

**SIMPSONVILLE PLANNING COMMISSION  
MINUTES  
March 2, 2021 6:30 P.M.  
City Hall**

**MEMBERS PRESENT:** Allen Gillespie, Rick Hammett, Ed Brashier, Dave Knapp, & Racheal Glanton

**MEMBERS ABSENT:** Desiree Grimaldi & Thomas Mogle

**CITY STAFF/LEADERS PRESENT:** Jon Derby

**CALL TO ORDER/OPENING REMARKS**

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

Mr. Derby held roll call.

**FEBRUARY 2ND MEETING MINUTES**

Mr. Brashier made a motion to approve the February 2nd meeting minutes.

Mr. Hammett seconded the motion.

The motion to approve the February 2nd minutes passed by an unanimously vote, 5-0

Mr. Brashier made a motion to amend the March 2<sup>nd</sup> Planning Commission Agenda regarding the order in which items were presented.

Ms. Glanton seconded the motion to amend the agenda order for the meeting.

The motion to amend the March 2<sup>nd</sup> Planning Commission agenda meeting passed by a unanimous vote of 5-0.

**AXZ-2021-01, 215-231 STENHOUSE RD ANNEXATION PETITION**

Mr. Derby introduced docket# AXZ-2021-01, 215-231 Stenhouse Rd annexation petition.

Paul Talbert, with Seamon Whiteside Engineering, presented the item.

There was no public comment.

Ms. Glanton asked if school capacity and local roads would be affected by this new development.

Mr. Derby provided a status of the current local school capacity and the process for any road improvements this project might require.

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

Mr. Brashier made a motion for planning commission to recommend approval of the AXZ-2021-01, 215-231 Stenhouse Rd.

Mr. Gillespie seconded the motion.

The motion to recommend approval of the petition to annex the properties passed by a unanimous 5-0 vote.

**AXZ-2021-03 PROPERTY LOCATED ON STOKES RD, ANNEXATION PETITION**

Mr. Derby gave an introduction of docket# AXZ-2021-03, Property on Stokes Rd annexation petition.

Eduardo Mendoza, the owner, provided a short presentation of the request and provided physical renderings of the proposed house designs.

Mr. Gillespie inquired on the number of lots being proposed.

Mr. Mendoza advised he was looking to develop between 10-12 lots.

Mr. Knapp also inquired on the number based off the application request.

Mr. Derby explained that the number of lots will depend on the remaining land after infrastructure is designed for this zoning designation.

Mr. Hammett inquired if sewer was available to the location.

Chris Delahoussaye spoke in favor of the petition request.

Rick Ragsdale inquired on the price of the proposed houses.

The public portion for the item was closed.

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

Mr. Gillespie made a motion to recommend approval of the annexation request.

Ms. Glanton seconded the motion.

The motion to recommend approval of the petition for AXZ-2021-03 passed by a unanimous vote, 5-0.

**SP-2021-03 MASTER SITE PLAN REVIEW FOR WATERLEAF AT NEELY FERRY PHASE 2**

Mr. Derby gave an introduction of the docket SP-2021-03, Master Site Plan

Seth Petersen, with Grey Cliff Capitol gave an explanation of the request.

Mr. Derby gave the staff reporting detailing the site plan. Mr. Derby advised the applicant has addressed

all comments related to the project and recommended the commission give an approval of the site plan.

Mr. Brashier made a motion to approve the Master Site Plan for SP-2021-03, Waterleaf at Neely Ferry Phase 2.

Mr. Hammett seconded the motion.

The motion to approve the Master Site Plan for SP-2021-03 passed by a unanimous vote of 5-0.

**AXZ-2021-02 MORNING MIST FARMS PHASE 5 ENTRANCE, ANNEXATION PETITION**

Mr. Derby gave an introduction of the petition for annexation.

Mr. Derby represented the item on behalf of the applicant.

There was no public comment.

Ms. Glanton made a motion to recommend approval of the petition to annex the property for docket AXZ-2021-02.

Mr. Hammett seconded the motion.

The motion to recommend approval of the annexation of AXZ-2021-02 Morning Mist Farms Phase 5 Entrance passed by a unanimous vote 5-0.

**OTHER BUSINESS**

Mr. Brashier made the motion to adjourn.

Ms. Glanton seconded the motion.

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

**Commission adjourned at 6:57 p.m.**