

**SIMPSONVILLE PLANNING COMMISSION
MINUTES
March 5, 2024 6:30 P.M.
City Hall**

MEMBERS PRESENT: Jordan Johnson, Ed Brashier, Lawrence Witul, Ray Shannon, & Chairperson Allen Gillespie

MEMBERS ABSENT: Mike Giordano & Loren Duwell

CITY STAFF/LEADERS PRESENT: Jon Derby & Charlene Carpenter

CALL TO ORDER/OPENING REMARKS

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

Mr. Derby held roll call.

MARCH 5 MEETING MINUTES

Mr. Witul made a motion to approve the February 6th, meeting minutes.

Mr. Brashier seconded the motion.

The motion to approve the February 6th meeting minutes passed by a unanimous vote, 5-0.

Z-2024-01 PROPOSED REZONING OF PROPERTY AT 116 PRIDE DR

Mr. Derby introduced the item # Z-2024-01 rezoning of 116 Pride Dr. from B-G to B-I.

David Dytman (116 Pride Dr - Property Owner) approached the podium and asked to defer this request to a later date.

Mr. Gillespie acknowledge Mr. Dytman's request, and the commission had no objection to the request to defer this to a future date.

Mr. Witul asked staff on the differences between Business Industrial and Business General.

Mr. Derby addressed Mr. Witul's comment.

Z-2024-02 PROPOSED REZONING OF PROPERTY LOCATED AT 504 BOYD AVE.

Mr. Derby introduced the item# Z-2024-02 rezoning of 504 Boyd Ave from B-G, to B-I.

Mr. Dytamn (1698 W. Georgia Rd) presented the request as the owner of the property.

Mr. Shannon inquired on the number of buildings on site and what business were inside the buildings.

Mr. Brashier inquired on the previous business that occupied this site.

Mr. Dytman addressed both comments for the commissioners.

There was no public comment.

Mr. Derby gave the staff reporting and recommended an approval for the requested rezoning.

Mr. Witul made a motion to recommend an approval for the rezoning request in Z-2024-02

Mr. Shannon seconded the motion.

Mr. Gillespie called for the vote.

The motion to recommend an approval for Z-2024-02 passed by a unanimous vote, 5-0.

SP-2024-02 BUILDING DESIGN REVIEW CHICK-FIL-A

Mr. Derby introduced the request for the alternate fenestration technique.

Anthony Spafford (E+H Architects, LLC) presented the request for an alternate fenestration technique.

There was no public comment.

Mr. Derby presented the staff report in favor of the requested techniques.

Mr. Gillespie called for a motion.

Mr. Brashier made a motion to approve the request of SP-2024-02.

Ms. Johnson seconded the motion.

Mr. Gillespie called for the vote.

The motion to approve the request passed by a unanimous vote, 5-0.

OTHER BUSINESS

Mr. Shannon made a motion to adjourn.

Mr. Brashier seconded the motion.

The motion to adjourn passed by a unanimous vote, 5-0.

Commission adjourned at 6:46 p.m.