vote to conditionally approve the master site plan passed by a unanimous vote of 7-0.

### **Z-2022-02 REZONING OF PROPERTY LOCATED AT 210 & 216 NE MAIN ST**

Mr. Derby introduced the rezoning request for ID.

Mr. Eric Glasow (GCI Services) presented the rezoning request.

Mr. Brashier inquired on the upstairs open area and with colder weather.

Mr. Giordano inquired on hours of operations.

Mr. Witul inquired if these kitchen spaces will be rented out, who would be managing the interior portion, and if this concept has been done at any other locations.

Ms. Glanton inquired on occupancy number for seating and entrance and exits points.

Mr. Brashier inquired other uses on the site.

Mr. Gillespie inquired the number of kitchens and hours set for the uses.

Mr. Glasow addressed all questions presented by the Commission.

There was no public comment.

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

Mr. Knapp made a motion to recommend approval of rezoning Z-2022-04

Mr. Hammett & Mr. Witul seconded the motion.

Mr. Knapp made a comment complimenting the concept idea.

The motion passed unanimously by a 7-0 vote.

### **Z-2022-03 REZONING OF PROPERTIES LOCATED AT 3129 N. INDUSTRIAL DR**

Mr. Derby introduced the petition to rezone.

Mr. Oakley Garrett (Garrett & Garrett LLC) presented the request to rezone to B-I.

There was no public comment

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

Mr. Witul made a motion to recommend to council approval of the rezoning Z-2022-05.

Mr. Hammett seconded the motion.

The motion to recommend to council an approval passed unanimously by a 7-0 vote.

#### **OTHER BUSINESS**

Mr. Knapp made a motion to adjourn.

Mr. Giordano seconded the motion.

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

**Commission adjourned at 7:23 p.m.**