

**SIMPSONVILLE PLANNING COMMISSION
MINUTES
August 3, 2021 6:30 P.M.
City Hall**

MEMBERS PRESENT:, Rick Hammett Ed Brashier, Dave Knapp, & Rachel Glanton

MEMBERS ABSENT: (1 Vacant seat) Allen Gillespie & 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.

JULY 6TH MEETING MINUTES

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

Ms. Glanton seconded the motion.

The motion to approve the July 6th minutes passed by an unanimously vote, 4-0

AXZ-2021-06, PROPERTY LOCATED ON STOKES RD. ANNEXATION PETITION

Mr. Derby introduced docket# AXZ-2021-06, Stokes Rd annexation petition.

Mr. Derby presented the item on behalf of the applicant requesting additional portion of land be annexed into the City for the purpose of allowing room for infrastructure requirements.

There was no public comment.

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

Mr. Brashier made a motion to recommend approval of AXZ-2021-06 petition

Ms. Glanton seconded the motion.

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

SP-2021-09 VILLAGE AT REDFEARN MASTER SITE PLAN REVIEW

Mr. Derby gave an introduction of docket# SP-2021-09, Master site plan review.

Travis Hege (Levi Grantham Land Group) presented the Master Site Plan, presented the item for rezoning. (819 Eastview Point Dr Iman, SC)

Ms. Glanton asked Mr. Hege on the length of the driveway for the proposed townhomes.

Mr. Brashier inquired if vehicles will have room to maneuver on the driveway area instead of backing onto Jonesville Rd.

Mr. Hammett inquired on the original unit count for the development and what was being requested.

Mr. Knapp opened the floor for public testimony.

Dennis Shealy (200 Chessington Ln) expressed concerns with the issue of vehicles backing into the road & the potential for Jonesville Rd to be widened and the problems that can occur.

Lowel Duncan (6 Chessington Ln) expressed concern with the topography of the lot and the ability to build on the site.

Bob Shewmaker (205 Chessington Ln) expressed the same concern previously stated by the public and the concern with construction vehicles parking during the construction process.

Pat Joy (136 Chessington Ln) expressed concern with traffic issues and if the City was aware of development regulations in proximity with abutting water bodies.

Chad O'Rear (334 Jonesville Rd) expressed concern with the relationship with the homeowners & builder. O'Rear also expressed concern with changing the layout use from single family to duplexes.

Mr. Knapp closed the public testimony portion.

Ms. Glanton inquired on the square footage of the proposed homes.

Mr. Hege provided the square footage.

Mr. Brashier asked staff if the original Master Plan was still valid.

Mr. Hammett inquired on the lot being surveyed and the distances from the riparian buffer.

Mr. Derby provided the staff report in favor of the master site plan.

Mr. Brasier made a motion to deny the Master Site plan as presented.

Ms. Glanton seconded the motion to deny.

Mr. Brashier made the comment with the safety concern with adding more units on Jonesville Rd.

Mr. Hammett inquired if the plan meets zoning.

Mr. Derby explained the request and how it falls within the parameters of the original Statement of Intent.

Ms. Glanton expressed concern with creating more potential traffic and the changing of the original layout.

Mr. Knap inquired on the regulations of the riparian buffer and that portion of land was reviewed by the governing body.

Mr. Knapp called for the vote, requesting Mr. Derby to conduct a roll call vote.

Ms. Glanton stated “aye”.

Mr. Brasher stated “aye”.

Mr. Hammett stated “aye.”

Mr. Knapp stated “aye”.

The motion to deny the requested Master Site plan passed unanimously, 4-0.

OTHER BUSINESS

Ms. Glanton made the motion to adjourn.

Mr. Brashier seconded the motion.

The motion to adjourn this meeting passed by a vote, 4-0.

Commission adjourned at 7:08 p.m.