

**SIMPSONVILLE PLANNING COMMISSION
MINUTES
December 7, 2023 6:30 P.M.
City Hall**

MEMBERS PRESENT: Allen Gillespie, Jordan Johnson, Dave Knapp, Loren Duwell, Lawrence Witul,
& Chairperson Ed Brashier

MEMBERS ABSENT: Mike Giordano

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.

NOVEMBER 9 MEETING MINUTES

Mr. Knapp made a motion to approve the November 9th, meeting minutes.

Mr. Witul seconded the motion.

The motion to approve the November 9th meeting minutes passed by an unanimous vote, 6-0.

SP-2023-10 MERRYDALE VILLAGE ID MAJOR CHANGE – (THE COTTAGE GREEN ID)

Mr. Derby introduced the item # SP-2023-10 Merrydale Village ID – major change.

Mr. Frank Warren (2305 Chesterfield Ave. Charolette, NC) & Tim Crawford (16633 Fire Tower Rd, TX)
presented the major request.

Jay Martin spoke on the project adding that the land belonged to his family and was supportive of the
project.

Stanley McCloud (106 William St) spoke in favor of the project.

Allen Reid (220 N Main St Greenville Impact Design) provided a traffic analyst and explained the traffic
study and impact.

Mr. Knapp inquired on how accurate the study was regarding impacts to the current roads/intersections.

Mr. Reid answered Mr. Knapps question in detail.

Mr. Duwell inquired if the study conducted is in accordance with SCDOT.

Mr. Reid confirmed it was.

Mr. Gillespie inquired about the details for the two-story housing units.

Mr. Warren provided details about the housing designs.

Mr. Gillespie inquired on sidewalk connectivity.

Mr. Warren advised the development will have sidewalks throughout and if sidewalks are needed in other areas, they will provide we needed.

Mr. Witul advised where else this group has developed projects like these.

Mr. Crawford advised that the other projects underway and completed are located in Texas and provided more information regarding materials.

Mr. Witul inquired about the provided parking numbers and if this was sufficient and how the parking spaces are designated.

Mr. Witul followed up with property maintenance for the development and on-site security camera system.

Mr. Witul inquired if these will be subsidized or workforce housing and how they came to their target age group. Mr. Witul also asked if the home ownership shift to rental house user has had an impact on their company. Mr. Witul followed up with the question on the cost of development.

Mr. Crawford addressed Mr. Witul's questions and comments.

Mr. Brashier opened the floor to public comment.

Mr. Rod Folk (18 Cloverfield Dr) expressed concerns regarding traffic on Harrison Bridge Rd.

Mr. Brashier closed the floor to public comment.

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

Mr. Brashier called for the vote.

Mr. Knapp made a motion to recommend approval of the major change.

Mr. Witul seconded the motion.

Mr. Witul asked staff if other developments in the area have conducted or have been required to conduct a traffic impact study.

Mr. Derby addressed Mr. Witul question.

Mr. Gillespie made a comment that the prior Statement of Intent stated sidewalks would be installed internally and along Harrison Bridge Rd.

Mr. Brashier called for a vote.

The motion to recommend approval to council for SP-2023-10 passed by a unanimous vote, 6-0.

SP-2023-12 THE SETTLEMENT ID PHASE 11A MASTER SITE PLAN

Mr. Derby introduced the master site plan request for the daycare for the Settlement ID.

Daniel Merritt with Seamon Whiteside (701 Easley Bridge Rd) presented the master site plan.

Mr. Brashier opened the floor for public testimony.

Bill Hicks (211 Encampment Blvd) expressed concern about the details with the building and the parking.

Mr. Brashier closed the public testimony portion.

Mr. Derby presented the staff report and recommended a conditional approval of the master site plan based off the applicant addressing staff's comments provided in the technical review letter.

Mr. Gillespie recommended a conditional approval of the master site plan.

Ms. Johnson seconded the motion.

Mr. Brashier called for the vote.

The motion to recommend a conditional approval passed by a unanimous vote, 6-0

OTHER BUSINESS

Mr. Brashier made a motion of privilege and recognized Mr. Knapp's commitment serving on the Planning Commission.

Mr. Knapp made a statement referencing his enjoyment serving on the board.

Mr. Witul made a motion to adjourn.

Ms. Johnson seconded the motion.

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

Commission adjourned at 7:54 p.m.