

**SIMPSONVILLE PLANNING COMMISSION  
MINUTES  
August 2, 2022 6:30 P.M.  
City Hall**

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

**MEMBERS ABSENT:** Allen Gillespie

**CITY STAFF/LEADERS PRESENT:** Jason Knudsen

**CALL TO ORDER/OPENING REMARKS**

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

Mr. Knudsen held roll call.

**JULY 5 MEETING MINUTES**

Mr. Knapp made a motion to approve the June 7th, meeting minutes.

Mr. Giordano seconded the motion.

The motion to approve the July 5th meeting minutes passed by an unanimously vote, 6-0.

**AXZ-2022-03 PETITION OF ANNEX/REZONE OF PROPERTY AT 201 HWY 14**

Mr. Knudsen introduced the item # AXZ-2022-03

Ms. Julie Provencal (7 Rosemont Ct) & Shannon Donahue (700 Morning Creek Place) presented he request to annex the property for a proposed high-end salon.

Mr. Brasier inquired if this was Ms. Provencal's first business.

Ms. Donahue explained the applicant already has a business location within the City.

Mr. Brashier opened the floor for public testimony

Cindy Hollingsworth (110 Martindale Dr) expressed concern with new business growth and potential damage to her property, and the potential for more traffic.

Ms. Glanton inquired on the how many clients she will service in an given time.

Ms. Provencal advised she perceived to have 1-4 each hour. Ms. Donahue advised that no structure changes will occur to the building.

Ms. Glanton inquired on the landscape tree line to the property.

Mr. Giordano inquired to staff if there were any middle turn lanes for the business use.

Mr. Knudsen advised that there is double yellow line in the front of the business that would prevent people from turning left out of the business and wouldn't be permitted per SCDOT.

Mr. Brashier closed the public testimony portion.

Mr. Knudson provided the staff report in favor of the requested annexation and rezoning.

Mr. Giordano inquired on the local daycare and its location to the proposed site.

Mr. Giordano inquired on the explanation to the applicant regarding the potential for access to the site.

Mr. Knudsen advised that any business desiring to go at this location or along this area would have this same issue.

Mr. Knapp inquired if the single drive was the only ingress & egress to the site.

Mr. Knudsen advised that this is the single & only access driveway to the site.

An audience member inquired on the green space behind the home and if any development would occur.

Mr. Knapp advised that the site would have to go before staff for site plan review.

The audience member also advised that overgrowth has occurred between the Wal-Mart and their property.

Mr. Hammett made a motion to recommend an approval of AXZ-2022-03.

Ms. Glanton seconded the motion.

Ms. Glanton made a comment on the need for the use and responsibility for staff to ensure compliance with buffering.

Mr. Knapp echoed the need for staff to ensure buffering was provided.

Mr. Witul made a comment if the applicant could reach out to Wal-Mart for potential cross access connection.

Mr. Brashier called for the vote.

The motion to recommend an approval passed by a unanimous vote, 6-0.

### **Z-2022-01 REZONING OF PROPERTIES AT 210, 214, & 218 LADEAN CT**

Mr. Knudsen presented an introduction to the petition to rezoning.

Kyle Favors (413 Grandwood Blvd) presented the petition to rezone is business and properties to B-I, giving an overview of his business.

Mr. Witul inquired on the budgeting cost for their new proposed warehouse and how many jobs would be provided.

Mr. Favors provided answer to Mr. Witul's questions.

Mr. Brashier inquired on increase in traffic.

Mr. Favors addresses the traffic potential provided from his new business.

Mr. Knapp inquired on commercial tractor trailers servicing the new site.

Mr. Favors advised they would have some trailer transporting, but no heavy equipment.

There was no public comment.

Mr. Knudsen provided staff report advising support for the rezoning.

Mr. Witul made a motion to recommend a motion to rezoning item# Z-2022-01.

Mr. Giordano seconded the motion.

Mr. Brashier called for the vote, the motion passed unanimously, 6-0

#### **OTHER BUSINESS**

Mr. Knapp made a motion to adjourn.

Mr. Hammett seconded the motion.

The motion to adjourn was passed by a unanimous vote, 6-0.

**Commission adjourned at 6:55 p.m.**