

**SIMPSONVILLE PLANNING COMMISSION
MINUTES
June 1, 2021 6:30 P.M.
City Hall**

MEMBERS PRESENT: Allen Gillespie, Thomas Mogle, Ed Brashier, Dave Knapp, & Rick Hammett

MEMBERS ABSENT: Racheal Glanton & (1) Vacant Seat

CITY STAFF/LEADERS PRESENT: Jon Derby & Jason Knudsen

CALL TO ORDER/OPENING REMARKS

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

Mr. Derby held roll call.

MAY 4th MEETING MINUTES

Mr. Brashier made a motion to approve the May 4th meeting minutes.

Mr. Mogle seconded the motion.

The motion to approve the May 4th minutes passed by an unanimously vote, 5-0

TX-2021-02, MISC. REFINEMENTS TO THE ZONING ORDINANCE

Mr. Knudsen introduced docket# TX-2021-02, Misc Refinements to Zoning Ordinance.

Chairperson Knapp & Mr. Brashier advised they were contacted by a Tammy Danton via text message regarding tonight's docket items prior to the meeting. Both members advised they informed the citizen via text message and requested not to discuss any matter pertaining the items.

Mr. Gillespie inquired on the distance separation from the uses proposed in the refinements.

Mr. Brashier inquired if the text amendments could be separated to have two separate votes per refinement.

Mr. Mogle inquired on the responsible party for mailing the public notice per the refinement request.

Mr. Knapp opened the floor for public testimony.

Ms. Tammy Danton (229 Perry Ave) discussed the refinement for public notices and advised she was in favor of the item.

Mr. Knapp closed the floor for public comments.

Mr. Knudsen gave the staff recommendation for Planning Commission to recommend an approval to council.

Mr. Mogle made a motion to recommend approval to council for TX-2021-02.

There was no second.

The motion did not carry.

Mr. Knapp made a recommendation for staff to revisit the text ordinance.

Mr. Knapp made a motion for continuous for the item.

Mr. Brashier seconded the motion.

Mr. Gillespie discussed the concern with the distance recommendation for the refinement and how the two refinements were as one docket item.

Mr. Brashier discussed that he preferred the text refinements be separated.

Mr. Knapp advised the motion to continue was still open and informed the members that further discussion was for a later time.

The motion to continue the item for a later date was approved by a unanimous 5-0 vote.

SP-2021-07, FAMILY DENTAL BUILDING DESIGN REVIEW

Mr. Derby gave an introduction of the request

Mr. Hammett recused himself from the docket item due to conflict of interest.

Mr. Dale Vervaet, with Family Dental Health gave a presentation of the request for the window graphics as an alternate fenestration request.

There was no public comment.

Mr. Brashier made a motion to approve the alternate fenestration request for use of window graphics.

Mr. Gillespie seconded the motion.

Mr. Derby gave the staff recommendation in support of the request.

The Motion to approve the alternate fenestration techniques for SP-2021-07 passed by an unanimous vote Of 4-0.

SP-2021-08, MASTER SITE PLAN REVIEW FOR THE SETTLEMENT PHASE III AMMENTY

AREAS

Mr. Derby gave an introduction of the Master Site plans for both amenity areas of Phase III

Jeff Randolph, 320 Arlington Ave, with the Randolph Group, presented the site plan.

There were no public comments.

Mr. Derby gave the staff recommendation of a conditional approval based off the applicant addressing any comments provided by staff regarding the site plan in the technical review letter.

Mr. Gillespie made a motion to conditionally approve the Master Site Plan for the Settlement Phase III.

Mr. Mogle seconded to motion.

Mr. Mogle, Mr. Knapp, & Mr. Brashier all made comments complementing the design of the development.

The motion to conditionally approve the Master Site Plan passed by a unanimous vote, 5-0.

Z-2021-01, REZONING OF PROPERTY AT 506 NE MAIN ST

Mr. Derby gave an introduction of the petition to rezone.

Mr. Hammett requested to be recused from discussion and voting of this docket item.

Josh Howard, 11 Bachman Ct Greenville, SC 29605 (E & H Property, LLC) presented the item.

Mackenzie Poston, 718 Lowndes Hill Rd Greenville, SC (Bluewater Civil Design) provided the Traffic Study portion of the request. The discussion was regarding the ingress/egress to the development.

Ford Elliot, 15 Calaverdi Ct Simpsonville, SC (E & H Property, LLC) provided more information regarding the designs for the development and other projects his company is developing in the City.

Mr. Knapp opened the floor for public testimony.

Bill & Kim Johnson, 232 Perry Ave. Simpsonville, SC expressed concerns regarding traffic currently and what this development will create. Also discussed concern with current & future cut through traffic within their neighborhood. Also expressed concern regarding current drainage issues with the area. Concerns were expressed with current and future mosquito issues.

Anthony Pendley 229 Perry Ave Simpsonville, SC 29681 expressed concern with vegetation being destroyed and mosquitos. Pendley expressed current traffic & safety concerns & the possibility it could

increase with this development.

Rebecca Eaves 203 N. Pliny Cir Simpsonville, SC 29681 expressed concern with current traffic and the potential this development might have with property values.

Robin Long 202 Pepper Tree Lane Simpsonville, SC 29680 expressed concern for her mother who lives at 202 Perry Ave and the concern with the proximity of the retention pond and the current traffic issues.

Tammy Danton, 229 Perry Ave Simpsonville, SC stated a portion of land is now designated as National Wildlife Federal certified habitat and discussed that a potential protected bird species within this Proposed area has been discovered. Danton expressed concerns for the potential for destruction of animal habitats.

Danton expressed concern on not having communication with the developer prior to the meeting.

Andy Alexander, 321 Perry Ave Simpsonville, SC 29681, expressed that his property was zoned as a tree farm. Alexander expressed concerns of traffic currently & the issues with exiting the neighborhood.

Alexander asked on how the number of units was derived and the need for the developer to communicate with the property owners in the area.

Mr. Knapp closed the public testimony portion.

Mr. Brashier asked the representative's engineer regarding the details of the SCDOT proposed median on NE Main St.

Ms. Poston provided information discussed with SCDOT on the particulars of the proposed median.

Mr. Mogle reiterated that the concrete median would be installed on NE Main St.

Ms. Poston concurred with Mr. Mogle.

Ms. Poston addressed concerns from citizens regarding storm water design and drainage issues.

Mr. Brashier asked about the design on the proposed storm pond and the amount of water it will hold and for how long.

Ms. Poston discussed the design of the storm pond.

Members of the audience asked the Chair if they could ask the engineer questions.

Mr. Knapp advised the public portion is closed.

Mr. Derby provided the staff report and addressed comments provided by the citizens.

Mr. Derby inquired on the Federal protection area and signage that was provided during Ms.

Danton's testimony

Mr. Ford explained that he could provide an environmental study/survey to validate the claim of a potential environmental issue and if deemed by an expert that an issue is present, determine the appropriate action to prevent any potential conflict with the findings.

Mr. Derby provided the staff's position, recommending an approval of the rezoning for Z-2021-05.

Mr. Gillespie made a motion to recommend an approval of the rezoning to council.

There was no second.

There was no vote.

Mr. Knapp made a motion to continue the item to a later meeting.

Mr. Mogle seconded the motion.

The motion to continue the item to a later, undetermined meeting, passed by a unanimous vote, 4-0.

OTHER BUSINESS

Mr. Brasher made the motion to adjourn.

Mr. Mogle seconded the motion.

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

Commission adjourned at 7:36 p.m.