

**SIMPSONVILLE PLANNING COMMISSION  
MINUTES  
SEPTEMBER 5, 2023 6:30 P.M.  
City Hall**

**MEMBERS PRESENT:** Mike Giordano, Jordan Johnson, Allen Gillespie, Dave Knapp, Loren Duwel, Lawrence Witul, & Chairperson Ed Brashier

**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.

**AUGUST 1 MEETING MINUTES**

Mr. Knapp made a motion to approve the August 1<sup>st</sup> meeting minutes.

Ms. Johnson seconded the motion.

The motion to approve the August 1<sup>st</sup> meeting minutes passed by a unanimous vote, 7-0.

**SP-2023-07 THE SETTLEMENT ID PHASE 6 MASTER SITE PLAN**

Mr. Derby introduced item SP-2023-07 and gave an overview of the request.

Mr. Paul Talbert (Seamon Whiteside Engineering – 701 Easley Bridge Rd. Ste 66B Greenville, SC) presented the item.

Mr. Witul inquired on the proposed timeline for supplies & for construction timelines.

Mr. Brashier opened the floor for public testimony.

Ben Howell (did not provide address) inquired if these will be owned single-family owned by people or corporations and rented out.

Mr. Talbert advised that the developer will be developing this phase and this phase was intended to be rental products.

Mr. Howell inquired if this can be implemented into the other phases into the development.

Mr. Talbert advised staff could better answer this & other questions.

Mr. Derby advised he would address the comments once public testimony portion is complete.

Mr. Giordano inquired on the design of Phase 6 being rental, if these will be built to the same quality and material.

Mr. Talbert advised they would be built the same design as for sale units.

Mr. Howell returned to the podium to discuss other Crescent subdivision and other rental subdivision and how typically they are not well maintained and how he would not want to reside within a rental comment.

Mr. Howell made a request for the commission to not approve this item.

Chairperson Brashier asked for staff report and recommendation.

Mr. Derby provided the staff report recommending a conditional approval for phase 6 based on the applicant addressing any comments provided by staff in their technical review letter.

Mr. Knapp. Made a motion to conditionally approve site plan for Settlement ID Phase 6 SP-2023-07.

Mr. Giordano seconded the motion.

Mr. Witul inquired if the rental portion would have an onsite management company maintaining the phase?

Mr. Talbert advise the corporation would handle this duty but couldn't advise on the exact location where a leasing/managing office would be established within the site.

Mr. Gillespie discussed that the restrictive covenants for the site should mention the rules and regulations governing rentals and maintenance.

Mr. Howell attempted to speak at the podium.

Mr. Brashier informed Mr. Howell that the public portion has been closed.

Mr. Knapp inquired if a traffic study has been conducted.

Mr. Talbert advised a study was conducted and improvements would be proposed as a request by SCDOT.

Mr. Brashier called for the vote.

The vote to conditionally approve the master site plan for phase 6 passed by a unanimous vote, 7-0.

#### **SP-2023-09 SETTLEMENT ID PHASE 7 MASTER SITE PLAN**

Mr. Derby introduced item# SP-2023-07 to the commission.

Mr. Talbert presented phase 7 of the master site plan.

Mr. Brashier inquired if this phase will allow access from Hunter Rd. through the development to Fowler and the proposed amenity area.

Mr. Ben Howell asked is their any intention to sell this portion of the phase for rentals.

Mr. Talbert inquired per his knowledge that the rental proposal was for phase 6 only.

Mr. Howell returned the podium to ask the commission to hold the developer accountable to not allow this to be rentals.

Mr. Derby provided the staff report indicating portion of the approved statement of intent.

Mr. Howell returned to the podium to speak.

Mr. Derby advised Mr. Howell that the public portion was closed.

Mr. Derby recommended a conditional approval on the bases the applicant address comments provided in the technical review letter.

Mr. Giordano asked staff if other developments in the city were known to be purchased by corporations.

Mr. Witul inquired on a corporation owning a development and who would be in charge of the HOA.

Mr. Knapp inquired on the possibility of someone subletting their home in the City.

Mr. Derby addressed the commission questions.

Mr. Giordano made a motion to conditionally approve the master site plan for phase 7 SP-2023-07.

Mr. Gillespie seconded the motion to table the item.

Mr. Brashier called for the vote.

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

### **Z-2023-02 REZONING OF PROPERTY AT 233 HARRISON BRIDGE ROAD, TO B-G**

Mr. Derby introduced item# Z-2023-02, rezoning of property at 233 Harrison Bridge Rd.

Mr. Mike White (G. Roberts George Associates) & Todd Williams advised Chick-fil-a is looking to purchase the property and presented the request.

Mr. Giordano inquired on site specifics and layout for this location.

Mr. Williams advised this site would be a new, larger design layout.

Mr. Brashier inquired on the layout comparison to this site and the Pelham location.

Mr. Williams addressed Mr. Brashier question.

Mr. Loren Duwell inquired if a traffic study is needed or would be appropriate to request for future concerns.

Mr. Derby provided staff's understanding of the site layout regarding potential traffic.

Mr. White advised the applicant has reached out to SCDOT regarding any requirements needed.

Mr. Duwell inquired on the site layout for the NE Main St. site.

Mr. Williams & Mr. White provided an answer.

Mr. Brashier open the floor for public testimony.

Mr. Bob Seafoni (108 Waterton Way) expressed concern with the potential to exit the proposed site and with congestion in the area.

Mr. Derby presented the staff report recommending an approval to council for Z-2023-02.

Mr. Gillespie made a motion to recommend to council an approval of rezoning ordinance Z-2023-02.

Ms. Johnson seconded the motion.

Mr. Brashier called for the vote.

The motion to recommend an approval passed by a unanimous vote, 7-0.

#### **TX-2023-02 MISC. REFINEMENTS TO THE ZONING ORDINANCE**

Mr. Derby introduced the text amendments and discussed the proposed parking use, removal of gravel in parking lots, and added vegetation between curb and sidewalk amendments.

Commission discussed the amendments.

Mr. Derby presented the amendments and ask for the commission to recommend an approval to Council for item # TX-2023-02.

Mr. Brashier advised if there were no objections to call for the vote.

The commission voted to recommend approval of TX-2023-02 by a unanimous vote, 7-0.

#### **OTHER BUSINESS**

Ms. Knapp made a motion to adjourn.

Mr. Witul & Giordano seconded the motion.

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

**Commission adjourned at 7:33 p.m.**