

**SIMPSONVILLE PLANNING COMMISSION  
MINUTES  
December 9, 2021 6:30 P.M.  
City Hall**

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

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

**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.

**NOVEMBER 4TH MEETING MINUTES**

Mr. Gillespie made a motion to approve the November 4th meeting minutes.

Mr. Brashier seconded the motion.

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

**AXZ-2021-09, ANNEXATION PORTION OF LAND AT 510 W. GEORGIA RD**

Mr. Derby introduced the petition to annex the property at 510 W. Georgia Rd

Paul Sparks (Adelphos Capital) presented the petition.

There was no public discussion.

Mr. Derby presented the staff report for the item in favor of the recommendation to annex the property.

Ms. Glanton made a motion to recommend approval of the petition AXZ-2021-09.

Mr. Mogle seconded the motion.

The Motion to recommend approval of the annexation passed unanimously, 6-0 vote.

**AXZ-2021-10, ANNEXATION OF PROPERTY AT 612 NEELY FERRY RD.**

Mr. Derby introduced the petition to annex the property at 612 Neely Ferry Rd.

Mr. Colton Miller (Zenith Real Estate) presented the petition for annexation and explained the development of an age restricted subdivision for an ID zoning request.

Mr. Knapp opened the floor for public testimony.

Jean Pierre Latieyre (818 Neely Ferry Rd) expressed concern with potential access for sewer that might go through his property.

Mr. Jose Rivera (617 Neely Ferry Rd) asked if copies of the images would be available and if the development was proposing townhomes or apartments at the site.

Mr. Miller explained to Mr. Rivera that these are to be detached, single family homes.

Mr. Miller explained to the commission that sewer easements have been discussed and detailed to the property below Mr. Latieyre's home, at 820 Neely Ferry. Mr. Colton also expressed his apologies to Mr. Latieyre in the French language. (Staff was unable to translate)

Mr. Miller expressed to the Commission that he can make available any copies of the provided materials and that these homes will be single family design.

Mr. Derby gave a staff report recommending a conditional approval of the petition. The condition being that the development provides a sidewalk along the front of the development that connects to the crosswalk in front of Plain Elementary School.

Mr. Mogle asked what the distance this sidewalk would be from the development to Plain Elementary.

Mr. Derby explained that the distance is estimated at 500' feet.

Mr. Brashier asked if the motion to conditionally approve refers to the sidewalks within the development.

Mr. Derby explained that the sidewalks within the development are already required by zoning.

Mr. Brashier made a motion to recommend a conditional approve of the petition with the condition being the development connects the sidewalk to the cross.

Mr. Gillespie seconded the motion.

Mr. Gillespie expressed that he was impressed with the presentation and they answered a lot of their questions.

Mr. Knapp advised that his concerns have been addressed with the possibility of the development being developed in the County.

Mr. Knapp advised he discussed with Council Members if they received any feedback with the

citizens in the area regarding the petition & explained they did not receive any comments.

Mr. Mogle expressed concerns with traffic in the area and the connectivity with sidewalks.

Mr. Brashier inquired if crosswalks and signals are currently installed at the intersection of Neely Ferry & W. Georgia Rd.

Mr. Derby explained there is an electronic crosswalk device at the intersection.

The motion to recommend a conditional approve to council passed unanimously, 6-0 vote.

#### **OTHER BUSINESS**

Mr. Knapp called the meeting to adjourn.

**Commission adjourned at 7:01 p.m.**