

**SIMPSONVILLE PLANNING COMMISSION
MINUTES
April 6, 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.

MARCH 2ND MEETING MINUTES

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

Ms. Glanton seconded the motion.

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

AXZ-2021-04, 1007 NEELY FERRY RD ANNEXATION PETITION

Mr. Derby introduced docket# AXZ-2021-04, 1007 Neely Ferry Rd annexation petition.

Zach Roberts, with Crown Properties LLC, presented the item.

There was no public comment.

Mr. Brashier inquired on the details of the survey and the surrounding or abutting properties.

Mr. Derby advised these areas were designated wetlands on the survey & the limits of the boundaries.

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

Mr. Gillespie made a motion for planning commission to recommend approval of the AXZ-2021-04,
1007 Neely Ferry Rd.

Mr. Brashier seconded the motion.

The motion to recommend approval of the petition to annex the properties at 1007 Neely Ferry Rd passed
by a unanimous 5-0 vote.

SP-2021-04 MASTER SITE PLAN REVIE, WAVES EXPRESS II

Mr. Derby gave an introduction of docket# SP-2021-04, Proposed Master Site Plan Review for Patton Park ID Waves Express Carwash II.

Jimmy Williams Jr, Waves Express Carwash, provided a short presentation of the Master Site Plan.

There were no public comments.

Mr. Derby presented the staff report.

Mr. Brashier made a motion to conditional approve the Master Site Plan based on the condition the applicant addresses all comments related to the technical review letter provided by staff.

Mr. Hammett seconded the motion.

The motion to conditionally approve the Master site Plan for Waves Express II SP-2021-04 passed by a unanimous vote, 5-0.

SP-2021-05 MASTER SITE PLAN REVIEW FOR THE SETTLEMENT PHASE 2

Mr. Derby gave an introduction of the docket SP-2021-05, Master Site Plan, The Settlement Phase 2

Kevin Tumblin, with Freeland & Associates, gave an explanation of the site plan.

There were no public comments.

Mr. Derby advised staff did receive calls from citizens regarding the item wanting more clarification.

Mr. Derby gave the staff report recommending a conditional approval of the master site plan.

Ms. Glanton made a motion to conditional approve the Master Site Plan for SP-2021-05 on the basis the applicant addresses any comments provided by staff.

Mr. Gillespie seconded the motion.

The motion to conditionally approve the Master Site Plan for the Settlement Phase 2, SP-2021-05 passed by a unanimous vote of 5-0.

OTHER BUSINESS

Mr. Brashier made the motion to adjourn.

Mr. Hammett seconded the motion.

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

Commission adjourned at 6:43 p.m.