

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

MEMBERS PRESENT: Allen Gillespie, Thomas Mogle, Ed Brashier, Dave Knapp, & Rachel Glanton

MEMBERS ABSENT: (1 Vacant seat) & Rick Hammett

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.

JUNE 1ST MEETING MINUTES

Mr. Brashier made a motion to approve the June 1st meeting minutes.

Mr. Mogle seconded the motion.

The motion to approve the June 1st minutes passed by an unanimously vote, 5-0

AXZ-2021-05, PROPERTY AT 1212 W. GEORGIA RD. ANNEXATION PETITION

Mr. Derby introduced docket# AXZ-2021-05, 1212 W. Georgia Rd annexation petition.

Ernest Crosby, with The Realty Suite Group, presented the petition. (302 Sandusky Ln)

There was no public comment.

Mr. Gillespie recused himself from the discussion and voting due to a potential for conflict of interest.

Mr. Derby provided the staff report in favor of the annexation petition

Ms. Glanton made a motion to recommend approval of AXZ-2021-05 petition

Mr. Brashier seconded the motion.

The motion to recommend approval of the petition to annex the properties passed by a 4-0 vote.

Z-2021-01 REZONING OF PROPERTY LOCATED 506 NE MAIN ST

Mr. Derby gave an introduction of docket# Z-2021-0, rezoning of property at 506 NE Main St.

Chrissy Drake, with Bluewater Civil Design, (8 Lookout Ln), presented the item for rezoning.

Mr. Knapp opened the floor for public testimony

Kim Johnson (232A Perry Ave) expressed concern with the increase of traffic on Main St and her neighborhood and the increase this will have on our local schools.

Kim Johnson also asked members of audience to stand and show their support against the petition and that they have conducted a signed petition.

Pete Nomikos (406 Forest Park Dr) expressed concern regarding the increase in density this project will bring, the access point and current and future storm water issues.

Andy Alexander (321 Perry Ave) expressed concern with the change in quality of life this development will bring.

Madison Baker-(Spelling) (418 Willow Branch Dr) expressed concern with traffic, safety, & overcrowding of schools in the area.

Bill Johnson (323A Perry Ave) expressed concern regarding traffic on Main St. & safety

Collin Willson (108 Terrace Cir) expressed concern regarding privacy with the development in relations to his property.

David Knowles (106 Terrace Cir) expressed concerns with privacy and the proposed storm water device.

Randal Bentley (Lee & Associates) spoke on behalf of the owner. Randal provided discussion regarding concerns brought by citizens relating to storm water, traffic, and design of the development.

Anthony Pendley (229 Perry Ave) expressed that the proposal is not following the I-D District criteria.

Scott Willard (did not provide address) expressed concern regarding cut through traffic and the possible change in quality of life.

Tammy Danton (229 Perry Ave) read transcript from prior council meeting regarding this site and prior rezoning. Tammy also provided other ideas for site.

Marsha Bailey (did not provide address) expressed concern with the change in the small town feel and protecting green space.

Aaron Ball (320 Perry Ave) expressed concern with young children on the streets & safety.

Becky Jenkins (314 Perry Ave) expressed concern regarding the lack of outdoor activity and animal wildlife.

Adam Ball (106 Lily St) expressed concern with potential traffic, wildlife, value of property & fire access.

Mr. Knapp closed the public testimony portion.

Chrissy Drake responded to concerns brought up by citizens and the traffic study performed.

Mr. Derby provided the staff report

Ms. Glanton asked Mr. Derby on the school capacity for the area.

Ms. Glanton asked Mr. Derby if there were any proposed road infrastructure improvements for the area.

Mr. Gillespie made a motion to approve the request for rezoning of the petition.

Mr. Brashier seconded the motion.

Mr. Knapp made a point of privilege and expressed to the public the complexity of the commission's role and duties tonight.

Mr. Brashier asked Mr. Derby on the options for the site if the rezoning was denied & what zoning allows currently to the site.

Mr. Gillespie expressed his thoughts regarding the proposal and the difficulty of his decision

Ms. Glanton expressed her concern regarding the project and the lack of information regarding infrastructure.

Mr. Knapp requested a roll call vote.

Ms. Glanton stated "no"

Mr. Gillespie stated "aye"

Mr. Brashier stated "aye"

Mr. Mogle stated 'nay'

Mr. Knapp stated 'Aye'

The recommendation to council to approve the rezoning of Z-2021-01 passed by a 3-2 vote.

Mr. Knapp called for a short recess. (2 minutes approximately)

Mr. Knapp brought the meeting back to order

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

Mr. Knudsen present the staff report of the text amendment regarding public notices.

Mr. Knapp & Mr. Brashier both expressed that they were in favor of the item.

Ms. Glanton expressed that the verbiage could be more specific.

Mr. Gillespie also expressed that he was in favor of the item.

Mr. Brashier made a motion to recommend approval to council for TX-2021-01

Mr. Mogle seconded the motion.

Mr. Knapp inquired with citizen Tammy Danton in the audience on the matter who expressed she was in favor of the item.

The motion to recommend approval to council passed by a 5-0 vote

TX-2021-03 MISC. REFINEMENTS TO THE ZONING ORDINANCE

Mr. Knudsen presented the staff report of the text amendment regarding resolution to automotive use.

Mr. Brashier expressed his concerns regarding limiting the distances between uses per the amendment.

Mr. Knapp expressed his concerns regarding the amendment limiting uses with distances.

Mr. Gillespie expressed the potential for other uses to request a limit for their use.

Ms. Glanton agreed with the concept of the amendment but had suggested that limitations should be discussed.

Mr. Mogle also expressed concerns with limiting the use per the amendment

Mr. Mogle recommended to council a denial of TX-2021-03

Mr. Mogle seconded the motion

The motion to recommend a denial to council of TX-2021-03 passed by a unanimous vote, 5-0

OTHER BUSINESS

Mr. Brashier 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 7:50 p.m.