

**SIMPSONVILLE PLANNING COMMISSION  
MINUTES  
September 7, 2021 6:30 P.M.  
City Hall**

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

**MEMBERS ABSENT:** (1 Vacant seat) 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.

**AUGUST 3RD MEETING MINUTES**

Ms. Glanton made a motion to approve the August 3rd meeting minutes.

Mr. Brashier seconded the motion.

The motion to approve the August 3rd minutes passed by an unanimously vote, 5-0

**AXZ-2021-07, PROPERTY LOCATED AT 612 NEELY FERRY RD. ANNEXATION PETITION**

Mr. Derby introduced docket# AXZ-2021-07, 612 Neely Ferry annexation petition.

Josiah Pott (Zenith Real Estate) 8 Sycamore Dr Greenville, SC) presented the petition for annexations & rezoning to R-Mid zoning.

Mr. Pott expressed the desire to develop a single family, deed restricted subdivision with approximately 50 lots.

Mr. Brashier inquired of the unused portion in the rear of the parcel.

Mr. Pott explained that the rear portion would be for storm water design.

Mr. Knapp opened the floor for public testimony.

Barry Ellis, (620 Neely Ferry Rd) expressed concern with potential impact from the development and would like to know what is being proposed in a design layout prior to approval.

Mr. Gillespie asked Mr. Derby if there was any guarantee that the land being requested would stay within the proposed age restriction.

Mr. Derby replied that there would be no guarantee.

Mr. Derby provided the staff report not in favor of the annexation petition for rezoning to R-Mid.

Mr. Brashier made a motion to recommend a denial of AXZ-2021-07 petition for R-Mid.

Mr. Gillespie seconded the motion.

Mr. Brashier advised he was in favor of the idea of a developing an age restricted community, but expressed concerns that there wasn't a guarantee of this. Also advised that if they could redraw their plan they would be more accepting of the request.

Ms. Glanton expressed that she agreed with Mr. Brashier's comments.

Mr. Gillespie expressed the same concerns as previously stated by Mr. Brashier & Ms. Glanton.

Mr. Hammett inquired if this would be more acceptable rezoning as I-D for control of the age restrictions and density for the development.

Mr. Derby explained the process the applicant could take to apply for rezoning to ID and how this would bound the development use through the Statement of Intent.

Mr. Knapp advised that the rezoning of the requested R-Mid would not be beneficial for the City with surrounding properties. Mr. Knapp inquired if annexation & rezoning have to occur at the same time.

Mr. Derby presented to the commission the option of continuing with the current motion or speaking with the applicant to see if they would be open to a recommendation for R-Lo rezoning to council. Mr. Derby explained that a denied application must wait a year before being reapplying for the same request.

Mr. Pott commented on Mr. Derby's statement about the denial and timeframe of reapplying and what would and wouldn't qualify for a different application. Mr. Pott also stated that his project would not meet the ID requirement due to the size of the development.

Mr. Pott requested to move forward with the current petition for R-Mid with the ability to reapply if the request is denied by council.

Mr. Derby explained more regarding applying for the ID designation and how this could be viewed as a different rezoning petition, giving the ability to reapply within the one year.

Mr. Knapp asked the commission if the current motion stands or if they would agree to amend the motion.

Mr. Knapp requested a roll call vote by Mr. Derby.

Ms. Glanton, aye for denial

Mr. Gillespie, aye

Mr. Brashier, aye

Mr. Hammett, aye

Mr. Knapp, aye.

The motion to recommend denial of the petition to annex the property passed unanimously by a 5-0 vote.

#### **SP-2021-10 MAGNOLIA GLEN PRELIMINARY PLAN REVIEW**

Mr. Derby gave an introduction of docket# SP-2021-10, Magnolia Glenn plan review.

Alex Converse (Gray Engineering Consultants 132 Pilgrim Rd Greenville, SC) presented the Site Plan.

There was no public comment.

Mr. Derby provided the staff report in favor of the plan for a conditional approval based off the engineer answering all technical comments provided by staff.

Ms. Glanton made a motion to conditionally approve the Site plan based off the applicant addressing staff comments.

Mr. Brashier seconded the motion.

The motion to conditionally approve the site plan passed unanimously, by a 5-0 vote.

#### **SP-2021-01 SOUTH ST. ID HAWTHORNE APARTMENTS STREET NAMING SITE PLAN**

Mr. Derby presented the site plan on behalf of the applicant. Mr. Derby explained that site work has already commenced upon the previous approval of the Master Site plan and that E911 with Greenville County has requested the roads within the development be named as presented in the staff report.

There was no public comment.

Mr. Derby presented the staff report in favor of the road names.

Ms. Glanton made a motion to approve the site plan with the provided names.

Mr. Hammett seconded the motion.

The motion to approve the site plan as presented passed unanimously by a 5-0 vote.

**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 7:08 p.m.**