

**SIMPSONVILLE PLANNING COMMISSION  
MINUTES  
May 3, 2022 6:30 P.M.  
City Hall**

**MEMBERS PRESENT:** Mike Giordano, Allen Gillespie, Dave Knapp, Rick Hammett, Lawrence Witul,  
& Chairperson Ed Brashier

**MEMBERS ABSENT:** Rachel Glanton & Rick Hammett

**CITY STAFF/LEADERS PRESENT:** Jon Derby

**CALL TO ORDER/OPENING REMARKS**

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

Mr. Derby held roll call.

**MARCH 1ST MEETING MINUTES**

Mr. Knapp made a motion to approve the April 14, meeting minutes.

Mr. Gillespie seconded the motion.

The motion to approve the April 14 meeting minutes passed by an unanimously vote, 5-0.

**AXZ-2022-01 ANNEXATION OF PROPERTY AT 305 HARRISON BRIDGE RD TO B-G**

Mr. Derby introduced the item # AXZ-2022-01.

Michael Spiers (Windsor Aughtry – 40 West Broad St) presented the petition to annex & rezone the property to B-G zoning.

There were no public comments

Mr. Derby presented the staff report in favor of the annexation & rezoning requested.

Mr. Giordano made a motion to recommend approval of AXZ-2022-01.

Mr. Knapp seconded the motion.

Mr. Knapp inquired on the underground easement and restriction for the property.

Mr. Derby advised these are regulated by the easement owner.

Mr. Knapp inquired of the flag lot behind the property in question and if the City was aware of its future uses.

Mr. Knapp brought up the potential of this rear County lot being a potential issue with meeting the

sidewalks requirements and requested this be noted.

Mr. Brashier called for the vote.

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

### **AXZ-2022-02 ANNEXATION OF PROPERTY AT 133 HAMMOND RD TO ID ZONING**

Mr. Derby introduced item# AXZ-2022-02.

Colton Miller (Zenith Realty – 141 Traction St) presented the request for ID zoning.

Mr. Knapp inquired on the color coding on the presented concept plan.

Mr. Colton explained the layout and the reasoning for front or rear loaded lots as they relate to the colors.

Mr. Gillespie inquired on the details of the proposed sewer improvements.

Mr. Colton answered Mr. Gillespie question in detail.

Mr. Giordano inquired on proposed parking and crossing Hammond

Mr. Colton advised this is something their team would consider and look into this issue.

Mr. Witul inquired on the sizing capacity for the proposed sewer and potential for density growth.

Mr. Colton answered Mr. Witul's question.

Austin Allen (Arbor Land Design LLC) provided more details regarding the sewer aspect.

Wayne Hammond (133 Hammond Rd) inquired on the reason & benefit for annexing into the City.

Mr. Brashier and Mr. Knapp both responded to Mr. Hammonds question.

Mr. Hammond added to who would be responsible for the site and the concern with traffic safety.

Billy Lark (174 Hammond Rd) expressed concern with the development and the potential with traffic safety and environmental impact.

Scott Smith (147 Hammond Rd) inquired why the applicant wants to annex, if the property has been purchased, the potential for environmental impact, the type of homes being built & traffic concerns.

Wayne Simpson (306 Holly Park Ln) spoke in favor of the request to annex

Robbie Kellet (200 Hammond Rd) expressed concern with potential change in the rural feel and traffic concerns with cut through traffic.

Fred Hanold 1020 & 1016 W. Georgia Rd expressed he was in favor of the request but had questions regarding sewer details.

Mark Knight (118 Mosley Rd) expressed concerns with current infrastructure to handle this project and traffic and speeding.

Brian Jones (1038 W. Georgia Rd) expressed concerns with the current traffic and the time line for development.

Carol Benson (101 Mosley Rd) expressed concerns with the potential change in the rural area.

Mr. Miller addressed and answered comments brought forth by the citizens.

Mr. Allen also provided answers referencing the citizen comments.

Mr. Knapp inquired on the details of the comment made about a cleanup site.

The public testimony portion was closed.

Mr. Derby presented the staff report in favor of the request recommend an approval to Council for AXZ-2022-02.

Mr. Knapp made a motion to recommend approval of the request in ordinance AXZ-2022-02.

Mr. Knapp made a comment that its commissions duty to make a motion & discuss the motion.

Mr. Witul seconded the motion

Mr. Knapp made a comment regarding the request in favor of the petition & project.

Mr. Brashier made comment regarding the benefits of this project versus this being development in the County.

Mr. Knapp reiterated that its Council decision to make the final decision and reach out to Council if you have concerns.

Mr. Gillespie expressed concern with potential cut through traffic, the change in the rural feel, and the issue with potential sewer capacity.

Mr. Brashier request a roll call vote by staff.

Mr. Giordano aye.

Mr. Gillespie, opposed.

Mr. Knapp yes,

Mr. Witul, yes

Mr. Brashier, yes.

By a vote of 4-1, the motion to recommend approval of AXZ-2022-02 passed.

**OTHER BUSINESS**

Mr. Knapp made a motion to adjourn.

Mr. Gillespie seconded the motion.

The motion to adjourn was passed by a unanimous vote, 5-0.

**Commission adjourned at 7:53 p.m.**